

# FOR SALE

13747 104 AVENUE, SURREY, B.C.

**HIGH EXPOSURE OWNER-OCCUPIER OPPORTUNITY WITH DEVELOPMENT POTENTIAL**

- CENTRALLY LOCATED OWNER-OCCUPIER OPPORTUNITY
- FLEXIBLE ZONING
- DEVELOPMENT POTENTIAL WITHIN CITY CENTRE PLAN
- OPTION TO ACQUIRE BARE TRUST

**Marcus & Millichap**



# OPPORTUNITY

The Subject Property represents a rare opportunity to acquire a centrally located and high-profile freestanding single-level commercial building, with underlying development potential. The Subject Property is positioned within the rapidly evolving Surrey City Centre and in close proximity to the Surrey Central Station (10-minute walk); it is comprised of a 7,225 SF retail building on a 31,950 SF corner lot.

The Subject Property is well suited for a variety of users with modern, renovated improvements and multiple convenient access points from both 104 Ave and Whalley Blvd. The in-place zoning supports a wide range of high in-demand uses including medical services, restaurants, day care centres, religious, and cultural activities.

Situated in a high-growth node, within 1 KM, the area has experienced population growth of 12.2% (2022-2027), and the population is expected to grow by an additional 15% by 2030. This growth will be supported by three upcoming master plan communities, three active construction sites, and eleven projects in the pre-construction stage. Positioned just north of King George Boulevard and 104 Avenue, a major thoroughfare with access to over 34,550 vehicles per day, the Subject Property is an attractive opportunity for owner-occupiers, developers, and investors.



## **Owner-Occupier Opportunity**

The Subject Property is vacant, allowing immediate access for medical professionals, restaurant users, day care operators, religious and cultural uses and community and government services to occupy and operate out of the space.



## **Central Location**

High-profile corner location along 104 Avenue within a 10-minute walk of Surrey Central Station access.



## **Flexible C-35 (Downtown Commercial Zone) Zoning**

Allows for a wide range of permitted uses including a variety of retail, child care centres, and cultural uses, which are all in high demand for the area. In-place zoning also allows for medium density development.



## **On-Site Parking & Access**

Freestanding commercial building comprised of 7,225 SF of leasable area situated on a 31,950 SF lot featuring ample surface parking and dual access points.



## **Development Potential**

Located in the heart of Surrey City Centre, the Subject Property is designated Mid to High-Rise Mixed-Use, supporting a base density of a 3.50 FSR with opportunities to increase the total potential FSR.



## **Prominent Growth Market**

The Subject Property enjoys proximity to essential daily-needs retail services, major upcoming development projects, Simon Fraser University and Kwantlen Polytechnic University, enhancing its appeal.



## **Bare Trust**

Property is held in a bare trust, offering opportunity to complete a share purchase.



# SALIENT DETAILS

Address:	13747 104 Avenue, Surrey, B.C.
Legal Description:	LOT 81, PLAN NWP38082, SECTION 23, RANGE 2, NEW WESTMIN-STER LAND DISTRICT
PID:	008-494-991
Year Built/Renovated:	1970/2004
Zoning:	<a href="#">C-35 Downtown Commercial Zone</a>
Site Size:	31,950 SF (BC Assessment)
Building Size:	7,225 SF
Ceiling Heights:	19'-10"
Parking Stalls:	31
Parking Ratio:	4.29 stalls per 1,000 SF
Property Taxes (2024):	\$82,483
Price:	Contact Listing Agents

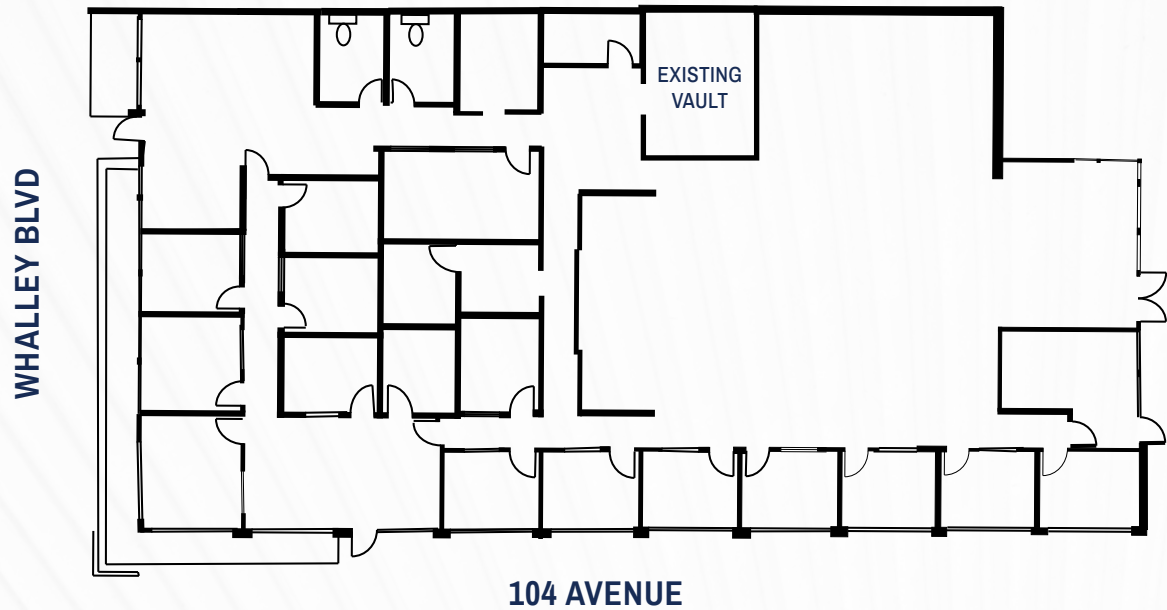
## PERMITTED USES - C-35 DT COMMERCIAL ZONE

- Retail, personal service, general service, eating establishment, neighbourhood pub
- Office, tourist accommodation, recreational facility, parking facility, entertainment
- Cultural, assembly hall, community services centre, childcare centre, or multiple unit residential building.





# FLOOR PLAN + INTERIOR



# CITY CENTRE PLAN GUIDELINES

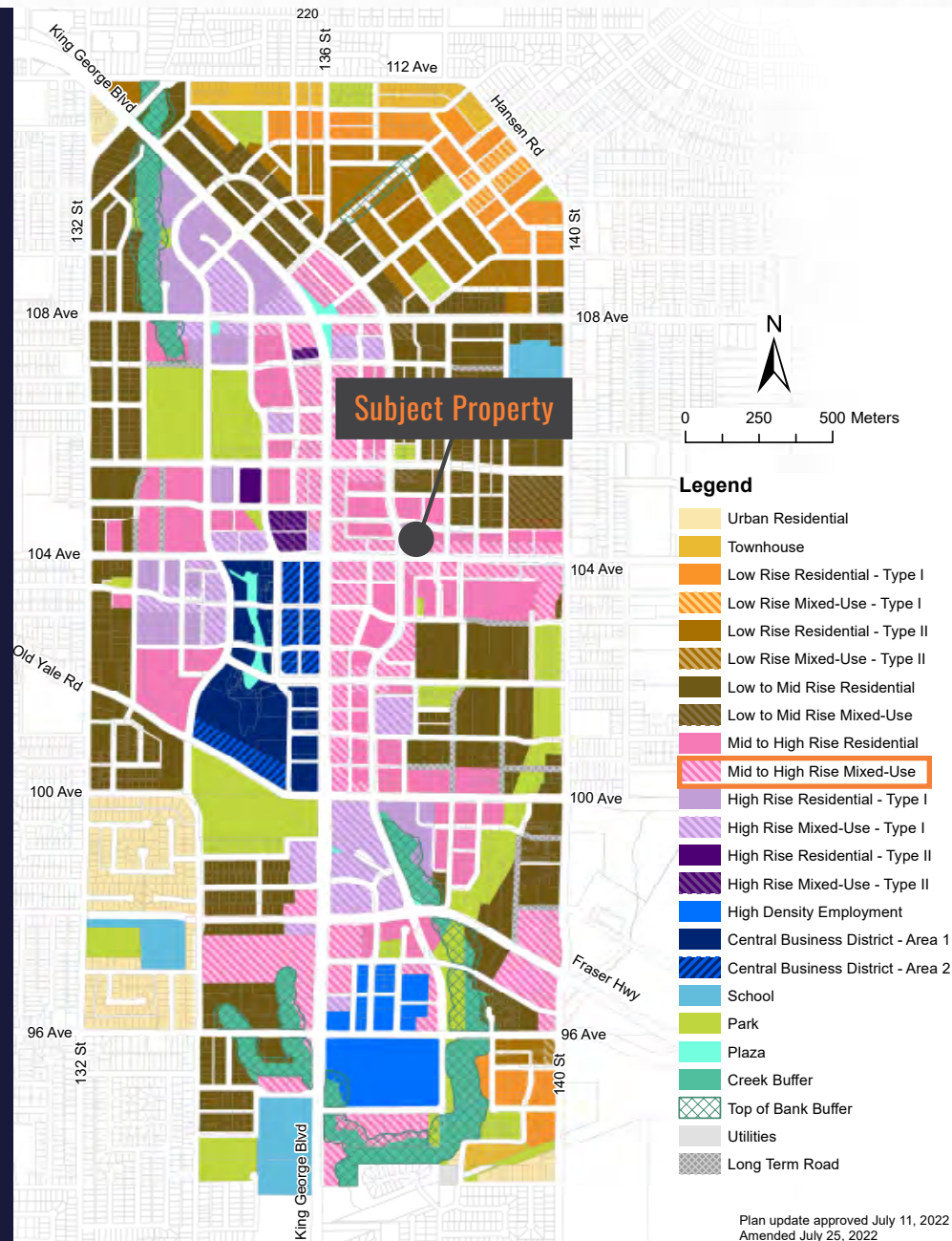
## MID TO HIGH RISE MIXED-USE

The Subject Property is designated as 'Mid to High Rise Mixed-Use' in the Surrey City Centre Plan.

Situated within the mixed-use corridor along 104 Avenue, the Subject Property holds significant potential to host a diverse range of uses. These uses include retail shops, office spaces, and residential units, leveraging the corridor's designation to foster a dynamic and integrated urban environment.

## DEVELOPMENT POTENTIAL

The Subject Property's designation has a base density of a 3.50 FSR. Various projects in the surrounding area have achieved or applied for further density increases ranging from 5.50 FSR to 7.50 FSR highlighting the support/potential for increased density.



## SURREY HIGHLIGHTS



2nd Largest City in British Columbia taking up 21% of Metro Vancouver's regional population with Approximately 611,000 Residents in 2023.



Home to Major Regional Post-Secondary Schools: Simon Fraser University (SFU) and Kwantlen Polytechnic University (KPU).



Located near Central City Centre, which features 140 retailers anchored by T&T Supermarket, and a 350,000 square foot SFU campus.



Three international airports within 45 minutes (YVR, YXX, and BLI).



# SURROUNDING DEVELOPMENTS

## Preconstruction

1. Parkway 2 by Bosa Properties (396 Units 52 Stories)
2. Civic District by Wesgroup Properties (721 Units, 55 Stories)
3. 10344 King George Blvd by Oviedo Properties (1541 Units, 65 Stories)
4. Georgetown Three by Anthem Properties (455 Units, 39 Stories)
5. Janda Tower by Janda Group (332 Units, 36 Stories)
6. 104 Plaza (1141 Units, 36 Stories)
7. Juno by StreetSide Developments (341 Units, 34 Stories)

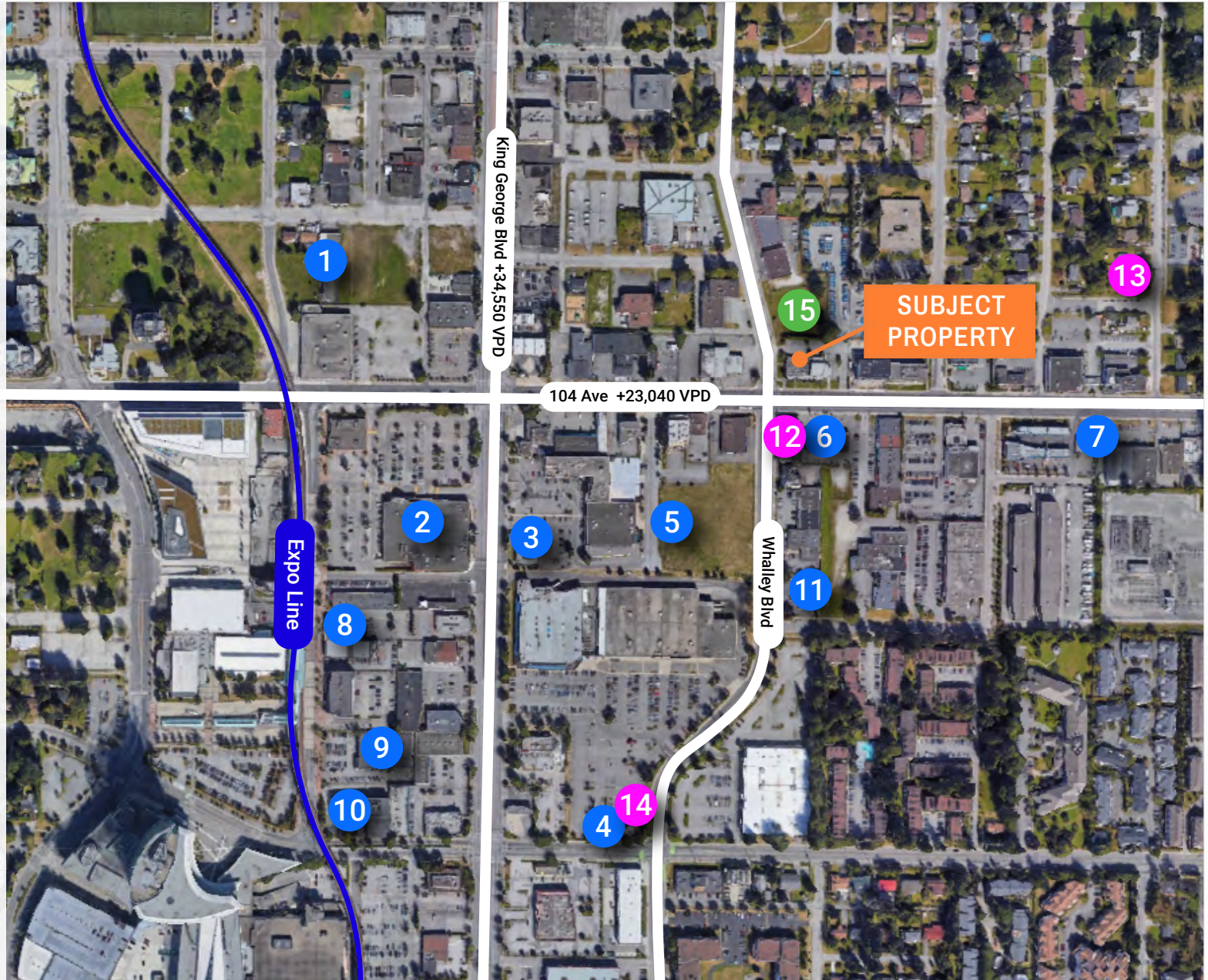
8. Core by Westland (429 Units, 50 Stories)
9. 13511 102 Avenue Condos by Marcon (355 Units, 42 Stories)
10. GEC Education Mega Centre by Weststone Group (168 Units, 49 Stories)
11. 10318 Whalley Boulevard Condos (389 Units, 37 Stories)

## Construction

12. Pura by Adera (136 Units, 6 Stories)
13. Hartley by Porte (299 Units, 6 Stories)
14. Georgetown Two by Anthem Properties (355 Units, 31 Stories)

## Completed

15. Ascent by Maple Leaf Homes (234 Units, 31 Stories)





# SURROUNDING CONSIDERATIONS

13747 104 Avenue - Demographics	1KM	3KM	5KM
Average Household Income (2022):	CA\$78,202	CA\$93,442	CA\$104,325
Population Growth (2017-2022):	20.6%	6.6%	3.7%
Projected Population Growth (2022 - 2027):	12.2%	6.0%	5.8%

## Malls and Grocers

1. Nesters Market
2. The Dell Shopping Centre
3. London Drugs
4. Surrey Super Market
5. Walmart Supercentre
6. Central City Shopping Mall
7. T&T Supermarket

## Banks

1. RBC Bank
2. BMO Bank of Montreal
3. Scotiabank
4. RBC Bank

## Transit

1. Gateway Station
2. Surrey Central Station
3. Surrey Central Bus Loop

## Retail / Notable Tenants

1. Chuck Bailey Recreation Centre
2. Whalley Stadium
3. Money Mart
4. Esso
5. Tim Hortons
6. Starbucks
7. Surrey Libraries - City Centre Branch
8. McDonald's
9. Fitness World

## Schools

1. K.B. Woodward Elementary
2. Kwantlen Park Secondary School
3. Whalley Day Care
4. Simon Fraser University - Surrey Campus
5. Our Lady of Good Counsel School
6. Forsyth Road Elementary School



WALK SCORE

87

VERY WALKABLE



TRANSIT SCORE

88

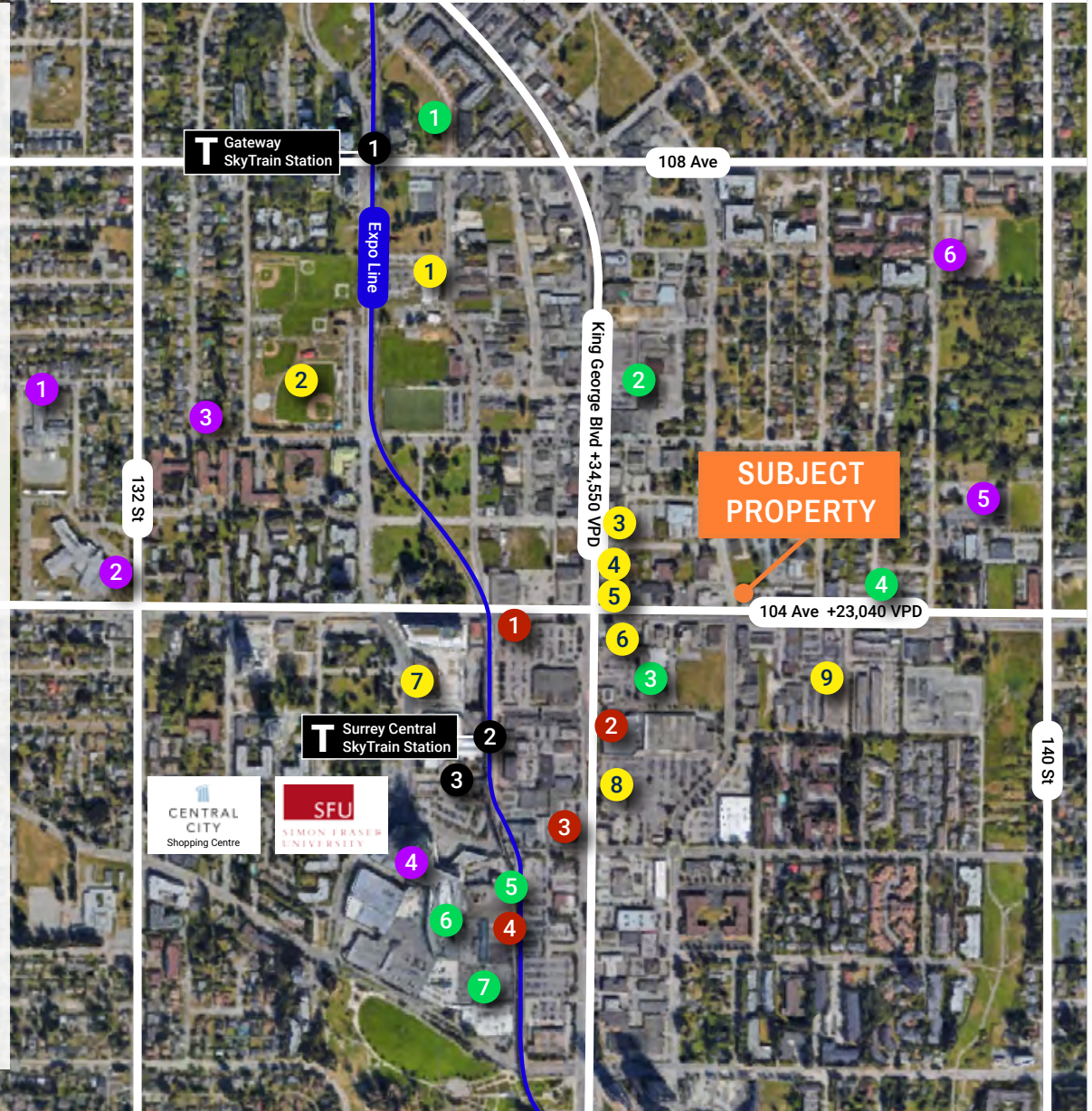
EXCELLENT TRANSIT



BIKE SCORE

90

VERY BIKEABLE





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