

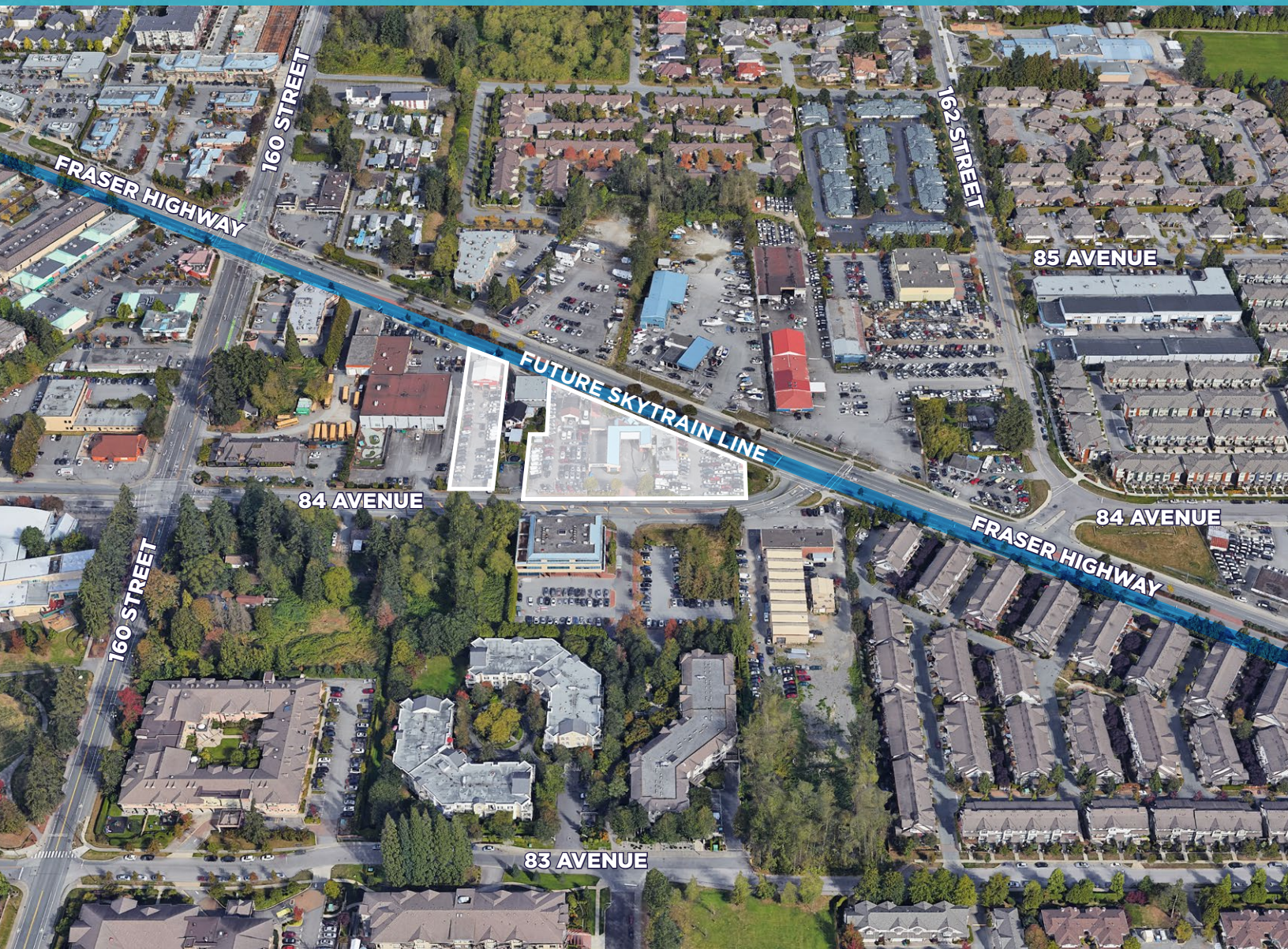
FOR SALE

| 77,562 SF LOT WITHIN 200 METRES OF FUTURE 160TH STREET SKYTRAIN STATION

16067/ 16074/ 16087-16110/

FRASER HIGHWAY | SURREY, BC

LANGLEY BUSINESS PLAZA



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OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to present the opportunity to acquire prime redevelopment lands with assembly potential in the heart of Fleetwood, Surrey. The Subject Sites are located on the West side of the intersection of Fraser Highway and 84th Avenue. The parcels are improved with three, low-rise, industrial buildings currently operating as car dealerships and a bottle depot, allowing potential for holding income. The properties offer a combined 323’ of frontage (approx.) onto the heavily-transited Fraser Highway and have ingress and egress points both along 84th Avenue and Fraser Highway.

Strategically located within Tiers 1 & 2 of the Fleetwood SkyTrain Station Transit-Oriented Area, the property benefits from high-density land use provisions, permitting high-rise, mixed-use development of up to 4.0 FAR (approximately 12 storeys).

Situated along the rapidly evolving Fraser Highway corridor, the site is designated as one of Surrey’s five Town Centres outside the City Centre in the Official Community Plan, supporting long-term urban growth and intensification. This offering presents a compelling opportunity for investors and developers to capitalize on the area’s transformation into a vibrant, transit-connected community.

SALIENT DETAILS

ADDRESS	16110 Fraser Hwy Surrey 16098 Fraser Hwy Surrey 16090 Fraser Hwy Surrey 16087 84 Ave Surrey 16067 84 Ave Surrey 16074 Fraser Hwy Surrey
PID	002-429-829 000-554-049 006-904-301 007-331-576 011-346-582 010-987-193
SITE SIZE	77,562 SF
BUILDING SIZE	11,469 SF
OCP	Commercial
ZONING	CHI - Commercial Highway Industrial
LAND USE	High-rise mixed use 4 FSR in Fleetwood Stage 1 Plan TOA Framework 200 Metres from Skytrain Minimum 5.0 FSR.
TOTAL ASSESSED LAND VALUE	\$17,649,000 (2025)
TOTAL ASSESSED VALUE	\$17,666,000 (2025)
ASKING PRICE	Contact Listing Agents for details



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





LOCATION

The subject property is strategically located along Fraser Highway at the intersection of 162nd Street and 84th Avenue. Easy access in and out of the property with right in access from almost every direction.

There has been a tremendous 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



77,562 SF LOT WITH DIRECT EXPOSURE TO FRASER HIGHWAY & 84TH AVE



NCP ALLOWS FOR UP TO 4.0 FAR



PROVINCIAL TOA MINIMUM 5.0 FAR



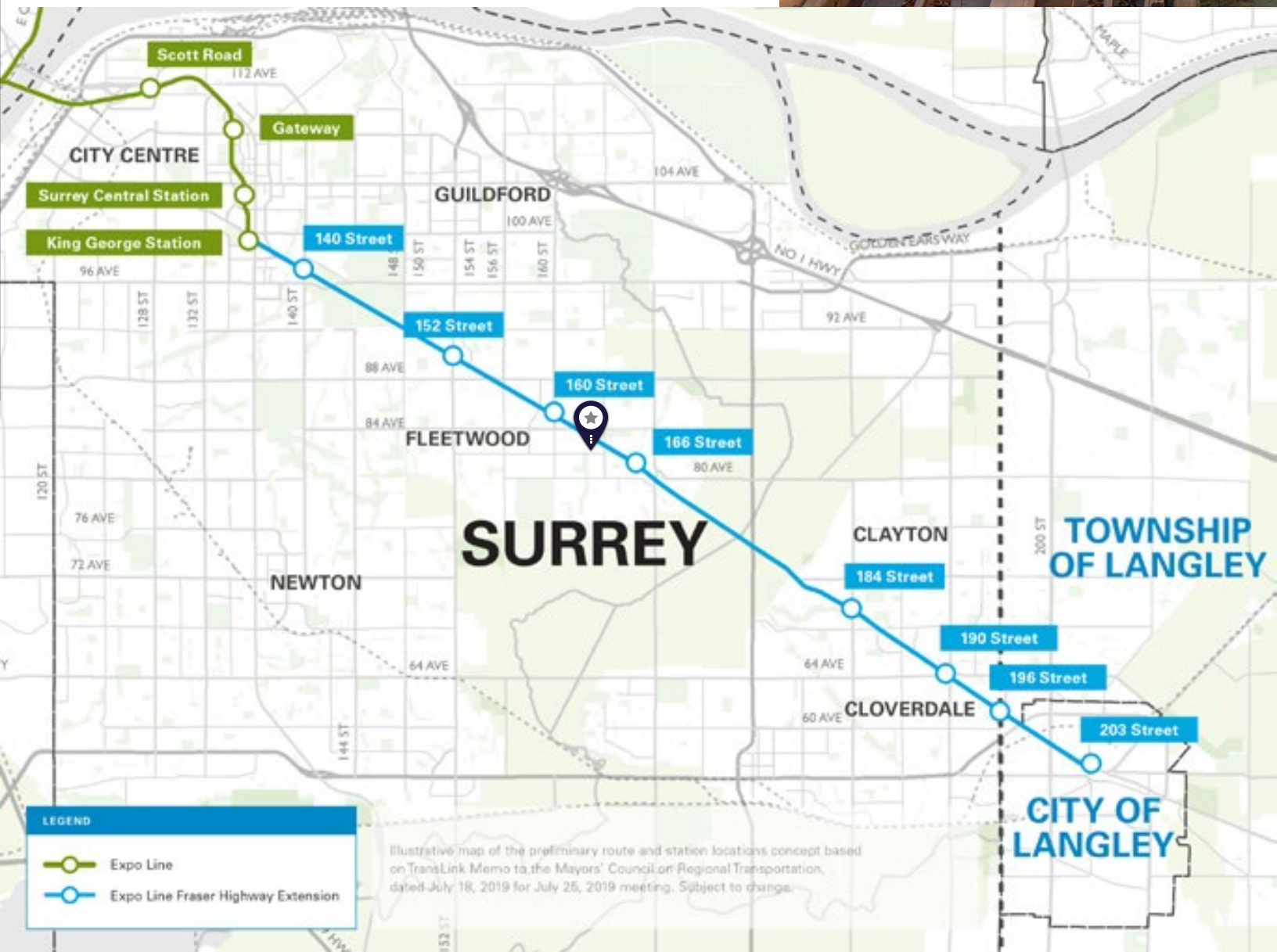
DIRECT ACCESS AND EXPOSURE TO THE FUTURE PROPOSED SKYTRAIN LINE



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 APPROVAL

23-0085
9075 152 St

17-0508
15142 Fraser Hwy

23-0171
14876 Fraser Hwy

18-0134
8380 160 St

CONDITIONAL APPROVAL

23-0080
15730 Fraser Hwy

18-0024
15735 Fraser Hwy

21-0186
9025 160 St

19-0366
16065 Fraser Hwy

17-0301
16483 89 Ave

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