

**FOR SALE**

STARBUCKS ANCHORED RETAIL CENTRE  
WITH PRIME RE-DEVELOPMENT POTENTIAL

# 10174 152 STREET & 10163 152A STREET

SURREY, BC



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 **CUSHMAN &  
WAKEFIELD**

# OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to acquire two adjacent commercial properties located at 10174 152 Street and 10163 152A Street in the heart of Guildford, Surrey. Together, the properties comprise a total site size of approximately 0.78 acres (34,116 SF), offering the opportunity to secure a strategically located prime retail site within a highly connected and amenity-rich corridor. Existing improvements provide functional utility and stable holding income, enhancing the overall value of the site.

Positioned within Guildford Town Centre and guided by the Guildford Plan Official Community Plan (OCP), the site features high-rise-supportive zoning and significant redevelopment potential. The properties allow for a total buildable area of 119,406 SF, with a base density of 3.5 FAR and opportunities to leverage additional density through bonus provisions, offering multiple pathways for future development.

With limited comparable land supply in this rapidly intensifying urban node, this offering represents a rare opportunity to acquire scale, strategic location, and long-term value creation. As Surrey continues to experience robust population growth and urban densification, the site is exceptionally well-positioned for future redevelopment and strong appreciation over time while allowing for secure income while preparing for future re-development.

## INVESTMENT HIGHLIGHTS

### STRATEGIC GUILDFORD LOCATION



Situated in the heart of Guildford Town Centre, an area targeted for substantial future growth, densification, and urban transformation.

### STRONG REDEVELOPMENT POTENTIAL



Significant upside through existing 3.5 FAR density allocations and available bonus density allowances.

### AMENITY-RICH SURROUNDINGS



The site offers developers a strategically advantageous, amenity-rich environment that directly supports strong long-term absorption and enhances end-user desirability. Anchored by immediate adjacency to Guildford Town Centre—a dominant 1.2-million-square-foot super-regional mall with over 200 retailers including major anchors such as Walmart and London Drugs—future residents benefit from unparalleled access to retail, dining, entertainment, and daily-needs services. This is further reinforced by multiple surrounding service-oriented retail plazas, collectively creating a highly walkable, convenience-driven ecosystem ideal for future high-density residential living.

### PRIME TRANSPORTATION ACCESS



Exceptional connectivity to major traffic corridors along 152nd Street, with quick and efficient access to Highway 1 and Fraser Highway.

### HIGH-RISE READY ZONING



Current zoning supports high-rise redevelopment, offering a clear pathway for future project planning.

### INCOME-PRODUCING ASSET



Existing tenants generate stable holding income during planning and redevelopment phases.

### POTENTIAL TRANSIT-ORIENTED DEVELOPMENT



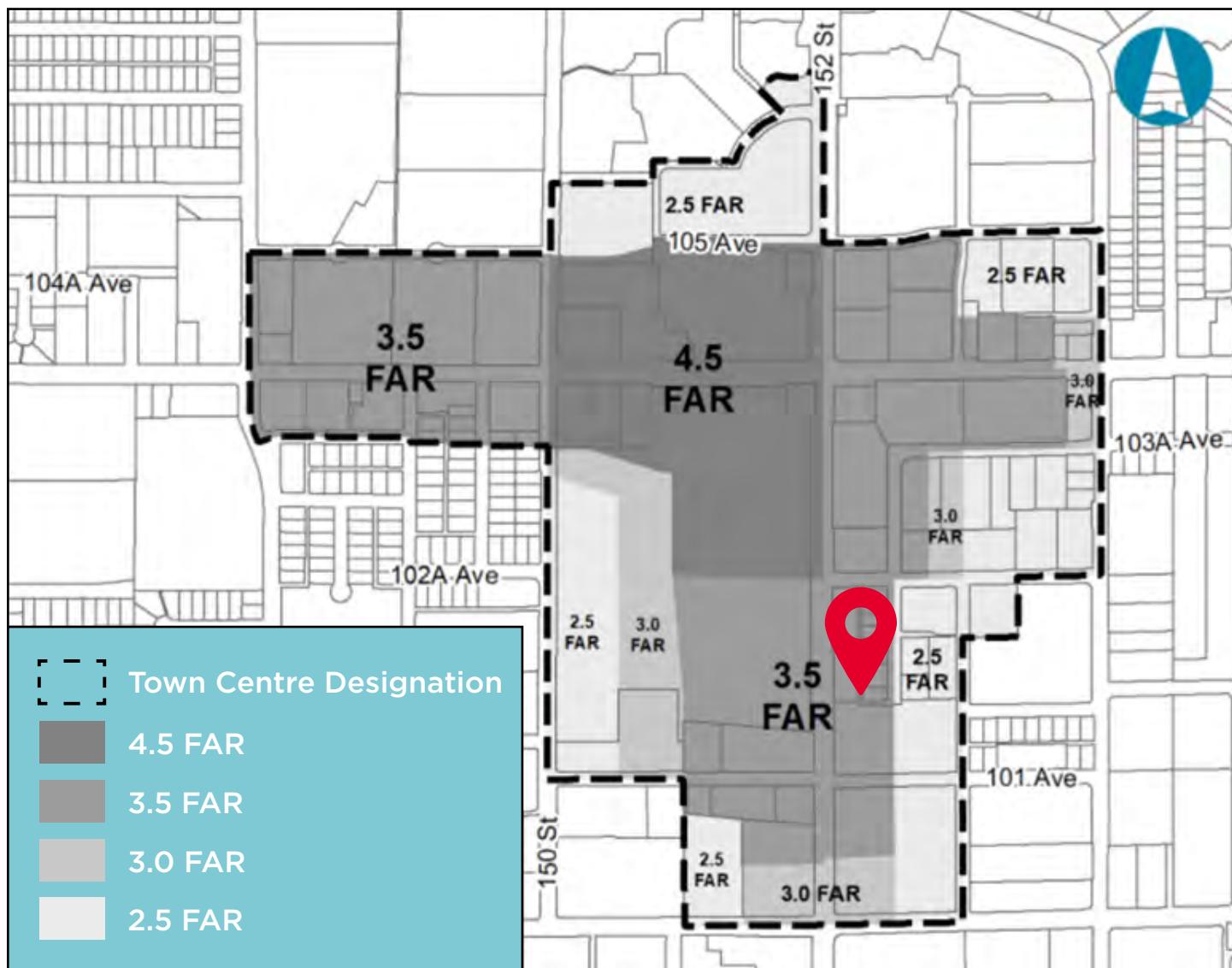
If consolidated with the neighboring site at 10196 152 Street, the property could fall within the Guildford Mall Bus Exchange Transit-Oriented Area, unlocking additional planning and development opportunities.

# SALIENT DETAILS

Address	10174 152 Street	10163 152A Street	Combined Total
PID	002-288-184	007-554-940	-
Site Area (SF)	26,850	7,266	34,116
Zoning	CD – Comprehensive Development	R3 – Urban Residential Zone	-
OCP	Town Centre - Guildford Plan		
Base Density	3.5 FAR (Additional bonus densities may be granted)		
Buildable Area (SF)	93,975	25,431	119,406
Asking Price	Contact Listing Agents		



# OCP DENSITY MAP



## DEMOGRAPHICS

	1 KM	3 KM	5 KM
<b>Population</b>	22,747	106,840	238,168
<b>Median Age</b>	40	38	37
<b>Median Household Income</b>	\$89,606	\$103,005	\$103,375
<b>Labor Force</b>	91%	92%	92%

# NEARBY DEVELOPMENT APPLICATIONS

## REZONING

### **15110 & 15140 101 AVENUE:**

Development Permit for two mixed-use high rise buildings (24-storey and a 12-storey) with ground floor commercial uses

### **15336, 15346, 15356 & 15360 101A AVENUE:**

Development Permit for a 5-storey apartment building

### **15320 & 15328 101A AVENUE:**

Development Permit for a 6-storey apartment

### **10427 154 STREET:**

Development Permit for 4-storey mixed-use building

### **15327 104 AVENUE:**

Development Permit for a mixed use residential and commercial development

### **1250 GUILDFORD TOWN CENTRE:**

Development Permit for 11 towers a mixed-use residential and commercial development

## DEVELOPMENT PERMIT

### **15117 101 AVENUE:**

Development Permit and Development Variance Permit to vary the required setback to 0.0m and to allow the proposed free-standing sign to be located within the future road allowance

### **10376 152 STREET:**

Redevelopment of an existing gas station site



**90**  
WALK SCORE



**62**  
TRANSIT SCORE



**61**  
BIKE SCORE

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## AMENITIES MAP



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