

10034 132A Street & 13270 100A Avenue

Surrey, BC

Up to ~43,000 SF Wood-Frame Development Opportunity in the Surrey Central & King George Transit-Oriented Areas



Gurki Rai

Personal Real Estate Corporation
Vice President | Land & Investment Properties
604 657 9395
gurki.rai@cbre.com

Steven Law

Associate
Land & Investment Properties
604 900 7942
steven.law@cbre.com

www.cbre.ca/properties

The Opportunity

CBRE Limited and the Fraser Valley Development Land and Investment Team are pleased to present the unique opportunity to acquire two (2) single family lots for a total of approximately 14,500 SF. There is a potential to purchase two additional lots to the south for an additional 14,500 SF of lot space. The properties are located within the 400-800 metre Transit-Oriented Areas (TOAs) of the King George and Surrey Central SkyTrain stations which offers a density of 3.0 FSR and heights of up to 8 storeys.

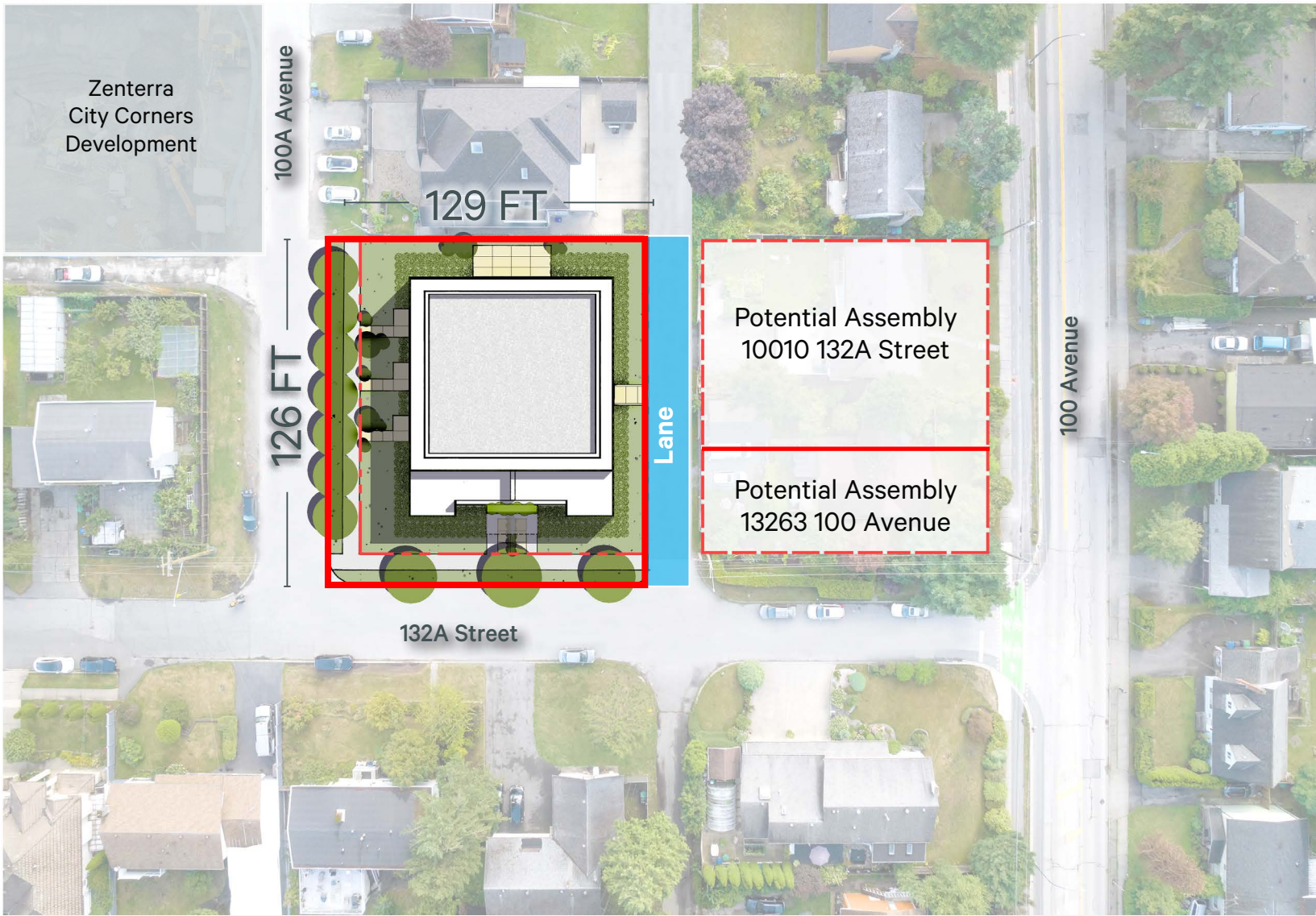
Overview

Address	10034 132A Street, Surrey, BC	7,256 SF
	13270 100A Avenue, Surrey, BC	<u>7,267 SF</u>
		14,523 SF
	*Potential to obtain City alley lane between the northern and southern properties.	
	10010 132A Street, Surrey, BC (Potential Assembly)	7,320 SF
	13263 100 Avenue, Surrey, BC (Potential Assembly)	<u>7,252 SF</u>
		14,572 SF
TOA Minimum Density (FAR)	3.0	
TOA Minimum Height (Storeys)	8 Storeys	
TOA Buildable Area	Up to 43,569 SF of buildable area	
Pricing Guidance	Contact Listing Agents	
		<div>For more info on Transit Oriented areas Click Here</div>

Location

The properties are ideally situated in a vibrant area of Surrey, nestled within the 400 to 800-metre Transit-Oriented Areas of both Surrey Central and King George SkyTrain stations. Just a leisurely walk away, you'll discover Simon Fraser University and the bustling Central City Shopping Centre, which offers a diverse array of retail and dining options to satisfy every taste.

Families will appreciate the convenience of nearby Old Yale and AHP Matthew Elementary Schools, as well as Kwantlen Park High School, all easily accessible by foot or a quick drive. Outdoor enthusiasts will love the proximity to Holland Park, a spacious green oasis perfect for recreation and relaxation, just down the street. With such a prime location, these properties provide unparalleled access to key amenities, making them an exceptional choice for those seeking a dynamic urban lifestyle.



For Sale

10034 132A Street
13270 110A Avenue

Potential Assembly

10010 132A Street
13263 110A Avenue

Lane

Potential to be purchased
from City of Surrey

Area Demographics

within 5 km radius



271,262

Current
Population



26%

Population Growth
(2019 - 2034)



\$112,675

Average
Household Income



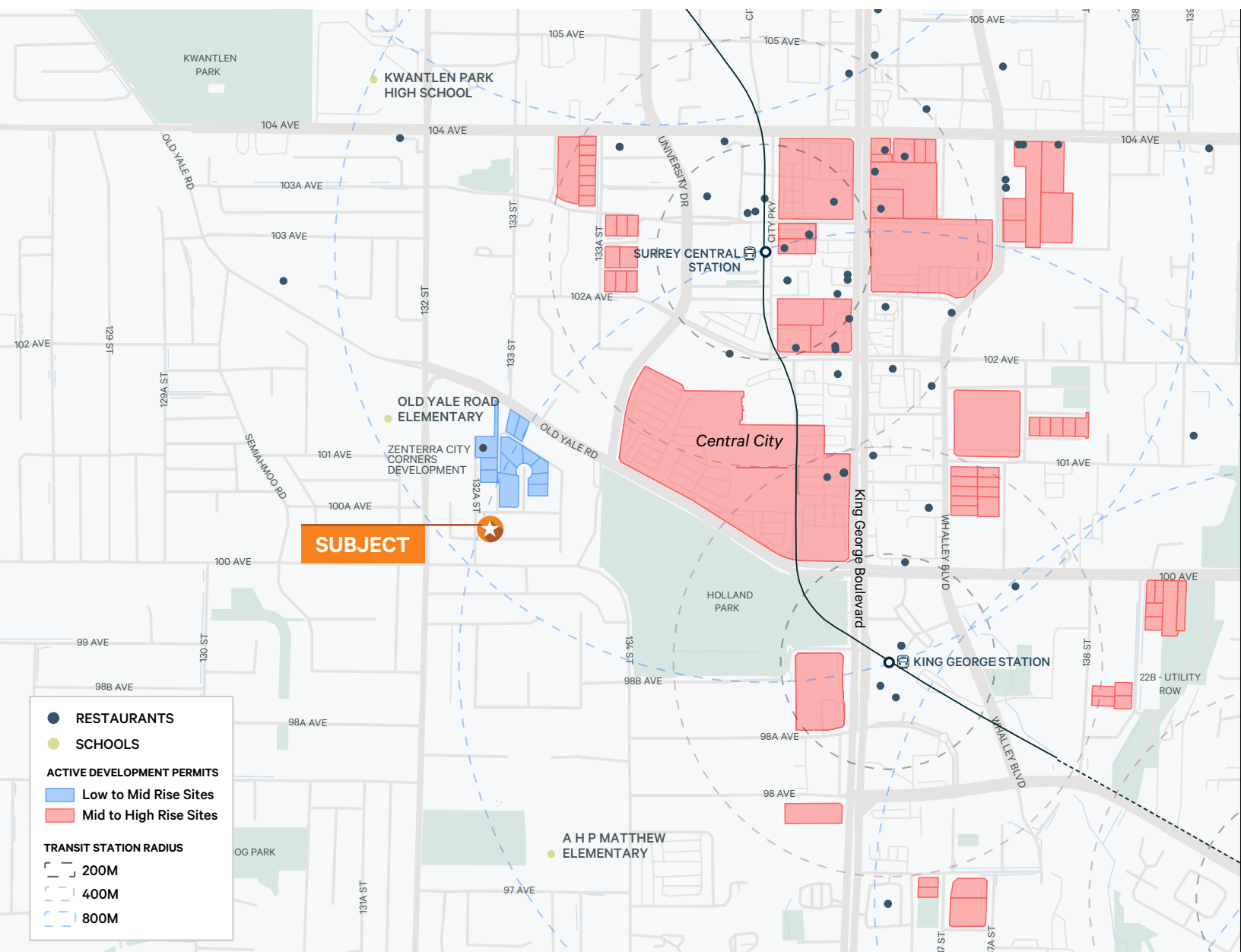
300,511

2034 Projected
Population

For Sale

10034 132A Street & 13270 100A Avenue, Surrey, BC

CBRE



Walk Times

4 MIN	8 MIN	10 MIN	12 MIN	13 MIN	13 MIN
OLD YALE ELEMENTARY	CENTRAL CITY CENTRE	SIMON FRASER UNIVERSITY	KWANTLEN PARK HIGH SCHOOL	SURREY CENTRAL STATION	KING GEORGE STATION

Drive Times

3 MIN	14 MIN	16 MIN	25 MIN	40 MIN
CENTRAL CITY CENTRE	NEW WESTMINSTER	BURNABY	LANGLEY CITY	DOWNTOWN VANCOUVER

Contact Agents

Gurki Rai
Personal Real Estate Corporation
Vice President | Land & Investment Properties
604 657 9395
gurki.rai@cbre.com

Steven Law
Associate
Land & Investment Properties
604 900 7942
steven.law@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com, DMIT Spatial, Environics Analytics, Microsoft Bing, Google Earth.