

25 Acre Commercial Development Site

Adjacent to B.C.'s Largest Open Air Shopping Centre

2112 160th Street, 16113, 16197, 16203, 16211 and 16219 20th Avenue, Surrey, BC

For Sale

South Point Exchange

King George Hwy

Hwy 99

160th St

24th Ave

Croydon Drive

Subject Property

Morgan Crossing
THRIFTY FOODS
WINNERS
LONDON DRUGS
BMO
Vancity
RBC
STEVE NASH SPORTS CLUB

Morgan Creek Golf Course & Residences

Grandview Corners
FUTURE SHOP
Walmart
Scotiabank
H&M
Indigo
CIBC
THE HOME DEPOT

Superstore
Super never cost so little.

- One of Metro Vancouver's most affluent communities
- Average household income \$105,000 within a 15 minute drive
- Adjacent to B.C.'s largest open air shopping centre
- Approved for 460,000 to 600,000 sq. ft. retail/office project
- Freeway exposure – easy access
- Immediate area approved for over 12,000 new homes

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HQ Commercial

Executive Summary

Opportunity

To purchase a 25 acre commercial development site adjacent to the largest open air retail hub in British Columbia.

Civic Address

2112 160th Street, 16113, 16197, 16203, 16211 and 16219 20th Avenue, Surrey, BC

PIDs

009-492-011, 009-492-119, 004-607-015, 004-607-007, 002-477-301, 009-270-299

Location

The Property is located approximately 25 miles south east of the City of Vancouver in the Grandview Heights area of South Surrey, B.C.

The City of Surrey is the second fastest growing city in Canada. With over 470,000 people, and growing by 10,000 people per year, Surrey's population is expected to exceed the City of Vancouver's by 2020.

South Surrey, located in the southwest corner of the Province adjacent to the US Border, is one of Metro Vancouver's and BC's most affluent and beautiful communities. The community is divided by Highway 99. To the west is the mostly developed Semiahmoo Peninsula, which Surrey shares with the City of White Rock. The Peninsula is surrounded on three sides by the Pacific Ocean and beaches. To the east of Highway 99 is Grandview Heights, an area of approximately 2,000 acres, which is largely undeveloped. Grandview Heights is surrounded on three sides by the Agricultural Land Reserve and the U.S. Border.

Specifically, the Property is strategically located on the northeast corner of 20th Avenue and Croydon Drive (160th Street) in the Grandview Heights area. The Property is to the immediate south of Grandview Corners Shopping Centre and The Shops at Morgan Crossing which total 1.1 million sq. ft. of upscale retail.

The Property's location provides excellent exposure to Highway 99.

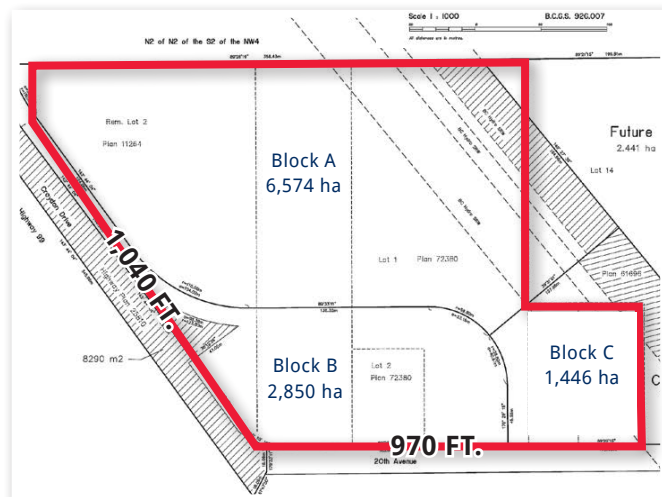
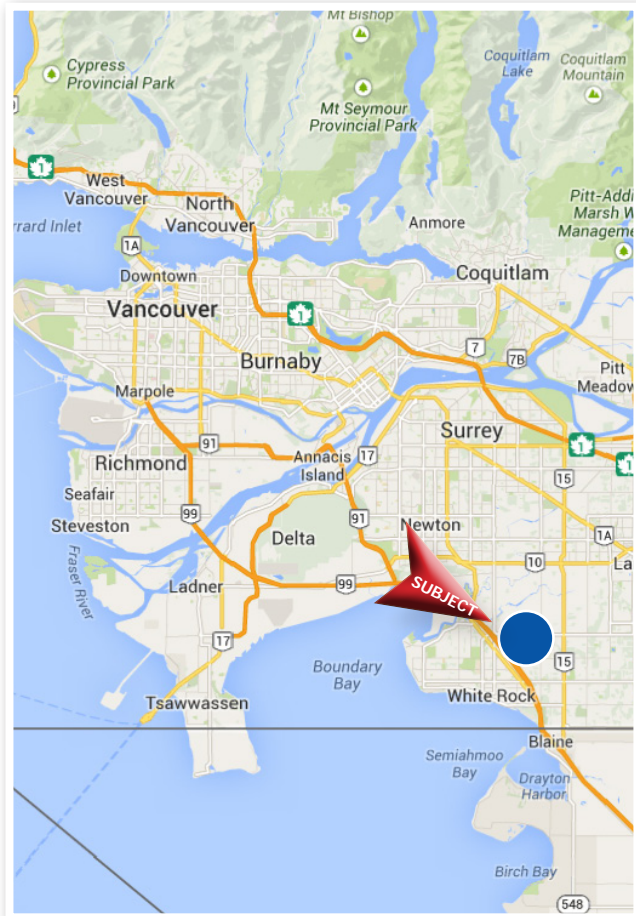
Demographics

The average household income within a 15 minute drive of the Property is \$104,644 over a population of 178,009 people.

The average household income within a 30 minute drive is \$88,379 over a population of 911,949 people.

The Site

A consolidation of 6 parcels totaling 25.38 acres. The site provides 1,040 ft. of frontage on Croydon Drive, which fronts onto Highway 99, 970 ft. of frontage on 20th Avenue and 160 ft. of frontage on 160th Street. The site slopes gently from north to south.



Access & Egress

Access and egress to and from the Property from the Semiahmoo Peninsula is via Highway 99 overpasses at 8th, 16th, 24th and 32nd Avenues. An overpass is also planned for 20th Avenue along the south property line of the Property.

Access and egress to and from Highway 99 is via 8th Ave, 16th (2014) and 32nd Avenue.

The Property location provides easy and convenient access to all parts of Metro Vancouver. Highway 1 is 20 minutes to the north via Highway 15 (176th Street). Vancouver is 30 minutes to the northwest and the U.S. Border is 8 minutes south via Highway 99.

Surrounding Development

Grandview Corners Shopping Centre (2008)

A 650,000 sq. ft. retail centre, on three corners at 24th Avenue and 160th Street, anchored by a Walmart Supercentre, Home Depot, Future Shop and an Urban Lifestyle Village is located to the immediate northwest of the Property.

The Shops at Morgan Crossing (2010)

440,000 sq. ft. of retail at street level with 400,000 sq. ft. of residential above located immediately west of Grandview Corners. Anchors include Thrifty Foods, London Drugs, Winners, Everything Wine and Steve Nash Fitness.

Real Canadian Superstore (2015)

120,000 sq. ft. store to be developed to the immediate north of the Property.

Grandview Heights

2,000 acres located to the immediate east of the Property has been divided into 5 phases and when fully developed will accommodate up to an additional 33,000 people in 12,300 dwelling units of various types. The highest residential densities will be adjacent to the Subject Property and the other retail centres and generally decrease going east.

There are currently 21 new home projects either built or under construction in the first phase of Grandview Heights.





Zoning

RA-one acre residential zone

Designation

Business Park/Light Industrial in the Highway 99 Corridor Plan

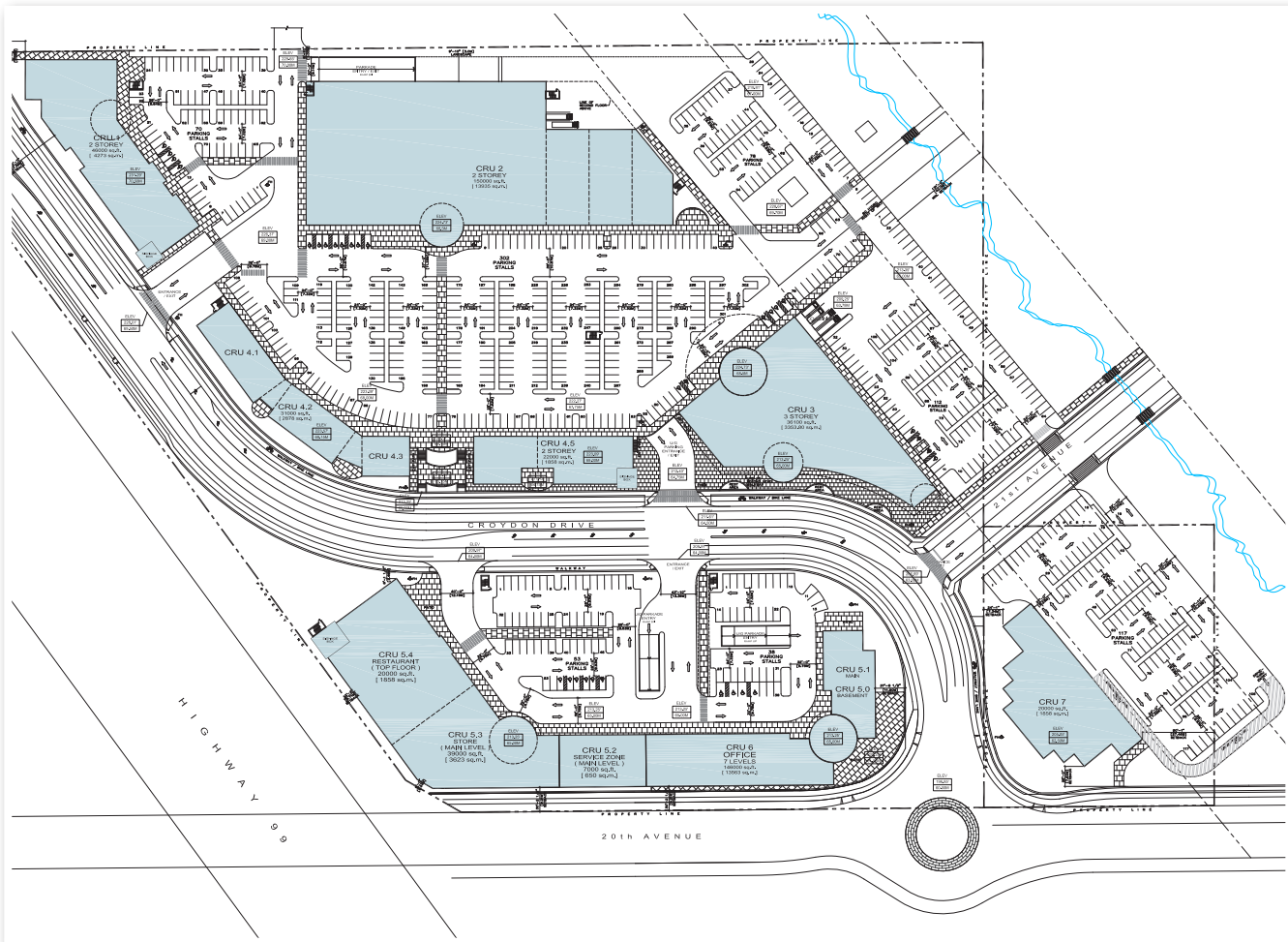
Approved Project

The Property has received 3rd reading approval for rezoning to a CD zone under C-8 guidelines to permit the development of a retail/office project of 460,000 gross sq. ft. in seven buildings. The development includes 328,183 sq. ft. of retail and 90,444 sq. ft. of office space for a total net leaseable area of 418,627 sq. ft. Surrey Planning have given approval to expand the Project to 600,000 sq. ft. if desired.

Contact the Listing Brokers for full details.

Price

\$38,500,000



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