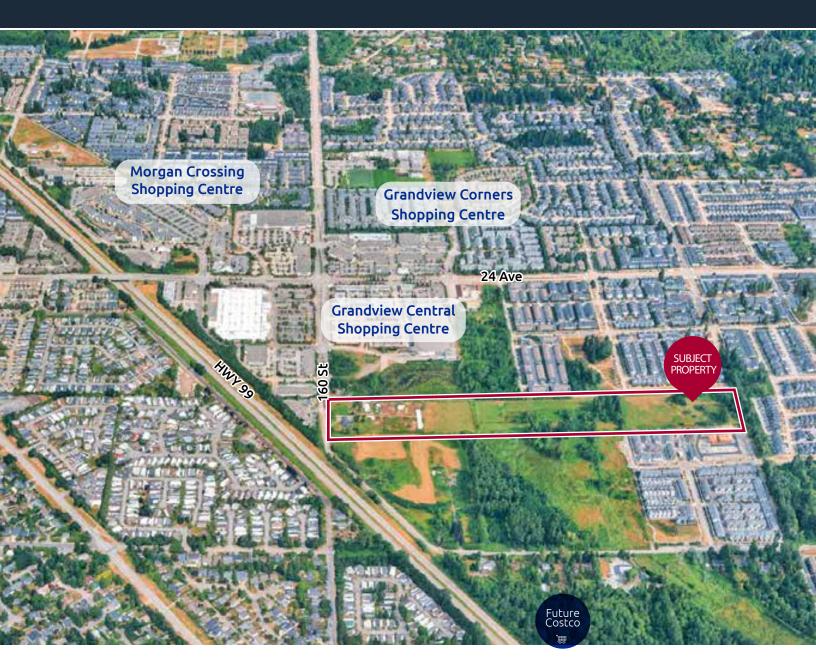
## **FOR SALE**

# 20-acre Mixed Use Development Site

2172 160th Street, South Surrey, BC

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Adjacent to One of the Largest Open Air Shopping Areas in BC



#### **Chris Midmore**

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#### Sean Lee

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## **2172 160TH STREET**

Surrey, BC

#### **OPPORTUNITY**

Macdonald Commercial is pleased to offer an opportunity to purchase a 19.56-acre mixed-use commercial and multifamily development site in rapidly expanding and dynamic South Surrey, one of Metro Vancouver's most attractive, affluent and fastest growing communities. The Property is adjacent to a vast array of retail and service amenities and in close proximity to excellent schools, parks, and golf courses in a community surrounded by agricultural land, the U.S. Border and beautiful beaches.

#### **LOCATION**

The Property is located in South Surrey, approximately 30 miles away, and is a 30-minute drive south of the City of Vancouver, at the southern end of the City of Surrey, B.C.'s fastest growing City. South Surrey and the adjacent City of White Rock, with a combined population of approximately 100,000, form one of Vancouver's most connected and coveted communities, offering excellent access to and from Highway 99, King George Boulevard, the US Border and all parts of Metro Vancouver.

South Surrey continues to experience rapid population growth driven by demand for housing and its' desirable coastal lifestyle. It is home to a diverse, affluent and growing population supported by a broad range of highly rated public and private schools, recreation centres, healthcare facilities and green spaces offering an ideal environment for families, professionals and retirees alike, blending urban convenience with a relaxed lifestyle.

Specifically, the Property is located approximately 3 blocks south of the intersection of 160th Street and 24th Avenue, the heart of South Surrey's most high-profile commercial corner, occupied by Grandview Corners, The Shops at Morgan Crossing and Grandview Central shopping centres, which together form one of B.C.'s largest open air shopping areas. The centres are anchored by Real Canadian Superstore, Walmart, Thrifty Foods, Home Depot, London Drugs and Best Buy, which are supported by a host of other local, national and international retailers, restaurants, medical and other services. Costco has recently purchased a 33-acre site approximately three blocks south of the Property, just south of 20th Avenue extending from Highway 99 to 164 Street, and is currently going through the rezoning process.





**Grandview Central** 

**Shopping Centre** 

grow by 11% by 2030 and South Surrey is where

the affluent, young dynamic families want to be

**SUBJECT** 

**PROPERTY** 

011-110-759

#### THE SITE

The Site is fairly level with approximate dimensions of 329.29 ft. X 2,587.37 ft. = 851,995 sq. ft. or 19.56 Acres and extends from 160th to 164th Streets.

#### **CURRENT ZONING**

RA Residential Suburban (1 Acre)

#### PROPERTY TAXES (2024)

\$1,437.19

#### **PRICE**

Contact Listing Broker for Price Guidance

## REDEVELOPMENT POTENTIAL

Development of the Property is determined by the Grandview Heights Area 2 (Sunnyside Heights)
Neighbourhood Concept Plan and the Highway 99
Corridor Local Area Plan. The Highway 99 Corridor is a strip of land paralleling the east side of Highway 99 from 32nd Avenue at the north to 8th Avenue at the south permitting a range of commercial and light industrial uses. The Grandview Heights neighbourhood is a 2,600-acre area located to the immediate east of the Highway 99 Corridor between 16th Avenue to the south, 28th Avenue to the north and 184th Street to the east.
Grandview Heights has transitioned over the past 20

years from a rural area of hobby farms and large estate homes to one of the most dynamic growth areas in Metro Vancouver which will, when completed, house over 20,000 new single and multifamily homes. The Grandview Heights General Land Use Plan set the overall vision for the area and then it divided the area into five separate Neighbourhood Concept Plans (NCPs) which specify the type of development the community would like to see in each area. The development to date has occurred in Areas 1, 2, & 5A in that order and cover approximately 30% of the overall Grandview Heights area. The Property is located in NCP Area 2 Sunnyside Heights.

The Highway 99 Corridor Plan designates approximately 6 acres west and under the BC Hydro R/W as Business Park and 1.7 acres as Buffer. The Grandview Heights NCP Area 2 Sunyside Heights Plan designates the land east of the BC Hydro R/W as Multiple Residential.

We estimate that after taking into account a Buffer area under the BC Hydro R/W and the required dedications for roads, drainage corridors and the Grandview Ridge Trail there is approximately 6.1 acres of developable Business Park designated land and approximately 4.7 acres designated Multple Residential 30-45 UPA and

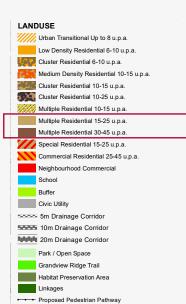
approximately 1.8 acres designated 15-25 UPA Multiple Residential for an approximate total developable area of 12.6 acres\*.

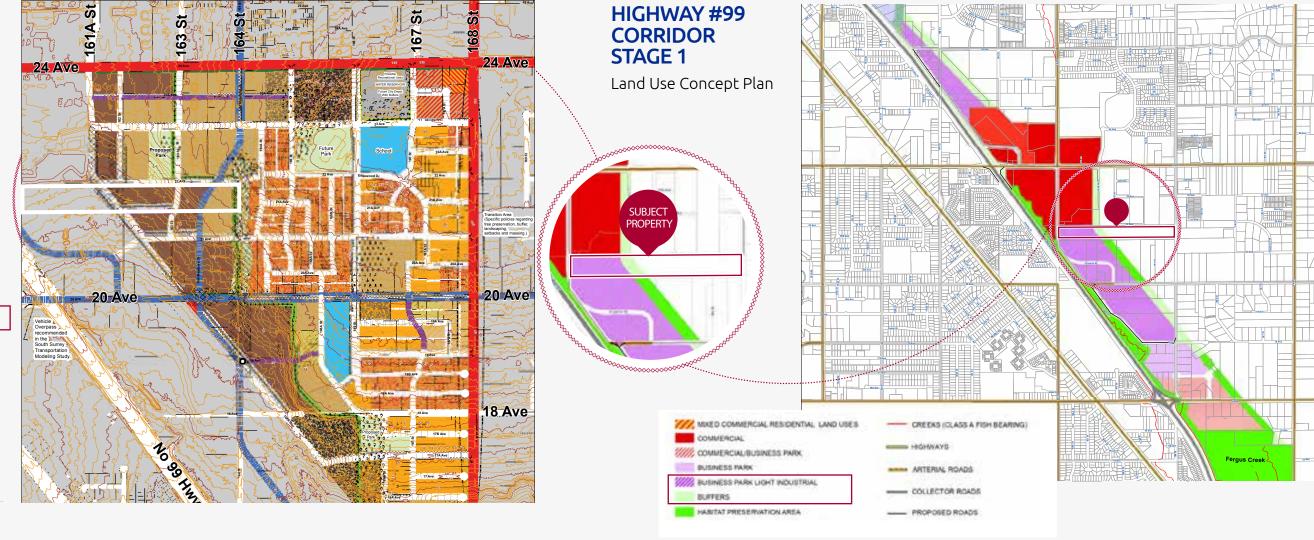
- Click here for more information on Grandview Heights NCP Area #2
- Click here for more information on Highway #99
  Corridor NCP

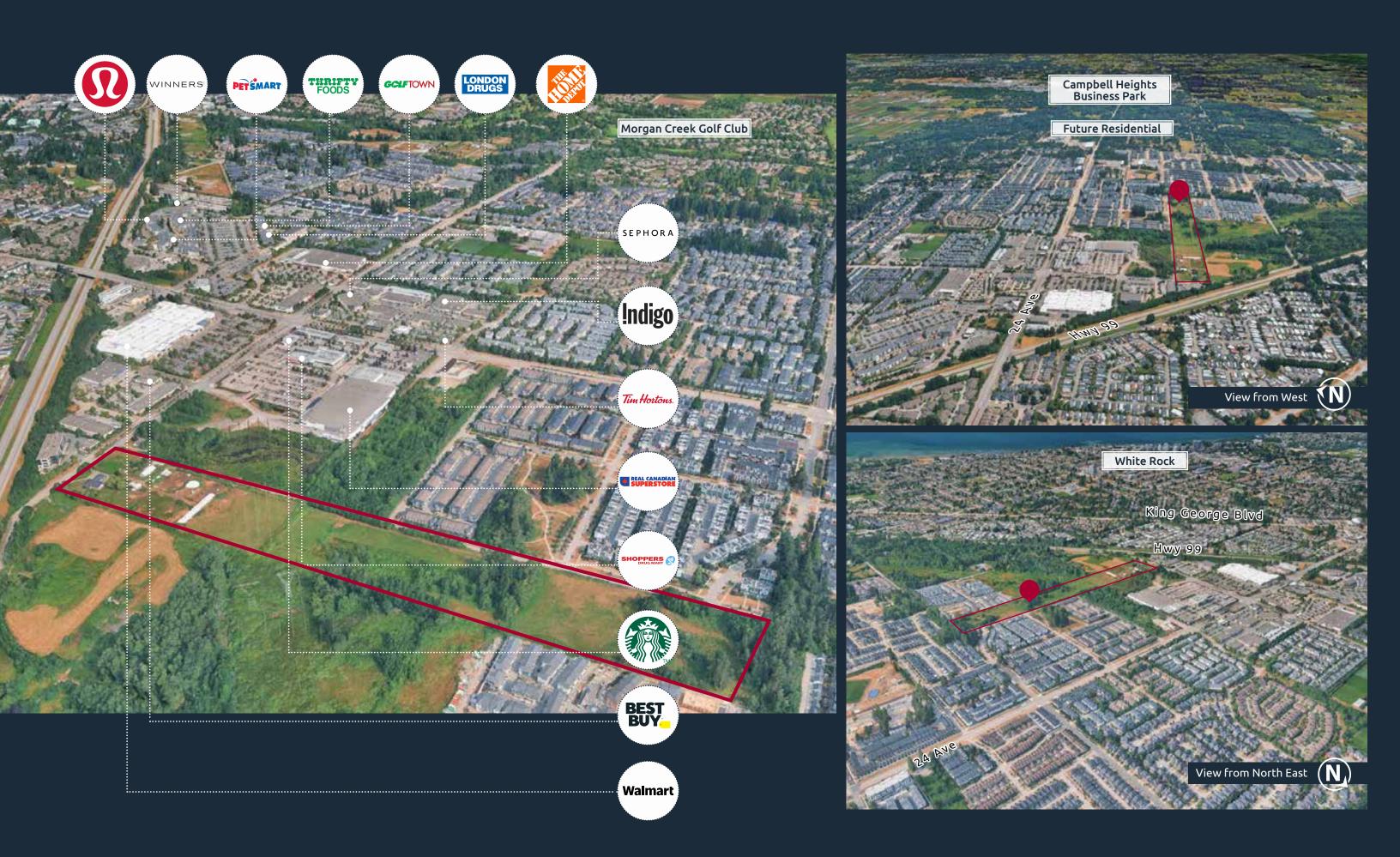
\*All area calculations are approximate and each potential purchaser must conduct their own investigations and verify the site size, developable area and any other attributes of the Property to their own satisfaction.

### GRANDVIEW HEIGHTS NCP AREA #2

Sunnyside Heights







## 28 Avn 27A Avm 90 24 Avin 0 B 23A Ave. Z3 Ave 23 Ave. 00 Co 21 Ave TO Ave Vancouver Richmond Surrey **Travel Times** (1) 0 Township of Guildford Town Centre Pattullo Bridge 0 US Border Peace Arch Delta Langley **20**min **28**min 30<sub>min</sub> 10<sub>min</sub> Port Mann Bridge Surrey Central City Downtown Vancouver **32**min 36<sub>min</sub> **45**min Whte Rock

## **NEARBY AMENITIES**

#### CAFES/RESTAURANTS

- 1. Delhi Delite Indian Cuisine & Grill
- 2. No.24 Cafe & Bistro
- 3. Red Rose Restaurant
- 4. Mouneh Lebanese Gourmet Food & baking
- 5. USTAAD G76
- 6. Sammy J's Grill & Bar
- 7. Ignite Pizzeria
- 8. Spice Republic Indian Restaurant & Lounge
- 9. Sal y Limon

- 10. Islands Café
- 11. Earls Kitchen + Bar
- 12. Kin Thai Kitchen & Bar
- 13. Tim Hortons
- 14. Browns Socialhouse
- 15. Curry Lounge Indian Restaurant
- 16. Liberty Kitchen
- 17. Starbucks
- 18. Woo Korean BBQ House
- 19. Afghan Kitchen
- 20. Five Guys
- 21. The Back Room

#### PARKS & RECREATION

- 1. Bakerview Park
- 2. Alderwood Park
- 3. Sunnyside Park
- 4. Oliver Park
- 5. Orchard Grove Park
- 6. Grandview Heights Aquatic Centre
- 7. Edgewood Park
- 8. Oak Meadows Park

#### EDUCATION INSTITUTIONS

- 1. Jessie Lee Elementary
- 2. Earl Marriott Secondary School
- 3. Sunnyside Elementary School
- 4. Southridge School
- 5. Edgewood Elementary School
- 6. Ta'talu Elementary

#### SHOPPING

- 1. Winners
- 2. lululemon
- 3. Thrifty Foods
- 4. Golf Town
- 5. London Drugs
- 6. The Home Depot
- 7. Walmart
- 8. Best Buy
- 9. Sephora
- 10. Indigo Bookstore
- 11. Clut16 Trevor Linden Fitness
- 12. Shoppers Drug Mart
- 13. Superstore

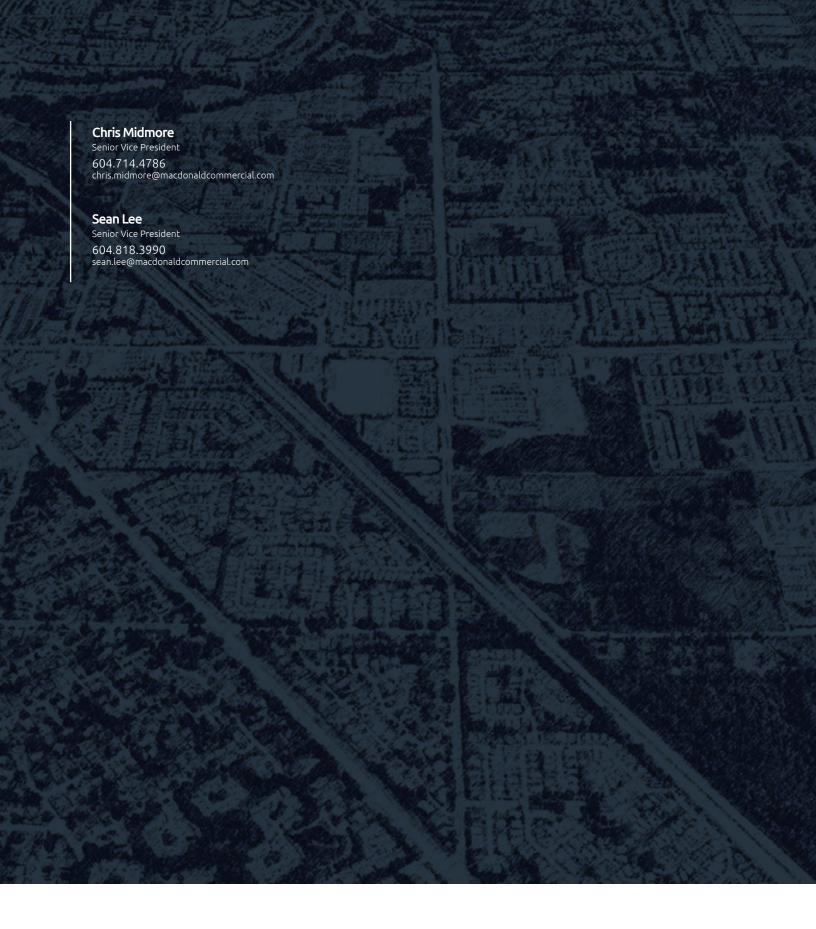
#### SURROUNDING DEVELOPMENT

- The Shops at Morgan Crossing
- **Grandview Corners Shopping Centre**
- **Grandview Central Shopping Centre**

Highway 99 Corridor Local Area



Grandview Heights





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