



Colliers

N

White Rock  
Beach



Waterfront Business Centre

Prospect Avenue

Prospect Lane

Johnston Road

White Rock  
Elementary School

Roper Avenue

For Sale | 1281 Johnston Road, White Rock BC

# Income Producing Freestanding Building in **White Rock**

7,003 SF three-storey building on a 7,963 SF corner lot

- Multi-tenanted with strong income in place at \$342,855 per annum (2026)
- Extensively renovated in recent years
- Abundant on-site parking complimented by free curbside parking along Johnston Road
- In-place redevelopment potential as the White Rock OCP allows for a multi-storey mixed-use building

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# Property Highlights



Leased to a quality medical and professional service tenant mix



Exceptional location within walking distance of all lifestyle amenities



White Rock has experienced a +/- 10% population growth in recent years spurred by recent high-density developments throughout the area



+/- 64 feet of frontage on Johnston Road



## Opportunity

Colliers is pleased to present the opportunity to acquire 1281 Johnston Road, White Rock, BC (the "Property"). This multi-tenanted, three-storey commercial building offers 7,003 SF of commercial space and is situated on a 0.18 acre (7,963 SF) lot with direct exposure to Johnston Road and Prospect Lane. The Property has been fully renovated and features a third floor patio with unobstructed panoramic ocean views.

## Location

The Property is ideally located in the heart of White Rock, BC, offering excellent visibility in a desirable area. Positioned immediately fronting Johnston Road, the Property is nearby to a wide range of amenities, including restaurants, cafes, boutique shops and essential services, all within walking distance. Additionally, the Property is walking distance to the White Rock Pier and White Rock Beach.

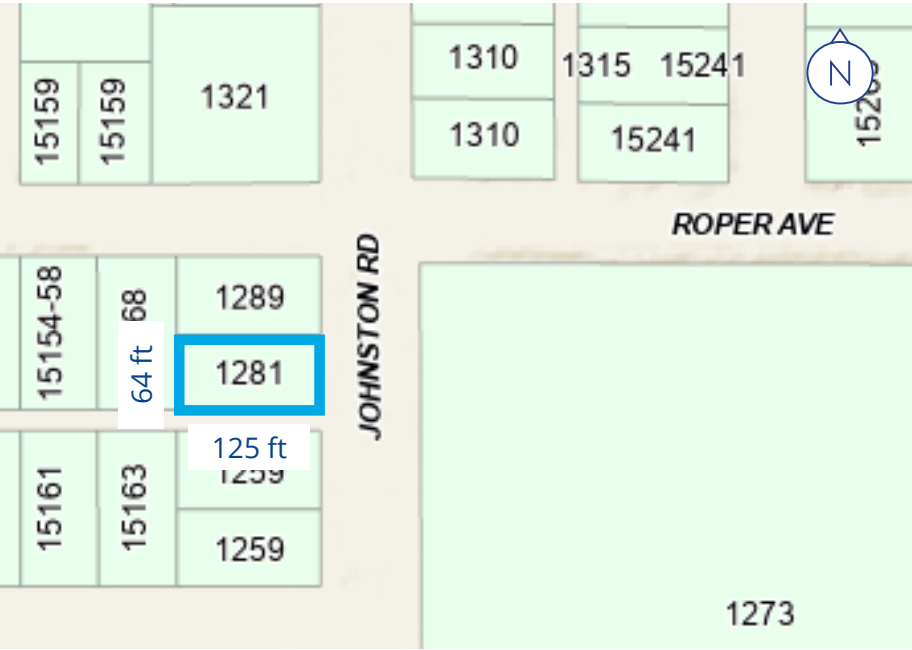
## Salient Details

<b>Civic Addresses</b>	1281 Johnston Road, White Rock	
<b>PID</b>	005-592-836	
<b>Lot Size</b>	7,963 SF	
<b>Building Area</b>	Main Floor:	2,539 SF
	Second Floor:	2,539 SF
	Third Floor:	1,925 SF
	Total:	7,003 SF
<b>Current Improvements</b>	Renovated three (3) storey freestanding commercial building built in circa 1976	
<b>Current Zoning</b>	CR-2 - Lower Town Centre Area Commercial/Residential Zone	
<b>Parking</b>	14 on-site parking stalls and an abundant amount of free parking along Johnston Road.	
<b>Annual Taxes</b>	\$27,768.02 (2025)	
<b>NOI (2026)</b>	\$342,855 (2026)	

**Listing Price: \$7,250,000**

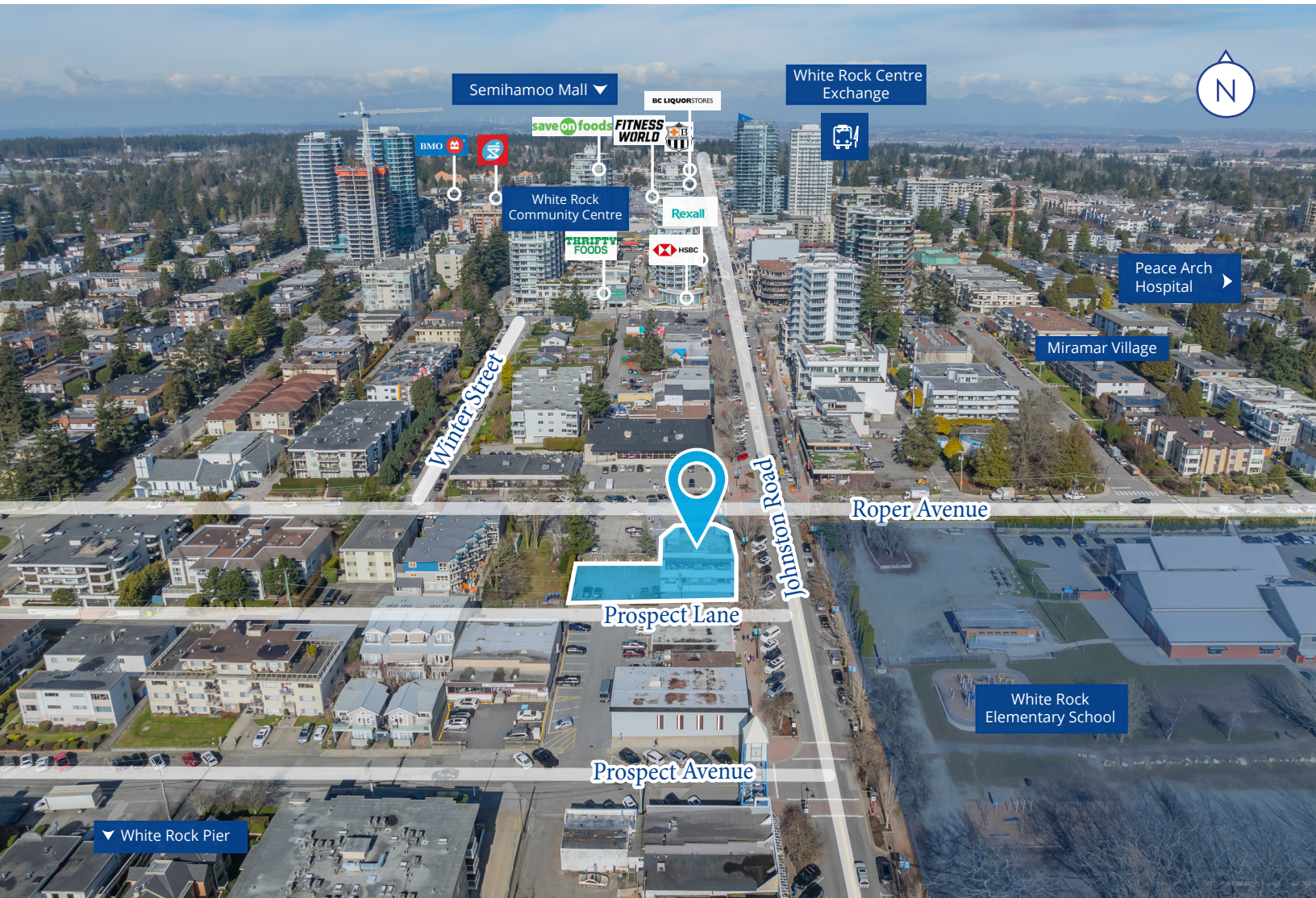


# Site Map



## Travel Distances

White Rock Pier	4 mins
Peace Arch Hospital	3 mins
Peace Arch Border Crossing	8 mins
Pacific Highway Border Crossing	16 mins
Crescent Beach	14 mins
Vancouver International Airport	35 mins







Main Floor



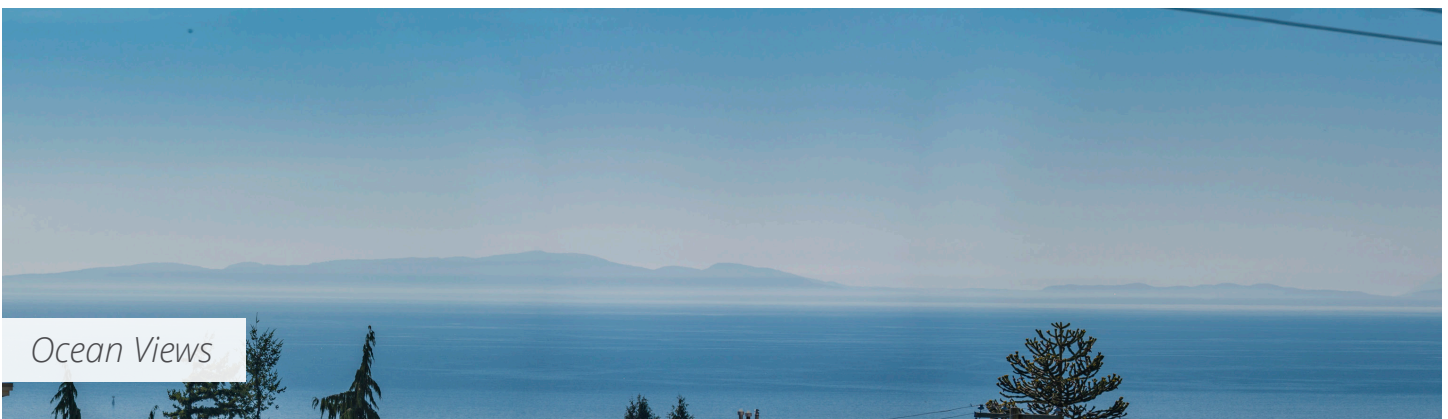
Aerial



Third Floor



Third Floor Patio

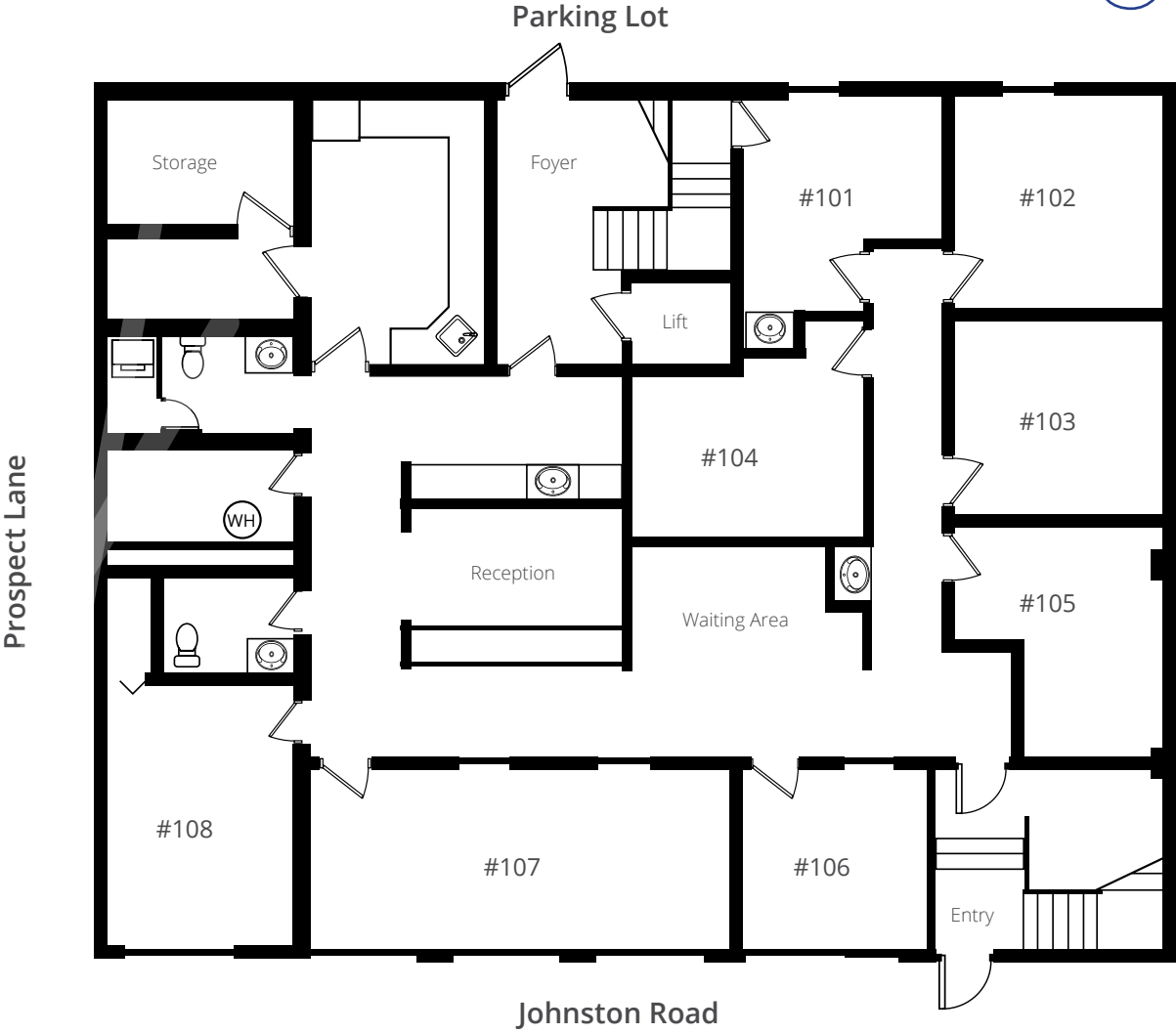


Ocean Views



# Main Floor - Floor Plan

2,539 SF





# Second Floor - Floor Plan

2,539 SF





# Third Floor - Floor Plan

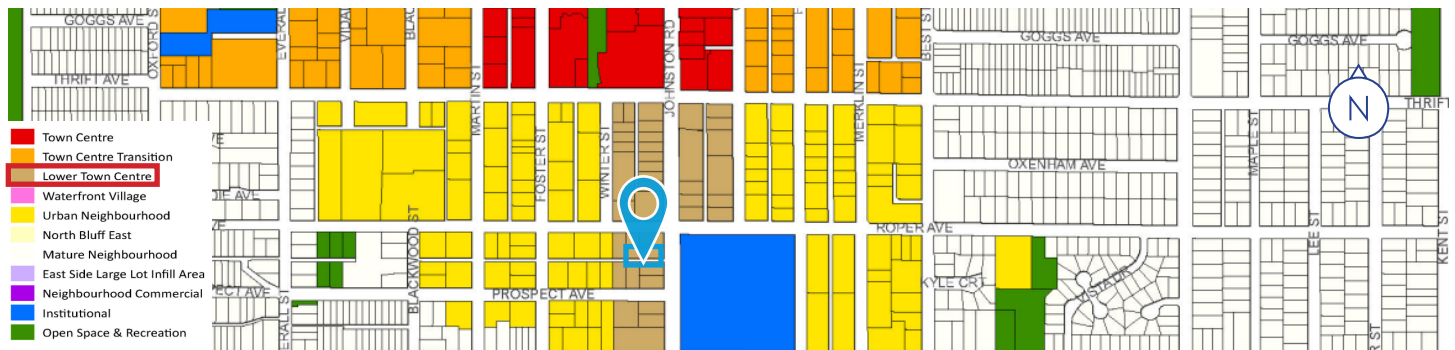
1,925 SF





# Future Development Potential

## OCP Designation - Lower Town Centre

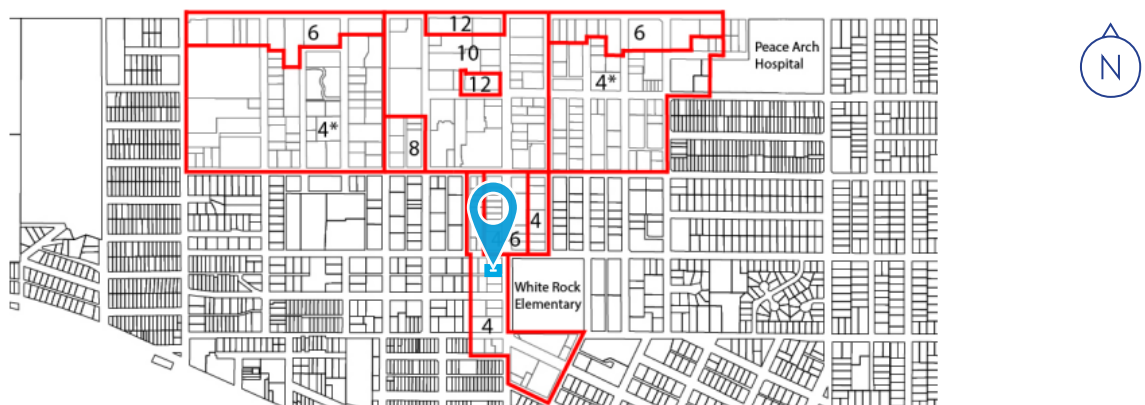


The majority of the land area in the City of White Rock is dedicated to single family dwellings in Mature Neighbourhoods. Low-rise multi-unit buildings are the dominant form surrounding the Town Centre and Lower Town Centre, while a combination of low-rise, mid-rise, and high-rise residential and mixed-use buildings are located in the Town Centre. Commercial development is focused along Johnston Road and Marine Drive, and institutional and open space uses are scattered throughout the City.

Land use designations allow for the management of future development in the City. Future growth is to be focused in the Town Centre as well as the adjacent Town Centre Transition areas and the Lower Town Centre. Allowable densities (Gross Floor Area Ratio or FAR) for future development for these three land use designations are highlighted in Figure 9. Maximum heights (in storeys) for the same areas are outlined in Figure 10. Schedule A indicates the land use designation that applies to each property in the City.

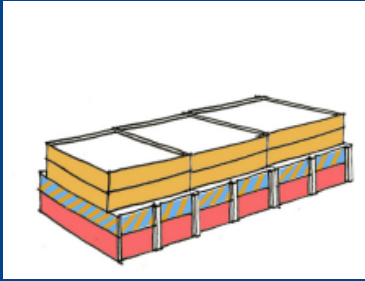


**Figure 9:** Maximum FAR in the Town Centre, Town Centre Transition, and Lower Town Centre Areas (\*indicates 2.0 FAR)





# OCP Designation - Density and Height Guidelines

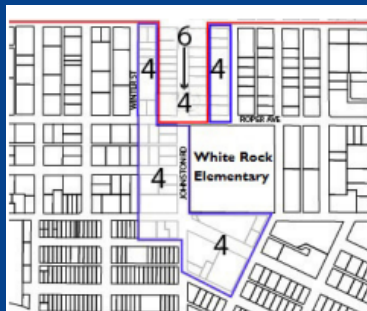


Primary form: mixed-use low rise buildings

From the Town Centre, transition from 6 - 4 Storeys along Johnston Road between Thrift and Roper



Gross FAR in Lower Town Centre



Maximum Heights in Lower Town Centre

The Lower Town Centre has a village-like character, and provides a physical and visual connection to the waterfront. While it is comprised of a diverse mix of uses, it is smaller in scale than the Town Centre.

**Objective 8.3** - To enable a mix of multi-unit residential and commercial uses, to strengthen the heart of the city and relationship to the waterfront while maintaining a village character. To reinforce the low-rise, pedestrian-scale of the area while providing for modest residential intensification to support local businesses and public transit.

**Policy 8.3.1 Uses and Building Types** – Allow multi-unit residential uses and mixed-uses (commercial/residential) in primarily mid-rise and low-rise buildings.

**Policy 8.3.2 Density and Height** – Concentrate the highest heights and densities adjacent along Johnston Road between Thrift and Roper Avenues. Maximum allowable densities (FAR) are outlined in Figure 9 and maximum heights (in storeys) are illustrated in Figure 10. Buildings adjacent to Roper Avenue should step down to four storeys on the Roper Avenue frontage.

**Policy 8.3.3 Retail Streets** – Strengthen existing retail streets by requiring street-fronting commercial uses on Johnston Road, and on Pacific Avenue from Johnston Road to Fir Street.

**Policy 8.3.4 Urban Design** – Enhance the built and public realms through guidelines included in the Lower Town Centre Development Permit Area in Part D.

**Policy 8.3.5 Edges** – Explore opportunities to create a welcoming edge along Johnston Road adjacent to White Rock Elementary School.

**Policy 8.3.6 Views** – Strengthen the village and seaside character of the Lower Town Centre by optimizing views to the water from the public realm, and as per the Lower Town Centre Development Permit Area guidelines in Part D

## OCP Designation - Development Permit Area







# Offering Process

Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendor. Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Offers should be presented in the form of offer preferred by the Vendor, a copy of which is available through the listing agents, upon request. The data room documents will include:

- OCP & Zoning Documents
- Tenancy Package & Leases
- Environmental Report

***Please contact listing agents for further information and to learn more about the offering process.***

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