

FOR SALE

GATEWAY STATION LAND ASSEMBLY

Surrey, BC

High Density Transit-Oriented Development Site



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New Westminster



GATEWAY STATION LAND ASSEMBLY

Surrey, BC

OPPORTUNITY

A rare opportunity to acquire a ±60,152 SF high-density, transit-oriented development site in Surrey City Centre, steps from Gateway SkyTrain Station.

Offered in flexible configurations of 3, 4, 5 or 6 lots, with each option supporting a potential standalone high-rise development. Adjacent vendor-owned lands provide potential to expand total site area to ±3 Acres.

This presents the opportunity for a multi-phased, master-planned redevelopment with shared access, expanded frontage and enhanced urban design flexibility in one of the most rapidly evolving urban centres in Canada.





SALIENT INFORMATION

CIVIC ADDRESSES

10957 University Dr, 10967 University Dr,
10977 University Dr, 10951 Haddon Rd,
10945 Haddon Rd, 10937 Haddon Rd

MUNICIPALITY

City of Surrey

AREA PLAN

Surrey City Centre – Gateway District

TOTAL SITE AREA

±60,152 SF (1.4 acres)

LAND USE DESIGNATION

High Rise Residential – Type I (City Centre Plan)

FAR (AS-OF-RIGHT)

5.5

FAR (POTENTIAL WITH BONUS)

Up to 7.5

POTENTIAL BUILDABLE AREA

Up to ±451,140 SF

ZONING

R3 – Urban Residential Zone

2026 BC ASSESSMENTS

\$21,207,400

PRICE

Contact Listing Agent





DEVELOPMENT SITE HIGHLIGHTS

PRIME LOCATION

Strategically positioned within the Surrey City Centre Plan and a designated Transit-Oriented Area (TOA), the site is steps from Gateway SkyTrain Station and minutes from Central City, SFU Surrey, and the future UBC campus. It is surrounded by a growing concentration of high-rise developments and key institutional, civic, and mixed-use anchors.

TRANSIT-ORIENTED LEGISLATION

Within the provincial TOA framework, allowing reduced parking requirements and higher density with no public hearing if compliant with the OCP.

EFFICIENT SITE

Three-lot assembly totaling approximately ±60,129 sq ft with a frontage of ±456 feet and depth of ±132 feet, providing a highly efficient mid-block configuration ideal for high-rise tower and podium design.

HIGH DENSITY

Designated High Rise Residential (Type I) with 5.5 FAR permitted outright and potential to achieve up to 7.5 FAR through CACs allowing a potential buildable are of ±451,140 SF.

FRONTAGE

±456'

DEPTH

±132'

LOT SIZE

±60,129sq ft

PERMITTED

5.5 FAR

POTENTIAL

7.5 FAR

POTENTIAL BUILDABLE

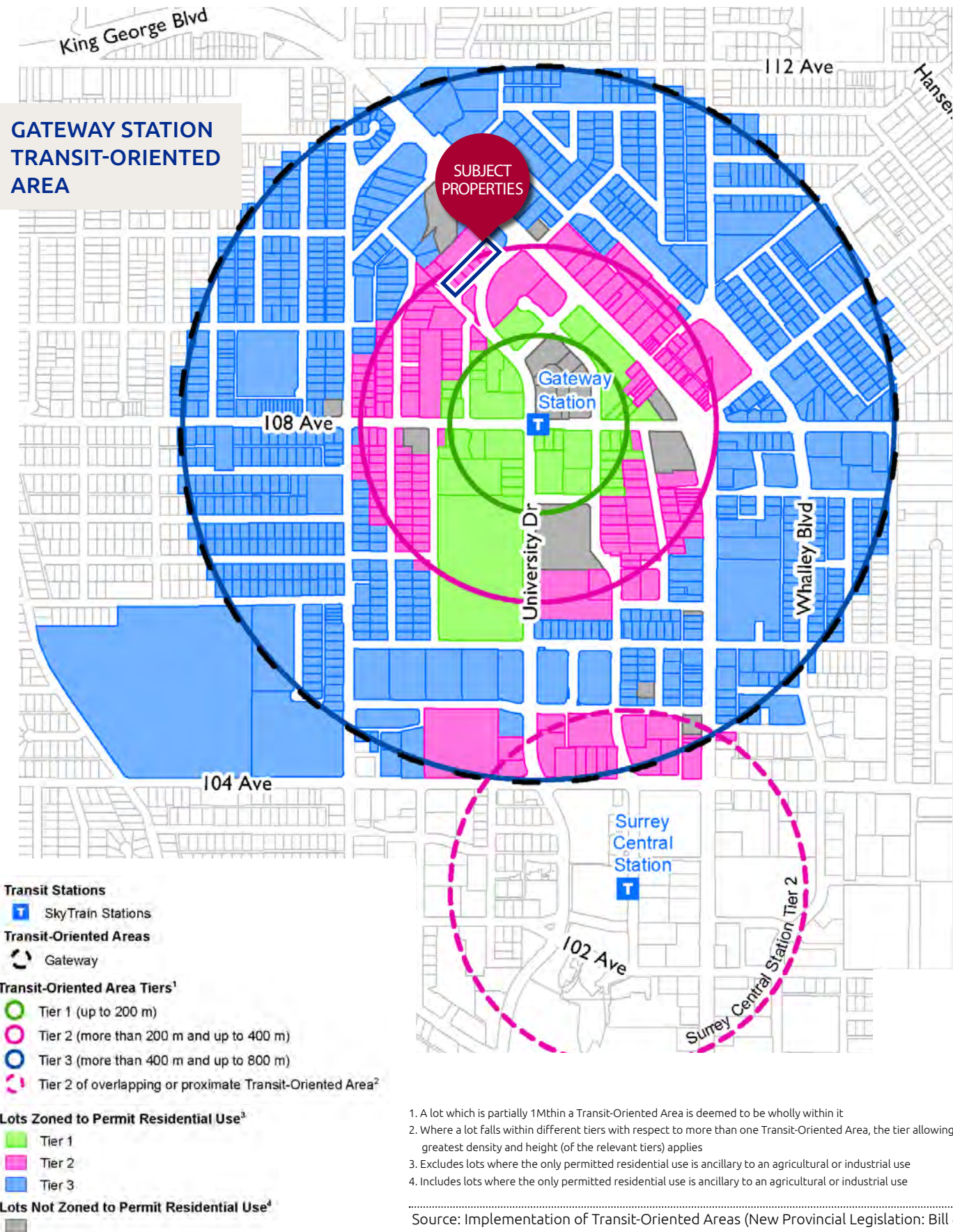
±451,140sq ft

IMMEDIATE SCALE

Rare opportunity to initiate a multi-phased, master-planned redevelopment by consolidating adjacent parcels under a single developer vision.

DEVELOPMENT PATHWAYS

The site offers flexible acquisition options, allowing purchasers to acquire 3, 4, 5, or all 6 lots, with each configuration supporting a viable standalone high-rise development, subject to municipal approval and development policy.

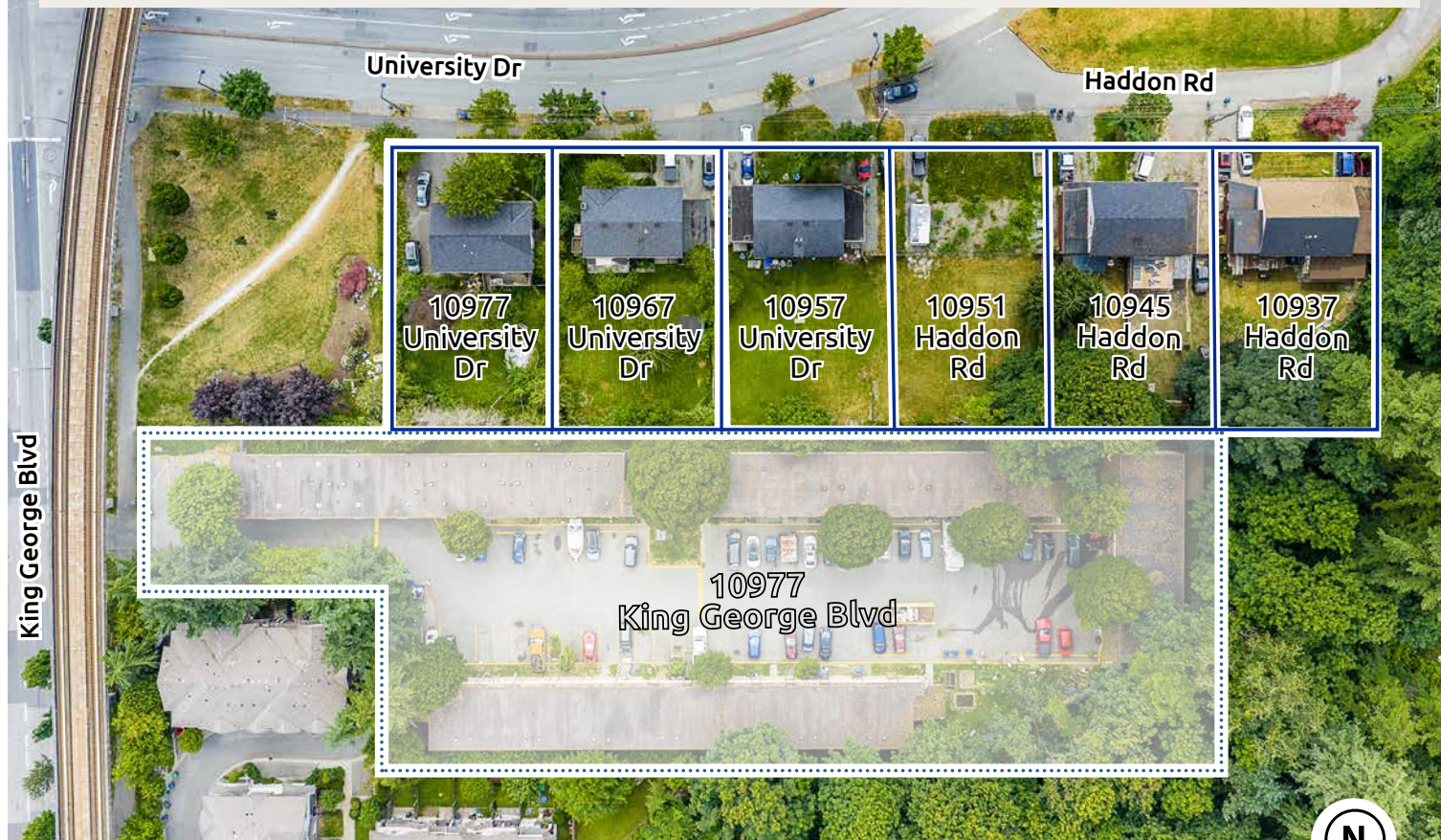
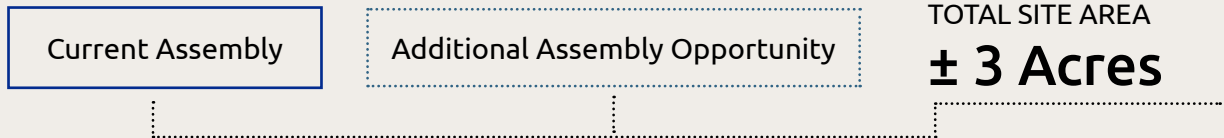


DEVELOPMENT POTENTIAL

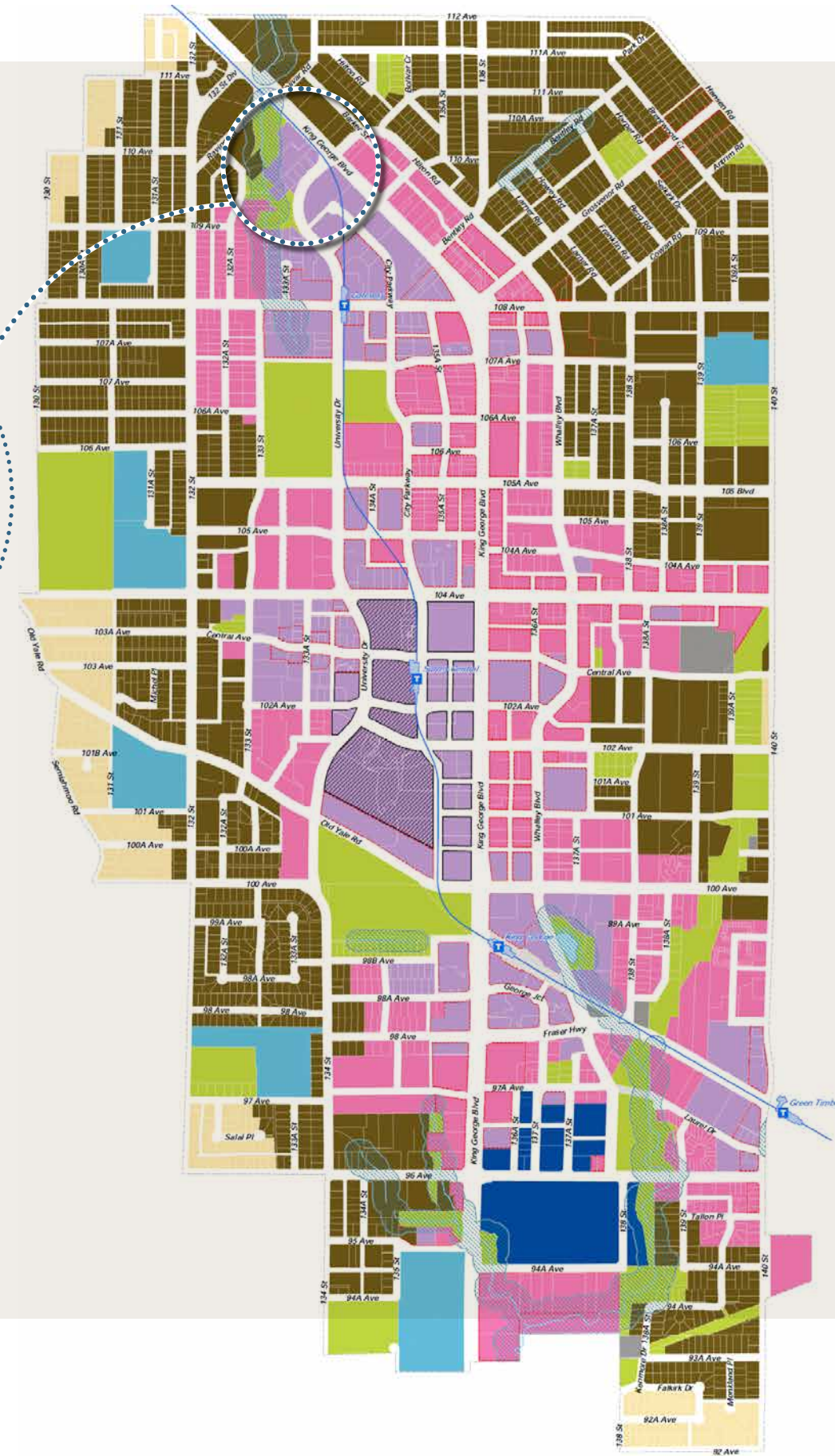
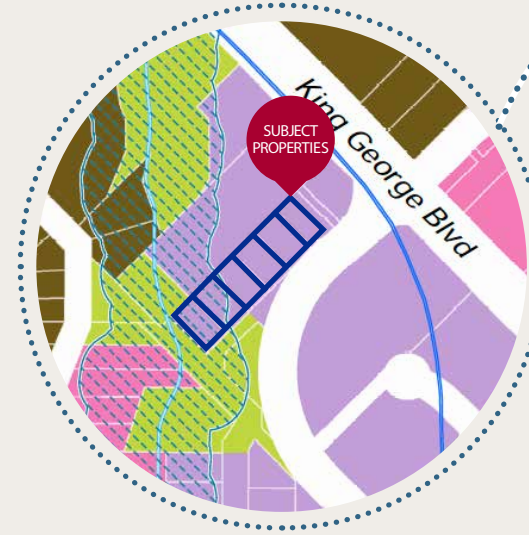


The massing illustrated is for marketing purposes only, has not been approved and should be verified with the City of Surrey.

VENDOR-CONTROLLED EXPANSION PARCELS



CITY CENTRE PLAN LAND USE MAP



- LEGEND**
- Land Uses**
- Urban Residential
 - Low Rise
 - Mid Rise
 - High Rise
 - Employment
 - School
 - Park
 - Utilities
- Overlays**
- Commercial
 - Central Business District 1
 - Central Business District 2
- Other Features**
- SkyTrain Station
 - SkyTrain
 - Plan Boundary
 - Review Buffer
 - Water Body
 - Creek
 - Ditch

source: City of Surrey



SURREY CITY CENTRE

Surrey City Centre is the emerging downtown for British Columbia's fastest-growing city. With over \$13 billion in public and private investment, the area is transforming into a vibrant, high-density urban core anchored by major institutions, infrastructure and transit.

The City Centre Plan envisions a complete, walkable, transit-oriented downtown organized around a series of identifiable districts, each with unique roles and built forms. The Plan supports high-density residential, commercial, institutional, and mixed-use developments that align with SkyTrain access, green networks, and economic growth goals.

GATEWAY DISTRICT

The subject property is located within the Gateway District, one of the most prominent and transit-rich areas in City Centre. Positioned at the northern gateway to the downtown, the district is anchored by Gateway SkyTrain Station.

Key characteristics of the Gateway District include:

- » High-rise residential development supported by ground-level retail and services
- » Priority for transit-oriented & pedestrian-friendly design
- » Strong emphasis on gateway architecture, public realm enhancements and active frontages
- » Opportunity for iconic tower forms at key intersections
- » Integrated greenway and open space connections to enhance livability



NEARBY AMENITIES

FOOD & DRINK

1. Browns Social House
2. Sushi Shogun
3. Combine Cafe & Bar
4. Dominion Bar + Kitchen
5. Starbucks
6. Waves Coffee House

SHOPPING & RETAIL

1. Central City Mall
2. Guildford Town Centre
3. Dell Shopping Centre
4. Shoppers Drug Mart
5. Nesters Market
6. Super Store

HEALTH

1. Surrey Memorial Hospital
2. Jim Pattison Outpatient Care & Surgery Centre
3. Health & Technology District
4. LifeLabs

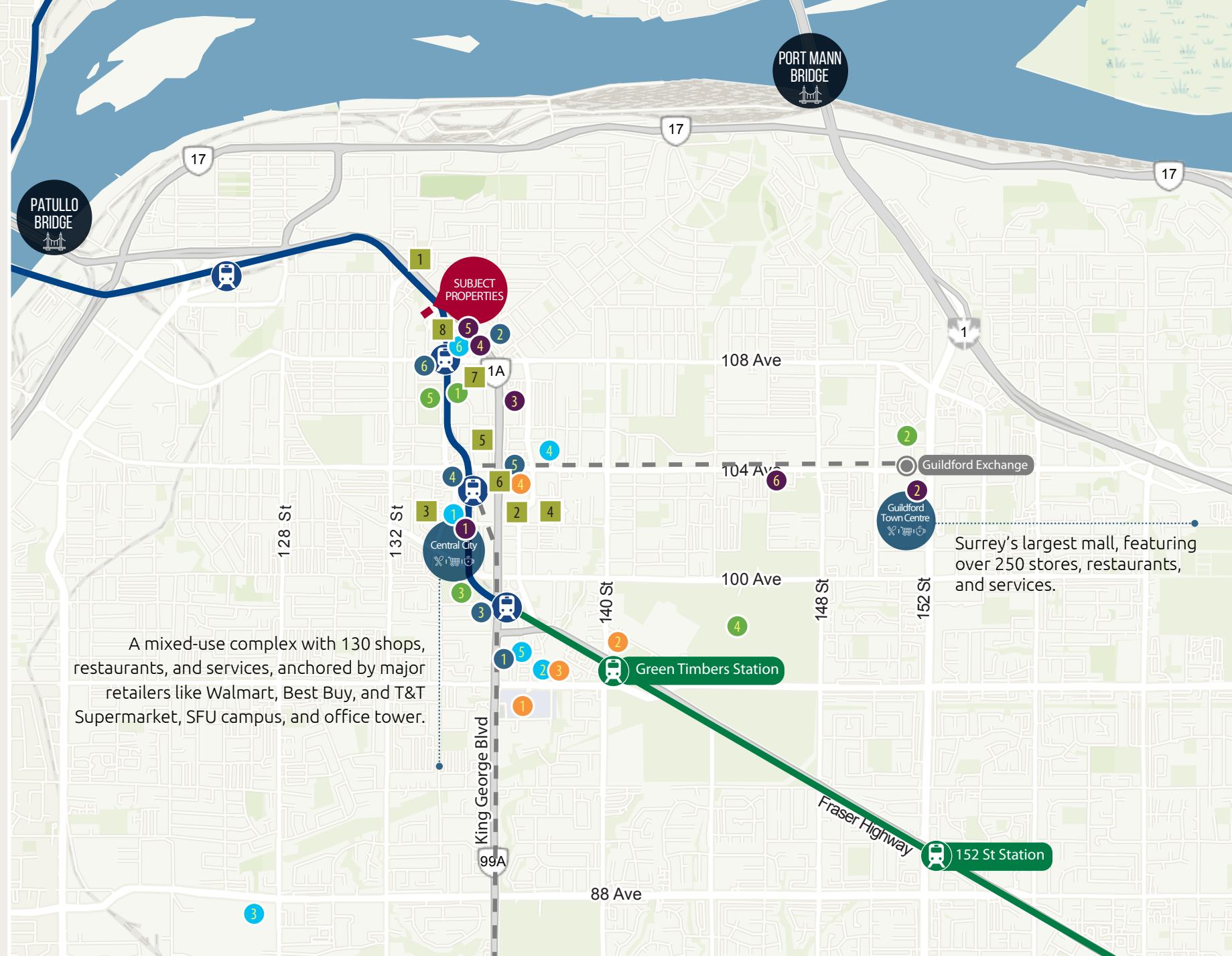
EDUCATION

1. Simon Fraser University & SFU Medical School
2. UBC Surrey (Upcoming)
3. Kwantlen University
4. Douglas College
5. Western Community College
6. Vancouver Career College

PARKS & RECREATION

1. Chuck Bailey Rec Centre
2. Guildford Rec Centre
3. Holland Park
4. Green Timbers Park
5. Whalley Athletic Park

- Expo Line
- Surrey Langley SkyTrain
- R1 Rapid Bus



A mixed-use complex with 130 shops, restaurants, and services, anchored by major retailers like Walmart, Best Buy, and T&T Supermarket, SFU campus, and office tower.

Proximity to Major Transportation

Located within Surrey City Centre, Metro Vancouver's fastest-growing urban cores with robust development momentum supported by both the City of Surrey and the Province of BC.

The subject properties offer direct access to regional highways, major bridge crossings and Transit, enhancing its connectivity throughout Metro Vancouver and the Fraser Valley.

HIGHWAY ACCESS

Highway 1
(Trans-Canada Highway)
~6.5km | ~12min

Highway 17
(South Fraser Perimeter Road)
~8km | ~13min

Highway 99
~14km | ~20min

BRIDGE CROSSINGS

Pattullo Bridge
~2.5km | ~5min

Port Mann Bridge (Highway 1)
~6.5km | ~10-12min

Alex Fraser Bridge
~12km | ~17min

Golden Ears Bridge
~17km | ~20-25min

NEW DEVELOPMENTS



BridgeCity
Oviedo Developments



102+Park
Marcon



The Manhattan
ML Emporio



George Town
Anthem Properties



Parkway
Bosa Properties



Civic District
Wesgroup



Gateway Station
Tien Sher



Emerald Garden
Allure Ventures



FOR MORE INFORMATION, PLEASE CONTACT:

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