

2377 KING GEORGE BOULEVARD,
SURREY, BC

Freestanding Commercial Building on a 1 Acre Site in South Surrey

FOR SALE



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The Opportunity

Colliers is pleased to present the opportunity to acquire **2377 King George Boulevard, Surrey, BC (the "Property")**. This offering presents a compelling opportunity for both owner-users and developers, with the flexibility to either occupy the existing commercial building or pursue a mixed-use redevelopment featuring multifamily residential above grade-level retail.

Key Highlights



Flexible Use Options: Ideal for owner-users looking to establish a retail or office presence in a high-visibility location, or developers seeking a value-add opportunity



Redevelopment Potential: The site offers strong potential for a mixed-use multifamily development with ground-floor commercial, aligning with the City of Surrey's vision for urban densification and walkable communities



Prime Location: Surrounded by a diverse mix of commercial, residential, and service-oriented amenities, supporting strong daytime and evening foot traffic



Zoning: Currently zoned CHI (Commercial Highway Industrial), allowing for a wide range of commercial uses. Potential for rezoning or densification to accommodate mixed-use development should be explored



Site Plan



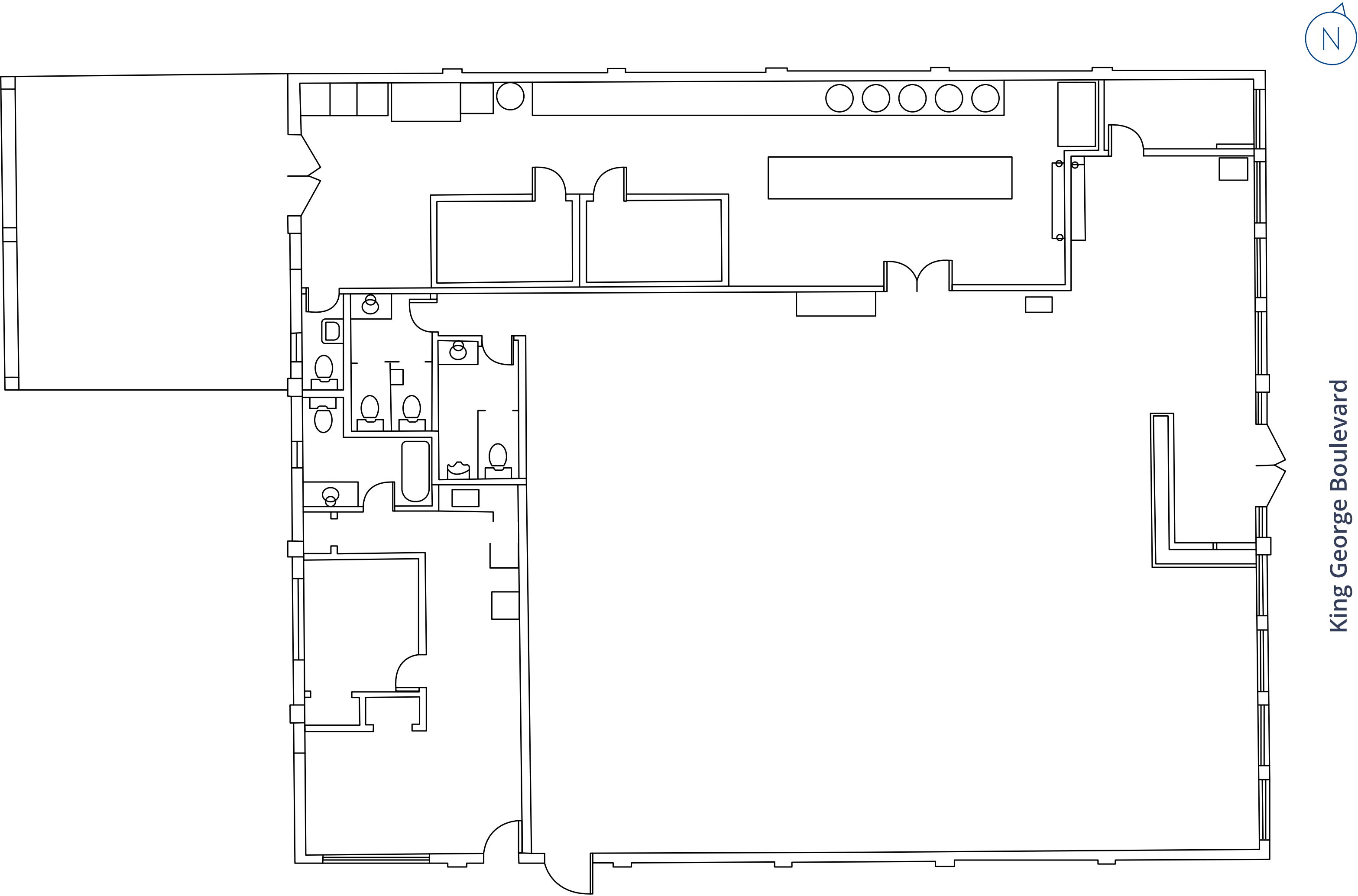
2377 King George Boulevard, Surrey

Legal Description	011-306-823; Lot 2 Block LS 14 Section 14 Township 1 Plan NWP8443 NWD
Property Type	Freestanding building
Property Size	43,610 SF (1.00 Acre)
Frontage	101.65 Feet on King George Boulevard
Building Size	± 5,745 SF
Year Built	1977
Zoning	CHI - Highway Commercial Industrial
Gross Tax (2024)	\$59,319.14
Improvements	The Property is improved with a single-storey, single-occupier building measured at ± 5,745 SF constructed circa 1977. The site is approximately half paved and provides parking for the building with the balance of the site unimproved. The current tenant will vacate the property August 2025.
Neighbourhood Community Plan	The Property is governed by the King George Corridor Plan. The City of Surrey will consider a multi-storey mixed-use development upon redevelopment.
Asking Price	Contact Listing Agents

Floor Plan

Improvements

The Property is improved with a ±5,745 SF single-storey commercial building, constructed circa 1977 and currently configured for single-tenant occupancy. Situated on a low site coverage lot, the Property provides significant flexibility for future redevelopment or expansion. Approximately 50% of the site is paved, offering on-site surface parking, with the balance of the site unimproved. The current tenant is scheduled to vacate in August 2025, creating a compelling opportunity for owner-users, investors, or developers to reposition the asset in one of South Surrey's most active commercial corridors.



Future Redevelopment Potential

Land Use Designation

By way of the NCP, the Property is partially designated as both “Shopping Centre” and “Single Family Residential (6 u.p.a.)”. The intent of this designation was to allow development of up to two (2) storeys with a maximum density of 1.0 FSR across the Shopping Centre designated portion of the Property and Single Family Residential across the balance of the developable land.

To account for future growth, in December 2024, the City of Surrey Council endorsed Corporate Report R246 which updated land use designations to reflect current market conditions. The City’s position is that they may support a 5 to 6-storey mixed-use development consisting of retail at grade and residential on upper floors on the Shopping Centre designated lands and Low-Rise Residential on the Single Family Residential designated lands.

Legend

Townhouse (up to 25 u.p.a)

Low-Rise Residential (1.5 FAR)

Bubble Buffer

Suburban 1-Acre Residential (1 u.p.a.)

Suburban 1/2 -Acre Residential (2 u.p.a.)

Clustering At Suburban Single Density (2 u.p.a.)

Single Family Residential (6 u.p.a.)

Single Family Small Lots

Mobile Home Park

Clustering At Urban Single Family Density (8 u.p.a.)

Urban Residential

Institutional

Senior Multiple Residential

Proposed Public Park

Industrial/Business Park

Park

Golf Course

Tourist Commercial

Commercial

Commercial Residential

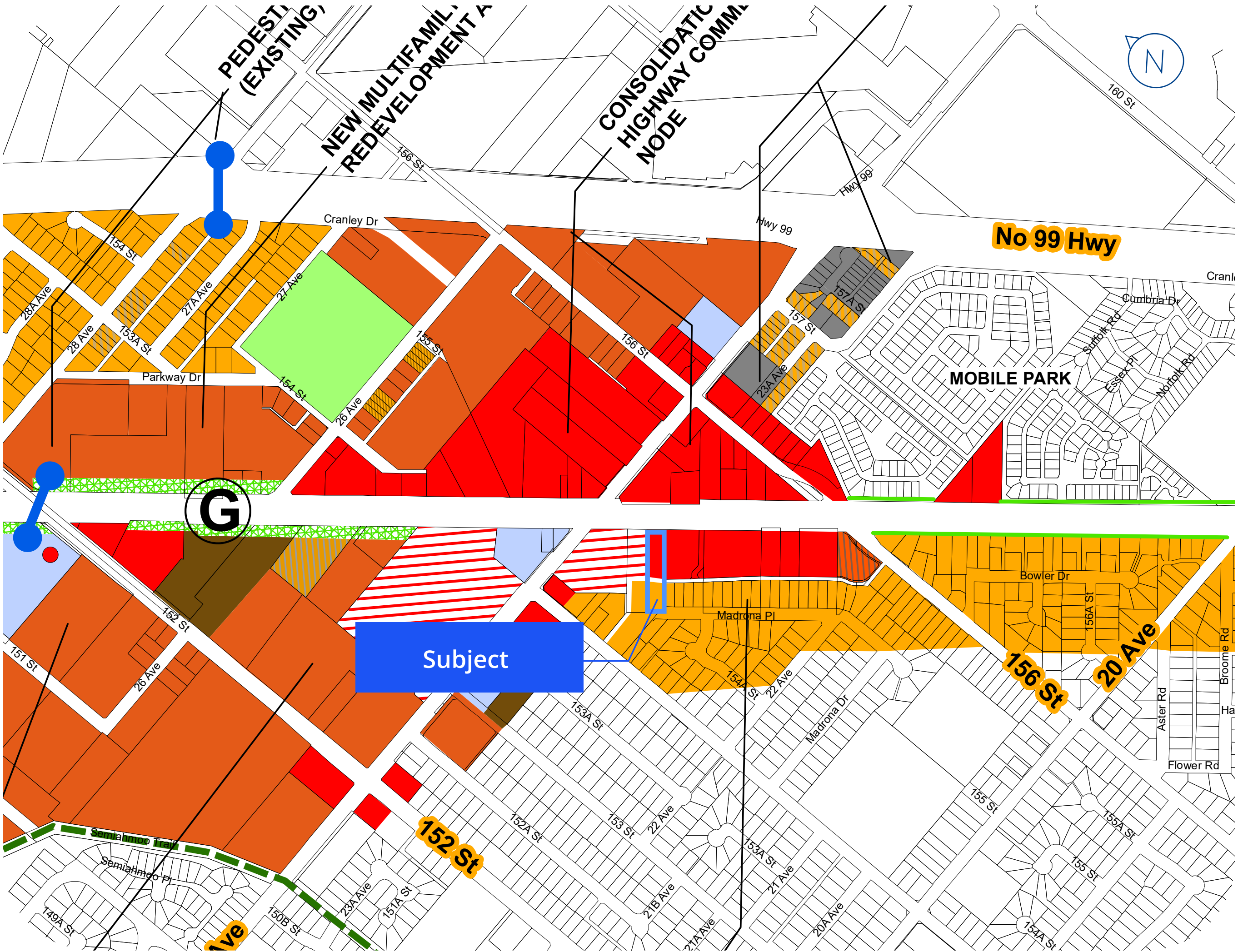
Mixed-Use Commercial-Residential

Shopping Centre

School

Cemetery

Proposed Landscape Buffer (15 m. Wide)



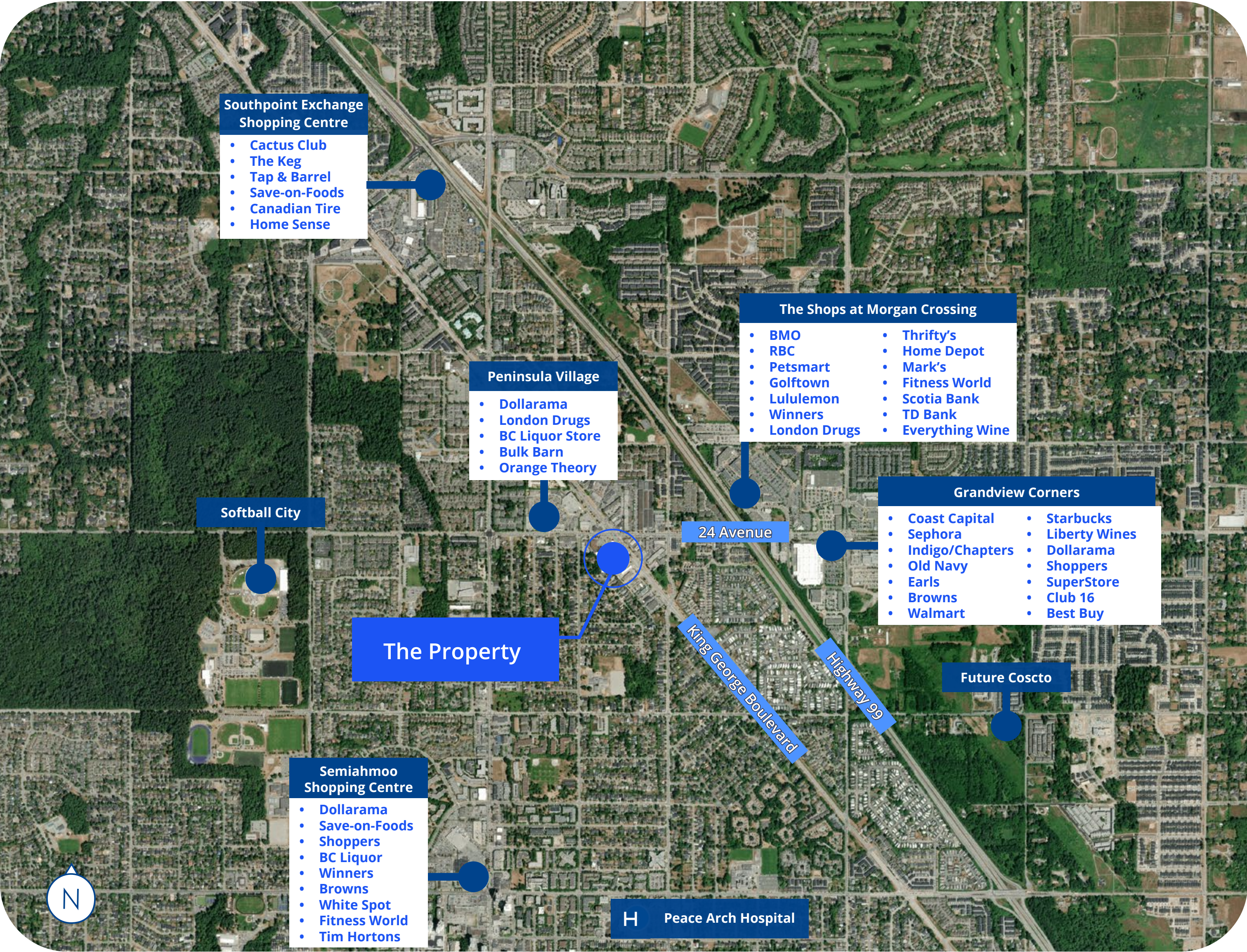
Aerial



Location Overview

The subject property is prominently located along King George Boulevard, a major arterial route in South Surrey's rapidly growing commercial corridor. Situated just south of 24 Avenue, the site offers excellent visibility and accessibility, benefiting from steady vehicular traffic and a strong surrounding demographic base. This strategic location is in close proximity to a wide range of retail amenities, including Southpoint Exchange Mall, The Shops at Morgan Crossing, and Grandview Corners, all offering extensive shopping, dining, and personal services.

The surrounding area features a mix of established residential neighbourhoods and active new developments, supporting a growing population and contributing to the area's increasing demand for commercial services. The Property is well-served by public transit, with multiple bus routes operating along King George Boulevard, and enjoys convenient access to major transportation networks, including Highway 99, 152 Street, and 16 Avenue. Altogether, this makes the Property a strategic, highly connected, and desirable location for both current use and future redevelopment in South Surrey.



- Southpoint Exchange Shopping Centre**
- Cactus Club
 - The Keg
 - Tap & Barrel
 - Save-on-Foods
 - Canadian Tire
 - Home Sense

- Peninsula Village**
- Dollarama
 - London Drugs
 - BC Liquor Store
 - Bulk Barn
 - Orange Theory

- The Shops at Morgan Crossing**
- | | |
|----------------|-------------------|
| • BMO | • Thrifty's |
| • RBC | • Home Depot |
| • Petsmart | • Mark's |
| • Golftown | • Fitness World |
| • Lululemon | • Scotia Bank |
| • Winners | • TD Bank |
| • London Drugs | • Everything Wine |

- Grandview Corners**
- | | |
|-------------------|-----------------|
| • Coast Capital | • Starbucks |
| • Sephora | • Liberty Wines |
| • Indigo/Chapters | • Dollarama |
| • Old Navy | • Shoppers |
| • Earls | • SuperStore |
| • Browns | • Club 16 |
| • Walmart | • Best Buy |

- Semiahmoo Shopping Centre**
- Dollarama
 - Save-on-Foods
 - Shoppers
 - BC Liquor
 - Winners
 - Browns
 - White Spot
 - Fitness World
 - Tim Hortons

H Peace Arch Hospital

Photo Gallery

Property Photos



Photo Gallery

Neighbourhood Photos



Active Developments Nearby

1



HALO

Developer	Polygon Homes
Development Type	Condos & Retail
Storeys	Six

2



IOM

Developer	IOM
Development Type	Apartment & Condo
Storeys	Five

3



King + Crescent

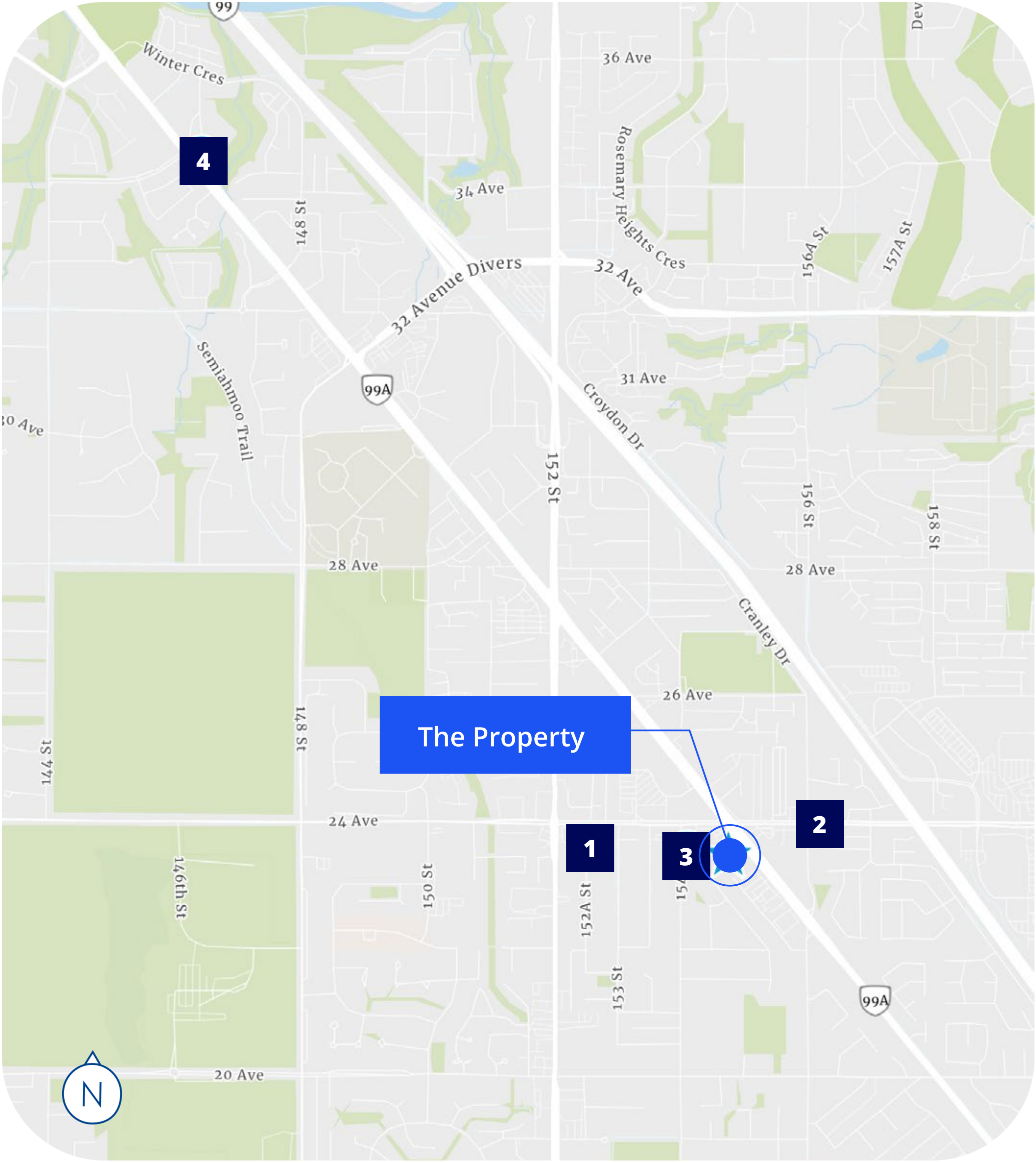
Developer	Zenterra
Development Type	Condos
Storeys	Six

4



Camino

Developer	Beech Westgaurd
Development Type	Condos
Storeys	Six





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