

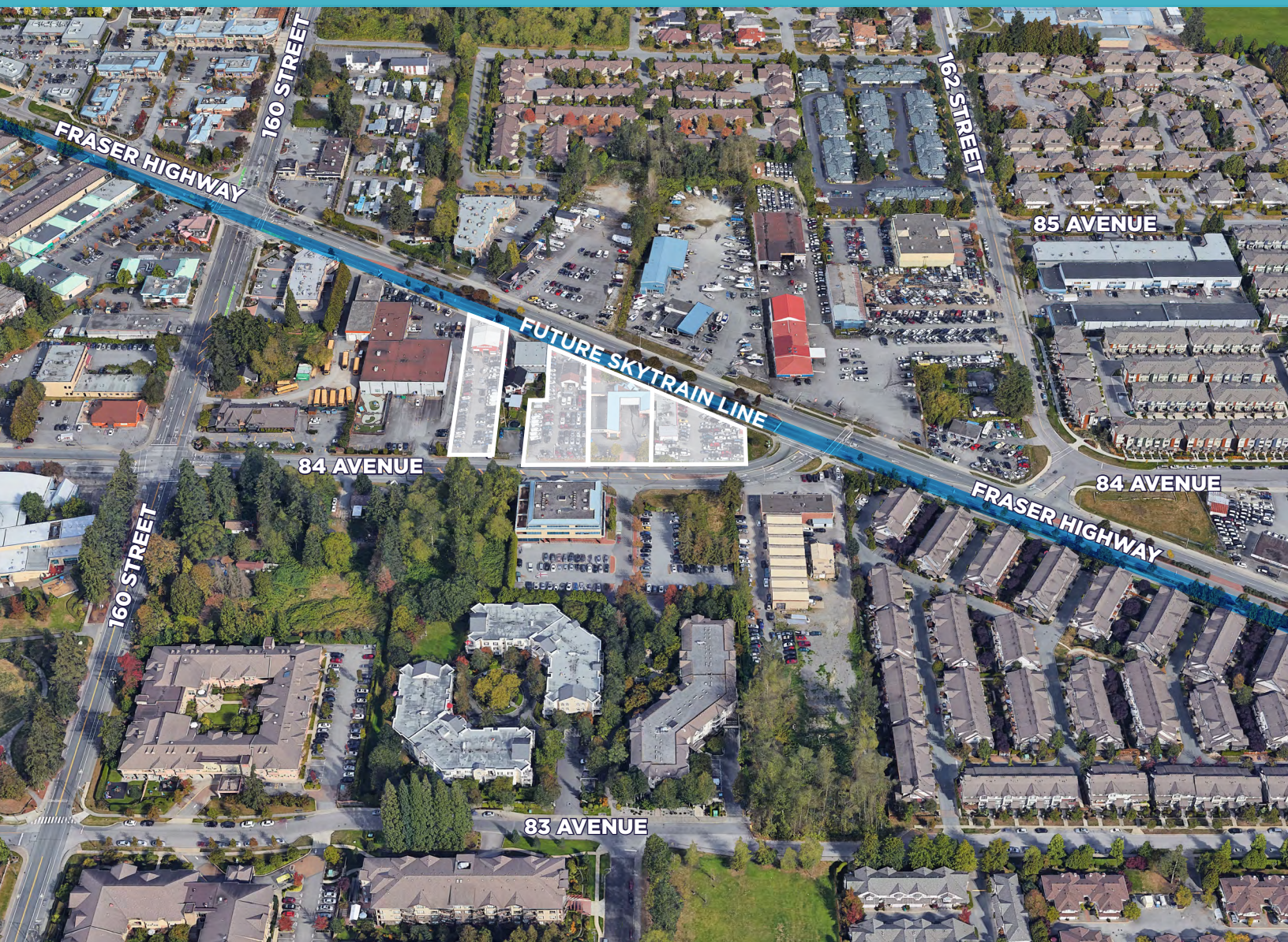
**FOR SALE**

| 77,548 SF LOT WITHIN 200 METRES OF FUTURE 160TH STREET SKYTRAIN STATION

**16110 / 16090 & 16087 / 16074 & 16067 / 16098**

FRASER HIGHWAY | SURREY, BC

**FUTURE TOWER SITE WITH COMMERCIAL IMPROVEMENTS**



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# OPPORTUNITY

16110 Fraser Hwy is an opportunity to acquire a 17,203 SF land parcel strategically located on Fraser Highway. The approved Fleetwood Stage 1 Plan designates the site as High-Rise Transition Mixed Use with 4.0 FAR. The site is located within 200m of the future 160th Skytrain Station setting the minimum density to be 5 FAR in the Province’s TOA Framework. The property is improved with a 2,206 SF single-tenant retail building.

16090 Fraser Hwy & 16087 84 Ave is an opportunity to acquire a 19,914 SF land parcel strategically located on Fraser Highway. The approved Fleetwood Stage 1 Plan designates the site as High-Rise Transition Mixed Use with 4.0 FAR. The site is located within 200m of the future 160th Skytrain Station setting the minimum density to be 5 FAR in the Province’s TOA Framework. The property is improved with a 543 SF single-tenant retail building.

16074 Fraser Hwy & 16067 84 Ave is an opportunity to acquire a 20,565 SF land parcel strategically located on Fraser Highway. The approved Fleetwood Stage 1 Plan designates the site as High-Rise Transition Mixed Use with 4.0 FAR. The site is located within 200m of the future 160th Skytrain Station setting the minimum density to be 5 FAR in the Province’s TOA Framework. The property is improved with a 1,920 SF single-tenant retail building.

16098 Fraser Highway is an opportunity to acquire a 19,866SF land parcel strategically located on Fraser Highway. The approved Fleetwood Stage 1 Plan designates the site as High-Rise Transition Mixed Use with 4.0 FAR. The site is located within 200m of the future 160th Skytrain Station setting the minimum density to be 5 FAR in the Province’s TOA Framework. The property is improved with a ±6,000 SF car wash facility which includes an automatic car wash and 5 self service washing bays.

## SALIENT DETAILS

**ADDRESS** 16110 Fraser Hwy  
16090 Fraser Hwy & 16087 84 Ave  
16074 Fraser Hwy& 16067 84 Ave  
16098 Fraser Hwy

**SITE SIZE** 17,203 SF  
19,914 SF  
20,565 SF  
19,866 SF

**BUILDING SIZE** 2,206 SF  
543 SF  
1,920 SF  
6,800 SF (\*measurements to be determined by Buyer if deemed to be important)

**OCP** Commercial

**ZONING** CHI - Commercial Highway Industrial

**ASKING PRICE** Contact Listing Agents for details

**LAND USE** High-rise mixed use  
4 FSR in Fleetwood Stage 1 Plan  
TOA Framework  
200 Metres from Skytrain  
Minimum 5.0 FSR  
TOA Framework



# INVESTMENT HIGHLIGHTS



## PROMINENT LOCATION

Prominently located at the intersection of Fraser Highway and 84th Avenue



## UPCOMING HUB

Transit-Oriented Site with high-density designation



## COMMUNITY GROWTH

Excellent location within Fleetwood Town, which is slated for significant growth and densification in the future



## DEVELOPMENT POTENTIAL

Potential to assemble the entire block for future development opportunities



## LONG-TERM TENANTS

Benefits from existing holding income



## STRATEGIC INVESTMENT

Surrounded by several retail amenities and established multi-family neighborhoods, drawing strong interest from prospective buyers in the area

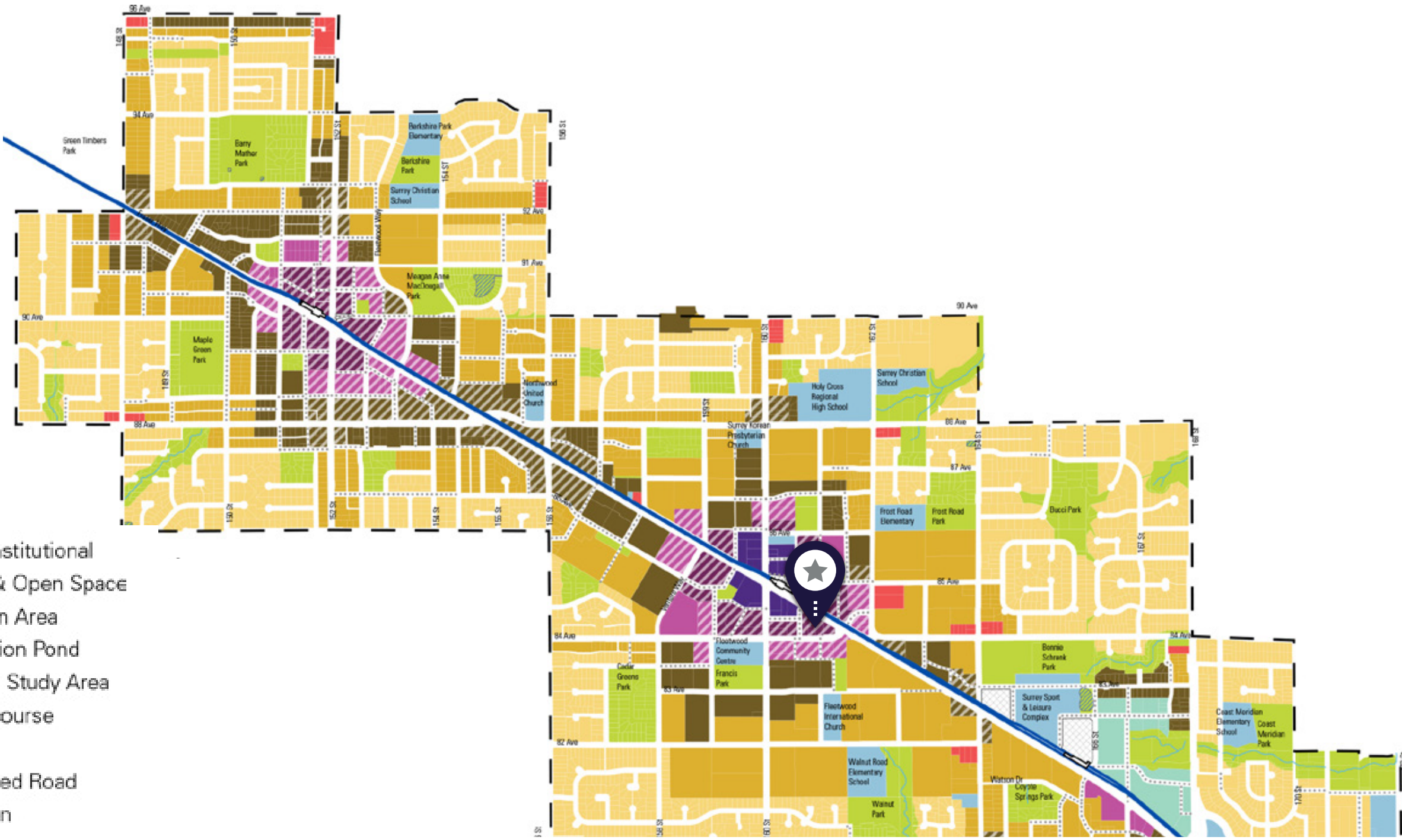


# THE FLEETWOOD PLAN - STAGE 1

The plan will support the extension of the Surrey Langley SkyTrain Line down Fraser Highway and guide growth in Fleetwood over the next 30+ years. Key features of the plan include: community’s preferred approach to focus growth along Fraser Highway and around the future SkyTrain stations, a high street along 160 Street, an employment district around the 166 Street Station, new parks and public spaces covering approximately 20% of the plan area and an integrated network of pathways and cycle tracks making it easier to get around.

### Legend

- Fleetwood Centre
- High-Rise
- Mid-Rise Transition
- Mixed Employment
- Commercial
- Low-Rise
- Townhouse
- Urban Residential
- Mixed-Use
- Civic/Institutional
- Parks & Open Space
- Riparian Area
- Detention Pond
- Special Study Area
- Watercourse
- Plaza
- Proposed Road
- SkyTrain





# LOCATION

The subject is strategically located at the intersection of Fraser Highway and 84 Ave. Easy access in and out of the property is provided from both Fraser Highway and 84 Ave. There has been a substantial amount of residential growth in the immediate area including a new 4.5 acre mixed use development at 88th Avenue and 152A Street. In addition, there is an abundance of commercial and retail amenities all located within a short drive.



# DEMOGRAPHICS

	3 KM	5 KM
Population (2024 estimated)	75,953	201,699
Population (2034 estimated)	84,882	238,607
Projected Annual Growth (2024 - 2034)	11.76%	18.30%
Median Age	38.5	39.2
Average Household Income (2024)	\$144,530	\$136,380

## SITE SUMMARY



17,203 SF, 19,914 SF, 20,565 SF & 19,866 SF LOT WITH DIRECT EXPOSURE TO FRASER HIGHWAY



NCP ALLOWS FOR UP TO 4.0 FAR



PROVINCIAL TOA MINIMUM 5.0 FAR



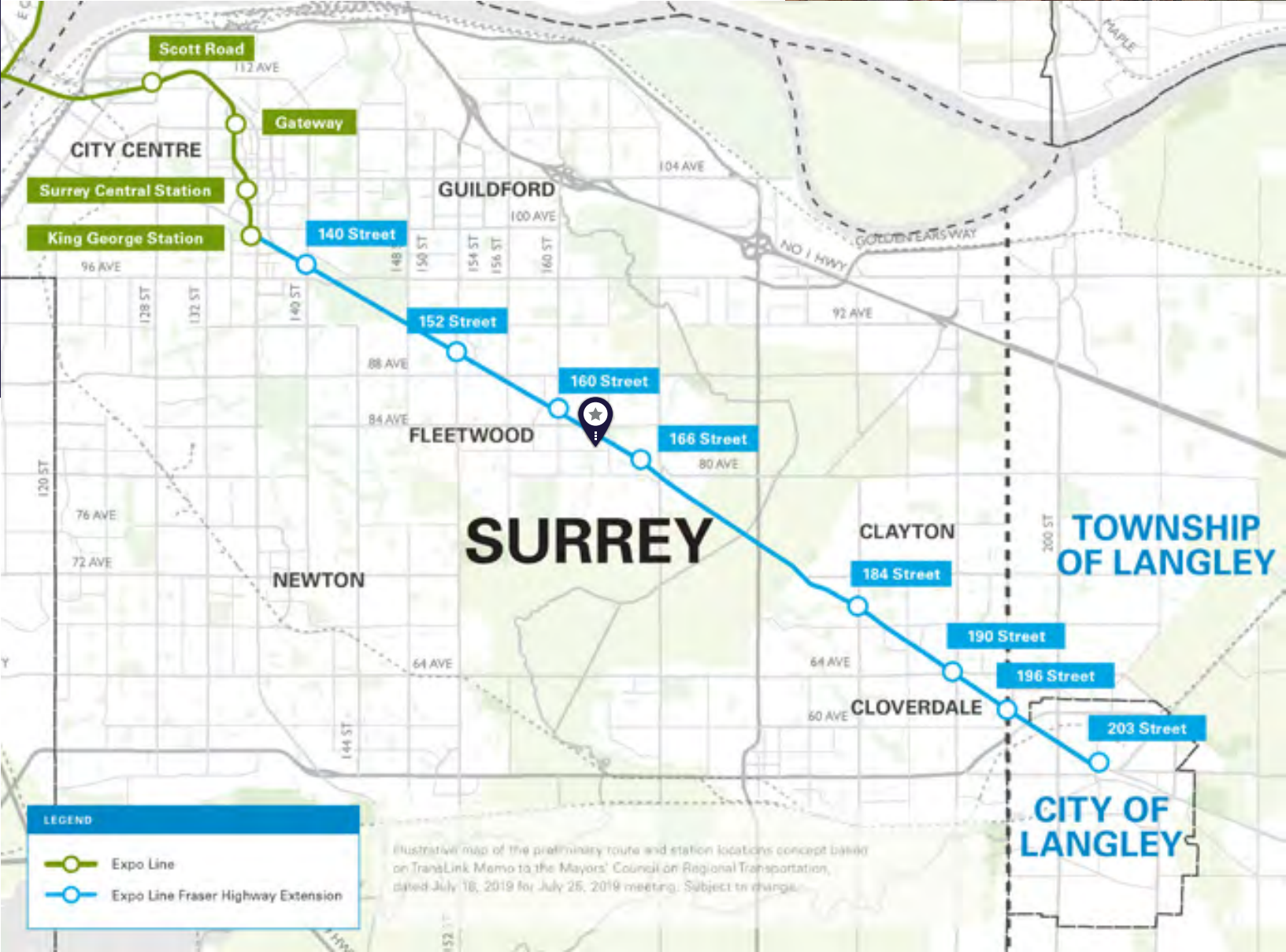
DIRECT ACCESS AND EXPOSURE TO THE FUTURE PROPOSED SKYTRAIN LINE



EXCELLENT EXPOSURE OFFERING ACCESS TO SEVERAL FRASER VALLEY TRAFFIC ARTERIES

# EXPO LINE FRASER HIGHWAY EXTENSION

The Surrey Langley SkyTrain Project is a 16-kilometre extension of the Expo Line. It will travel on an elevated guideway along Fraser Highway from King George SkyTrain Station to Langley Centre, connecting City Centre, Fleetwood and Cloverdale/Clayton with seamless rapid transit. To support SkyTrain, the City of Surrey will be creating new land use plans along the Fraser Highway corridor. The City of Surrey will also be reviewing and updating existing land use plans. Through these, the City of Surrey will be supporting the development of walkable and vibrant Transit Oriented Communities.





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## NEARBY DEVELOPMENT APPLICATIONS

### INITIAL REVIEW

APPLICATION #	ADDRESS	PROJECT TYPE
23-0085	9075 152 St	Mid/High Rise
17-0508	15142 Fraser Hwy	Low Rise
23-0171	14876 Fraser Hwy	Low Rise

### CONDITIONAL APPROVAL

APPLICATION #	ADDRESS	PROJECT TYPE
18-0134	8380 160 St	Mid/High Rise
23 - 0080	15730 Fraser Hwy	Apartments
19 - 0366	16065 Fraser Hwy	Mid/High Rise

### APPROVED

APPLICATION #	ADDRESS	PROJECT TYPE
18 - 0024	15735 Fraser Hwy	Mixed Townhouse/Apartment
21 - 0186	9025 160 St	Institutional
17 - 0301	16483 89 Ave	Single Family/SSMUH

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