

FOR SALE

GUILDFORD PLAZA

Neighbourhood Shopping Centre with Redevelopment
Potential in Guildford Town Centre

10383 150 Street, Surrey, BC

**SIGNIFICANT PRICE
REDUCTION**

An opportunity to purchase Guildford Plaza, a 23,000 sq. ft. multi-tenanted neighbourhood shopping centre located in the heart of Guildford Town Centre. This opportunity would provide significant holding income while awaiting future redevelopment.



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**Personal Real Estate Corporation*

Macdonald
COMMERCIAL

— member of —
CORFAC

10383 150 STREET SURREY, BC

LOCATION

Guildford Plaza is located on the southwest corner of the controlled intersection at 150th Street and 104th Avenue in the Guildford neighbourhood of Surrey. The shopping centre is located directly on the 104th Avenue Corridor and immediately adjacent to the Guildford Town Centre Mall which is the Fraser Valley's premiere shopping destination with over 200 retailers. This location is situated in the epicentre of one of the most important commercial hubs within Surrey.

THE SITE

Guildford Plaza is generally rectangular in shape and at grade with the street level. The site has almost 240 feet of frontage directly onto the 104th Avenue corridor and approximately 238 feet of frontage directly on 150th Street. There is direct access to the site from 150th Street by way of a drive aisle located in the south east quadrant of the property as well as from 104th Avenue by way of a drive aisle located on 149A Street. The total site size is approximately 57,279 square feet or 1.31 Acres.

IMPROVEMENTS

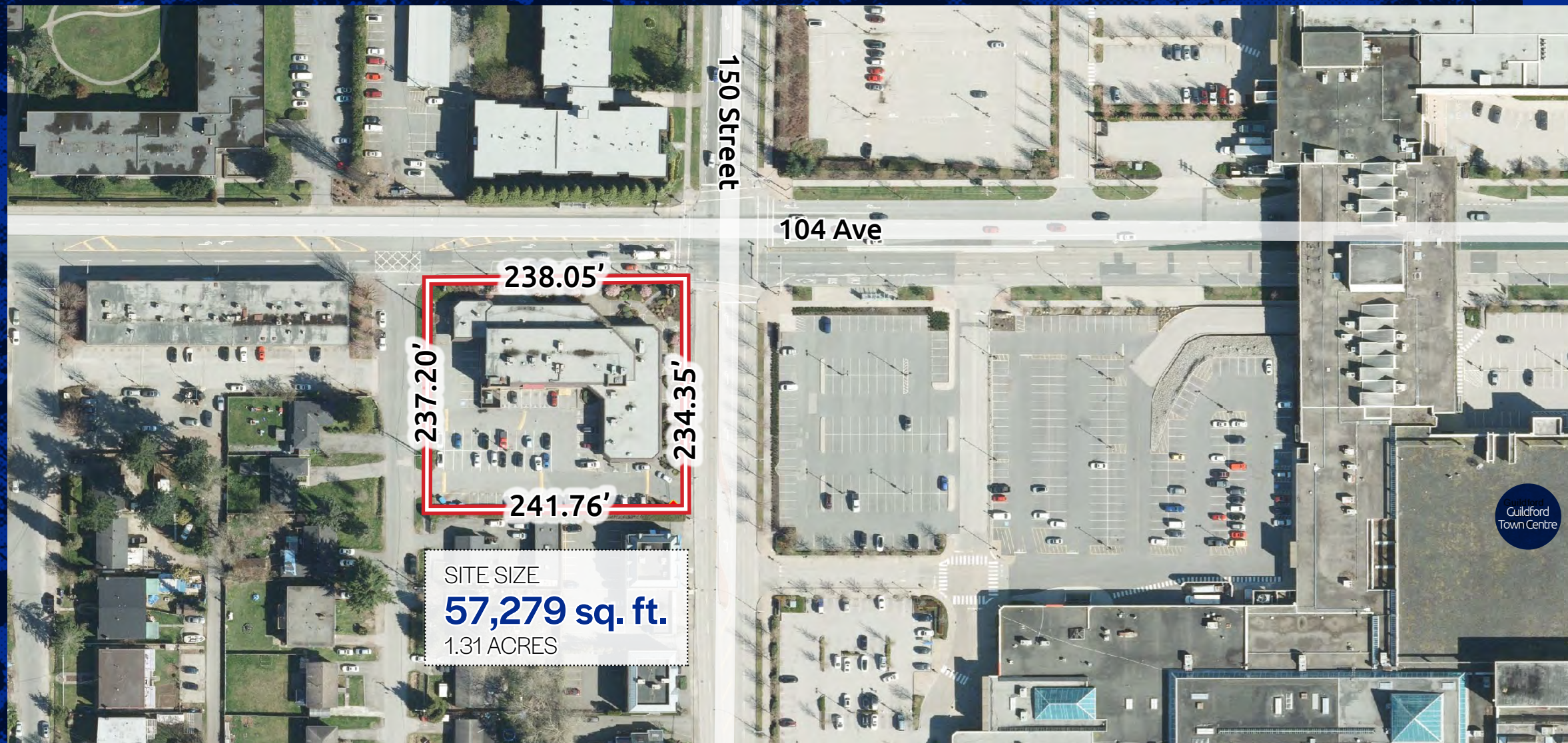
The property is improved with a 2 storey multi-tenant building constructed in 1975 and consisting of a gross area of 22,447 square feet.

CURRENT ZONING

C8 Community Commercial Zoning - The Zone is intended to accommodate the development of community shopping centres permitting a wide variety of retail, service and office uses.



PROPERTY INFORMATION



ADDRESS

10383 150 Street, Surrey, BC

LEGAL DESCRIPTION

LOT 92 SECTION 29 BLOCK 5 NORTH
RANGE 1 WEST NEW WESTMINSTER
DISTRICT PLAN 48172

PID: 006-219-217

SITE SIZE

57,279 square feet (1.31 Acres)

PARKING

72 Stalls

NOI

Contact Listing Agent

ASSESSED VALUE (2024)

Land	\$17,106,000
Improvements	\$294,000
Total	\$17,400,000

PROPERTY TAXES (2024)

\$143,807.09

PRICE

~~\$19,000,000.00~~ **\$16,000,000.00**

GUILDFORD PLAN

FUTURE DEVELOPMENT POTENTIAL

In 2016, Surrey City Council recognized the need for a land use plan to guide development in Guildford, as at the time there was no land use plan in place. The City then initiated a process to create a more detailed land use plan review for the 104th Avenue corridor running from the City Centre to Guildford Town Centre. This land use plan was also meant to include the entirety of the area surrounding Guildford Town Centre. In July of 2019, Surrey City Council approved the Stage 1 Plan and on October 30, 2023, Surrey City Council endorsed Corporate Report R181, giving final approval to the Plan and concluding the planning process.

Under the final approved land use plan, Guildford Plaza is located within the Town Centre Core and has been designated as "High Rise Mixed Use". This designation would allow a density of 3.5 FAR and a height of up to 26 storeys. The intent of these designations is moderate height high rise development that includes a 4-6 storey podium. Mixed-use developments are required to provide active street-level retail or service uses.

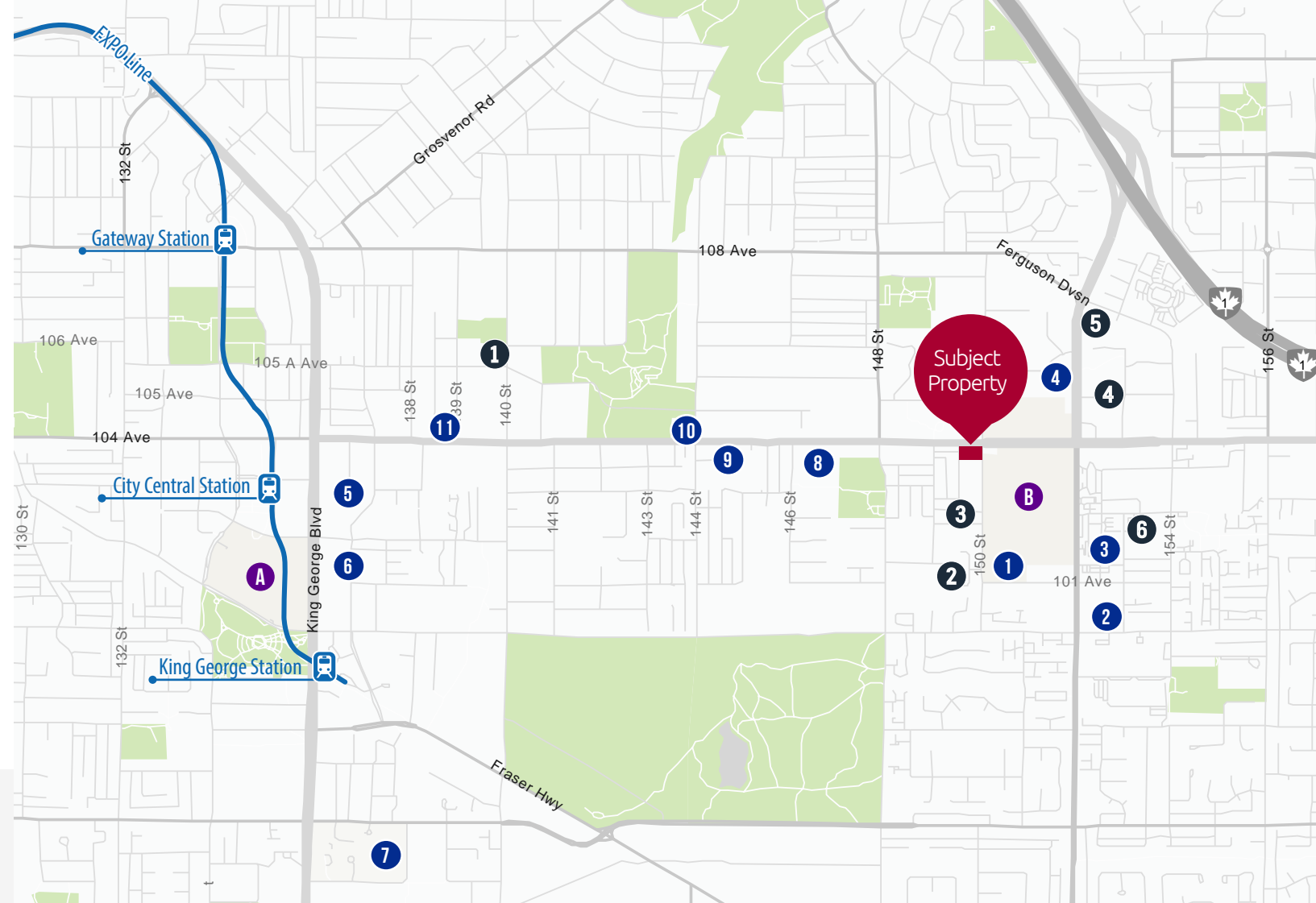
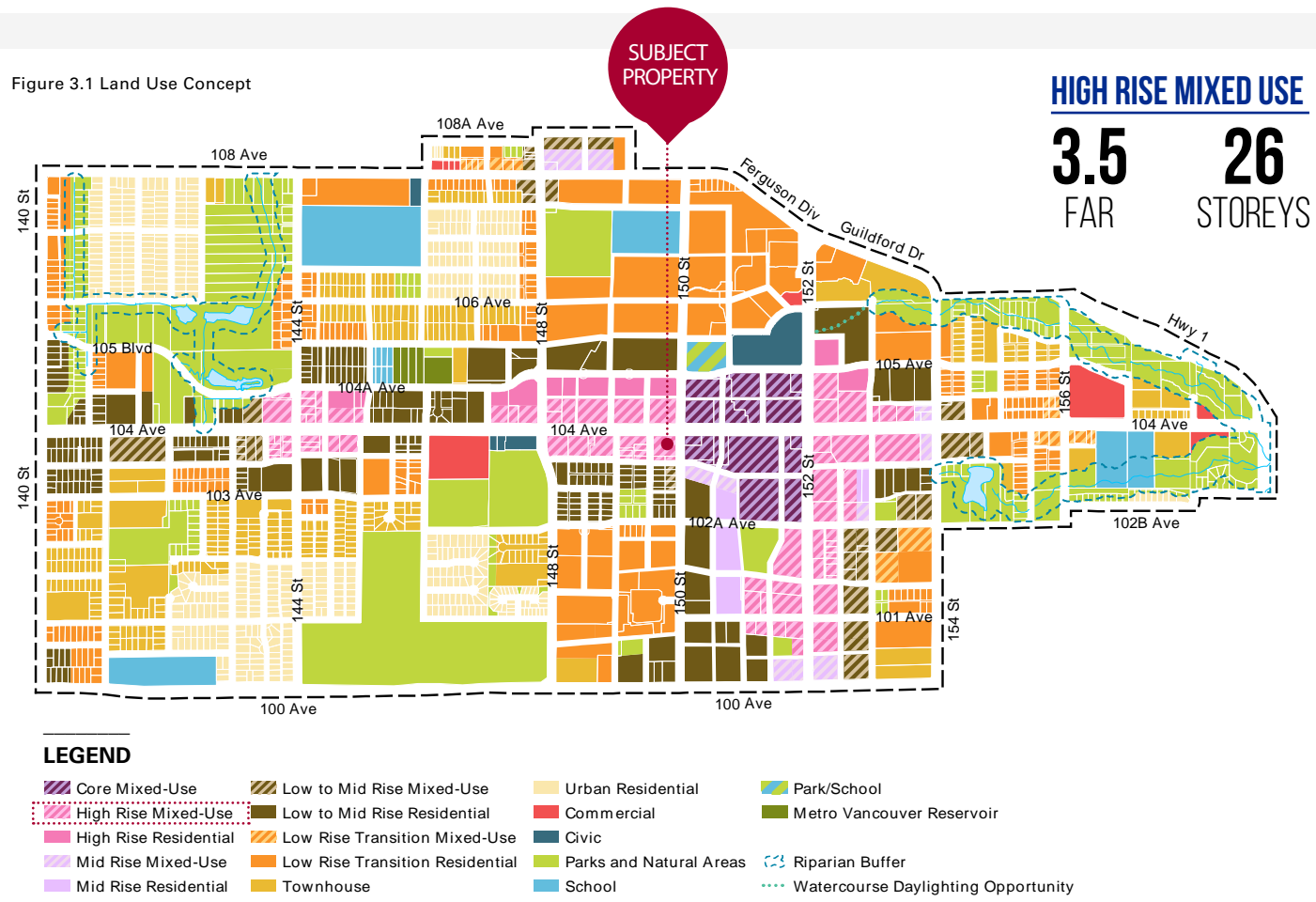


Figure 3.1 Land Use Concept



LEGEND

- | | | | |
|-----------------------|---------------------------------|-------------------------|-------------------------------------|
| Core Mixed-Use | Low to Mid Rise Mixed-Use | Urban Residential | Park/School |
| High Rise Mixed-Use | Low to Mid Rise Residential | Commercial | Metro Vancouver Reservoir |
| High Rise Residential | Low Rise Transition Mixed-Use | Civic | Riparian Buffer |
| Mid Rise Mixed-Use | Low Rise Transition Residential | Parks and Natural Areas | Watercourse Daylighting Opportunity |
| Mid Rise Residential | Townhouse | School | |

Source: City of Surrey

AMENITIES

- Central City Centre
- Guildford Town Centre
- Landmark Cinemas
- T&T Supermarket
- ICBC Driver Licensing
- Guildford Recreation Centre
- Canadian Tire
- Staples
- Surrey Memorial Hospital
- Real Canadian Superstore
- McDonald's Restaurant
- Henlong Market
- Service Canada Centre

SkyTrain Station

SURROUNDING DEVELOPMENTS/ DEVELOPMENT APPLICATIONS

- | | | |
|---|---|--|
| <p> HQ DWELL
13963 105A Avenue</p> | <p> GUILDHOUSE
14968 101a Avenue</p> | <p> MAX
14960 102a Avenue</p> |
| <p> G3 RESIDENCES
15388 105th Avenue</p> | <p> VIVERE BY SOLTERRA
15200 Guildford Drive</p> | <p> STEELIX
15330 102A Avenue</p> |

DUE DILIGENCE PACKAGE

Access to the Data Room and Due Diligence Package will be provided by signing and returning the Confidentiality Agreement which can be accessed [here](#).

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