

An aerial photograph of the Surrey City Centre area. A large orange polygon in the top left corner contains the text 'LONDON PACIFIC'. A blue line representing a transit route runs from the top right towards the bottom right, passing through 'King George Station' which is marked with a blue 'T' icon. A yellow dashed line outlines a specific area of interest, and a red dashed line outlines another area. A small orange square on 132 St is highlighted. The map shows residential neighborhoods, commercial buildings, and green spaces.

LONDON PACIFIC

SURREY CITY CENTRE DEVELOPMENT OPPORTUNITY

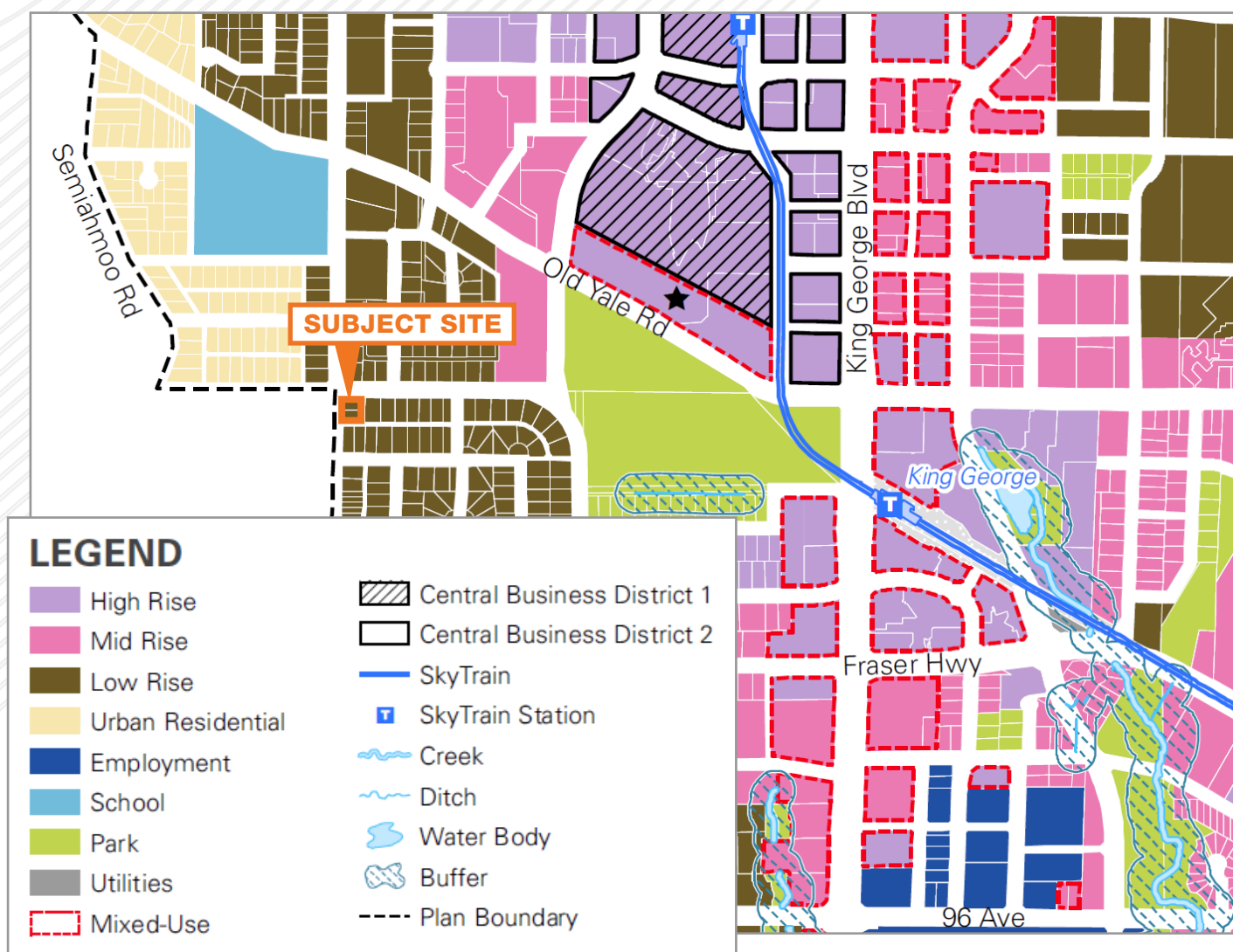
9980 132 STREET & 13214 100 AVE
SURREY, BC

DEVELOPMENT OPPORTUNITY

London Pacific is pleased to present an exclusive opportunity to acquire a prime development site strategically located just outside the Tier 3 Transit Oriented Area (TOA) radius for both the Surrey Central and King George SkyTrain stations. The site is highlighted within the ongoing Surrey City Centre plan update as a Low Rise development opportunity allowing a 2.5 Floor Area Ratio (FAR).

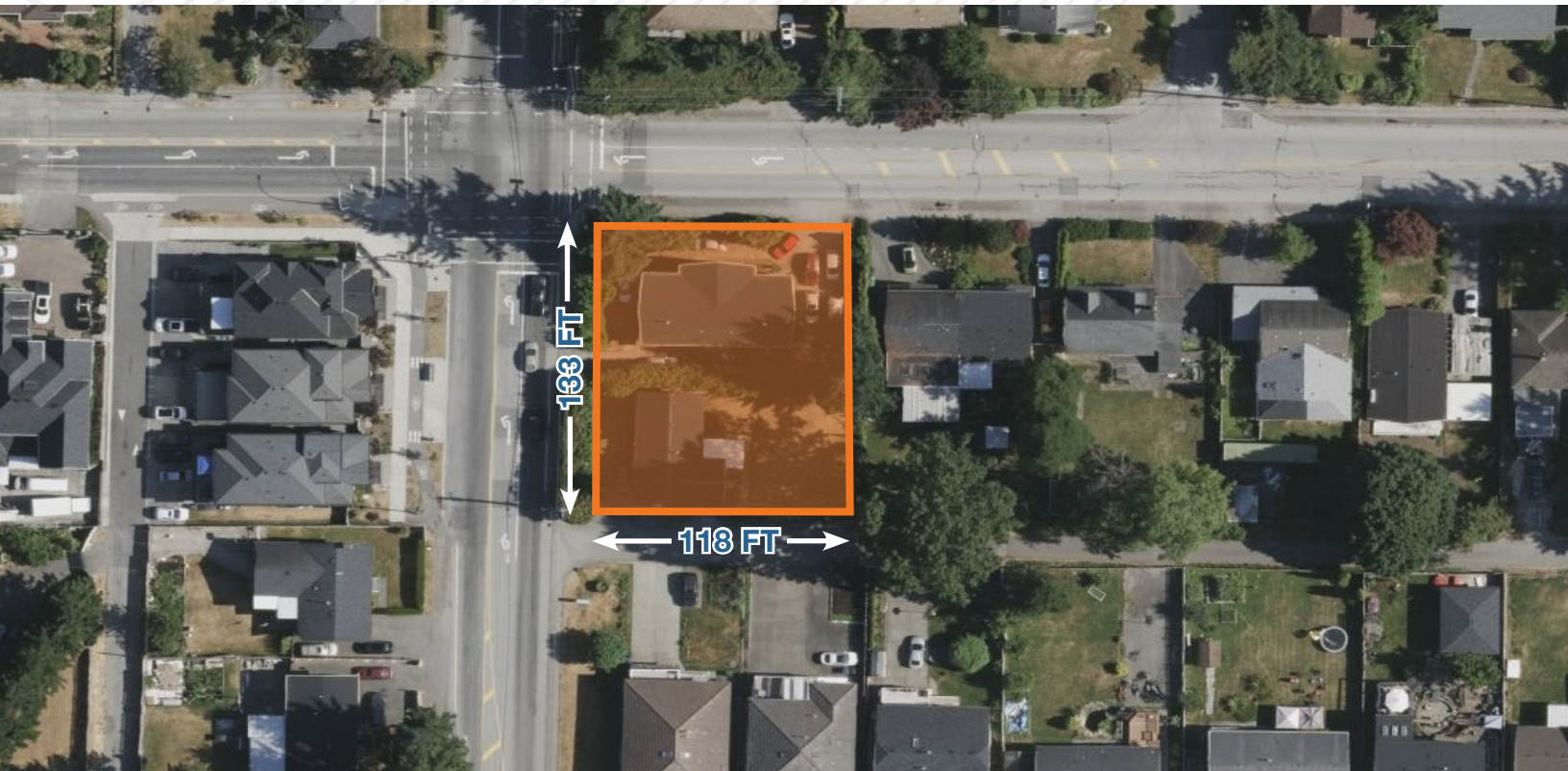
Benefiting from Surrey's commitment to enhancing residential density near key transit corridors, this location is expected to see substantial demand, supported by its proximity to significant amenities and excellent connectivity to the broader Metro Vancouver region.

Recent updates to the BC Building Code now permit buildings up to 6-storeys to have a single egress stairwell, reducing development complexity and cost. This regulatory change significantly enhances the appeal and feasibility of small-scale development sites like this one, fostering efficient urban growth and maximizing development potential.



DEVELOPMENT OVERVIEW

- » Located at 132 Street and 100 Avenue in Surrey City Centre, an area undergoing rapid urbanization with exceptional connectivity to Surrey Central, King George, and broader Metro Vancouver.
- » Positioned for considerable growth due to increasing population density, limited residential supply, and robust demand driven by Surrey's strategic long-term planning initiatives.
- » The properties are conveniently located near schools, parks, shopping centers, and a variety of recreational amenities.
- » Situated within a short walking distance to Surrey Central and King George SkyTrain stations, along with multiple bus routes offering extensive local connectivity.
- » Offers easy access to major transportation corridors, including King George Boulevard, Fraser Highway, and Highway 1, providing efficient regional mobility.



SALIENT FACTS:

Address:	9980 132 St & 13214 100 Ave
Neighbourhood:	Surrey City Centre
Gross Site Area:	± 15,912 Sqft
Dimensions:	± 133 ft x 118 ft
Expected Land Use Designation:	Low to Mid Rise (6-Storey)
Expected Floor Space Ratio (FSR):	2.5
Price:	Contact Agents

LOCATION OVERVIEW

The Subject Property is located in the rapidly developing neighbourhood of Surrey City Centre. Within 900 meters of Surrey Central SkyTrain Station, and 900 meters of King George SkyTrain Station, situated on the South-East corner of 132 Street and 100 Avenue.

Projected to be the most populated city in British Columbia by 2041, the approximately 1,000 new monthly residents in Surrey help drive the housing demand in this area demonstrating the need for further housing developments.



NEIGHBOURHOOD

The City Centre plan area is in North Surrey where three major transit corridors come together: King George Boulevard, Fraser Highway and 104 Avenue.

It encompasses approximately 570 hectares, making it comparable in size to Vancouver's downtown peninsula (excluding Stanley Park).

The new boundaries extend from approximately 92 Avenue in the south to 112 Avenue in the north, and from 130th Street to 140th Street, west to east.

Surrey Public Library



Surrey Civic Plaza



Surrey Central Skytrain Station



Central City



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