

# FOR SALE

## 16110 FRASER HIGHWAY SURREY, BC



**CUSHMAN &  
WAKEFIELD**

**OWNER OCCUPIER OPPORTUNITY WITH DEVELOPMENT POTENTIAL**

**17,203 SF LOT WITHIN 200 METERS OF FUTURE 160TH ST SKYTRAIN STATION**



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## 16110 FRASER HIGHWAY SURREY, BC



### 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.

### SITE SIZE

17,203 SF

### BUILDING SIZE

2,206 SF

(\*measurements to be determined by Buyer if deemed to be important)

### OCF

Commercial

### ZONING

Commercial Highway  
Industrial (CHI)

### ASKING PRICE

Contact Listing Agents for details

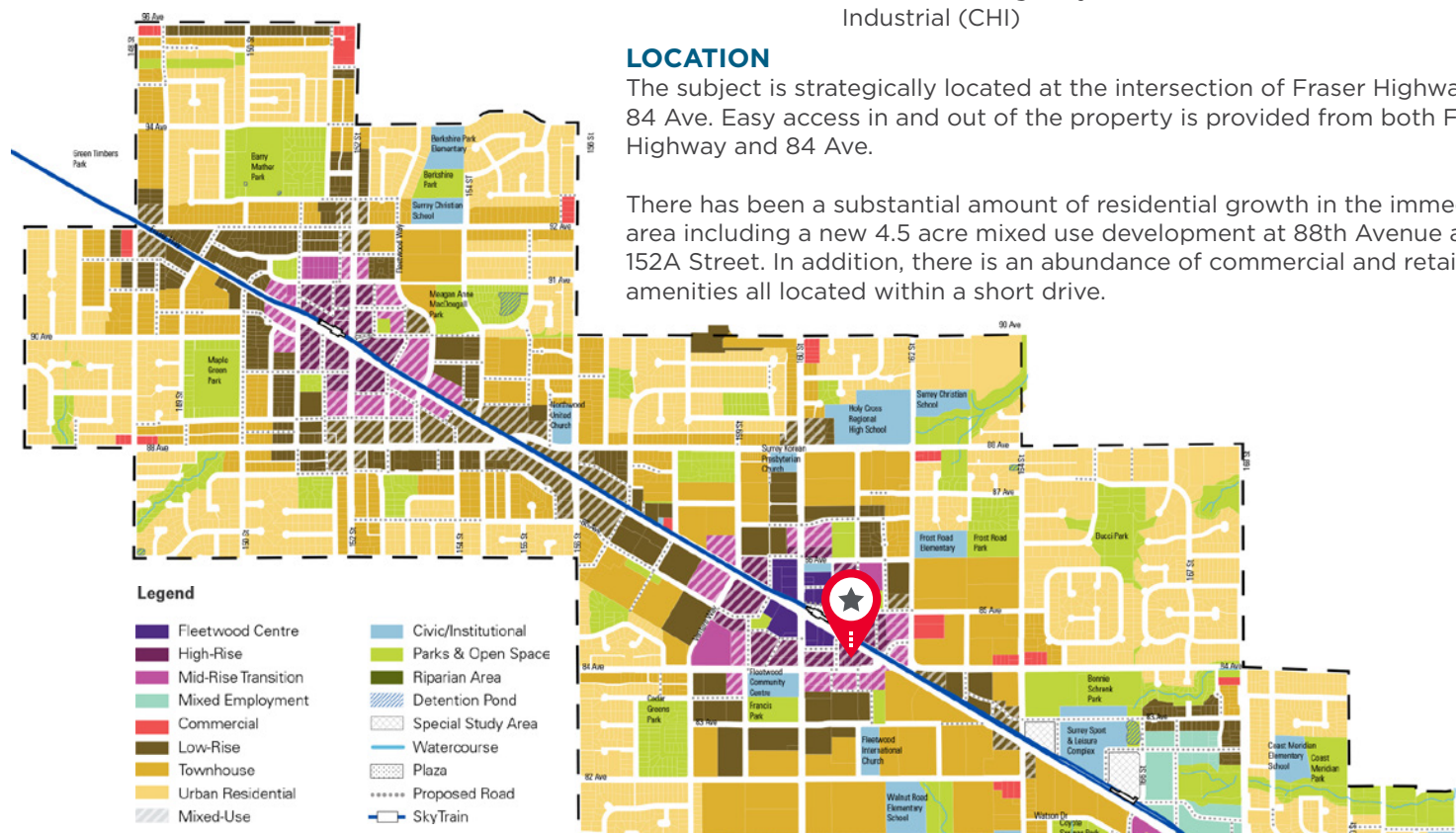
### LAND USE

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

### 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.



### 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.





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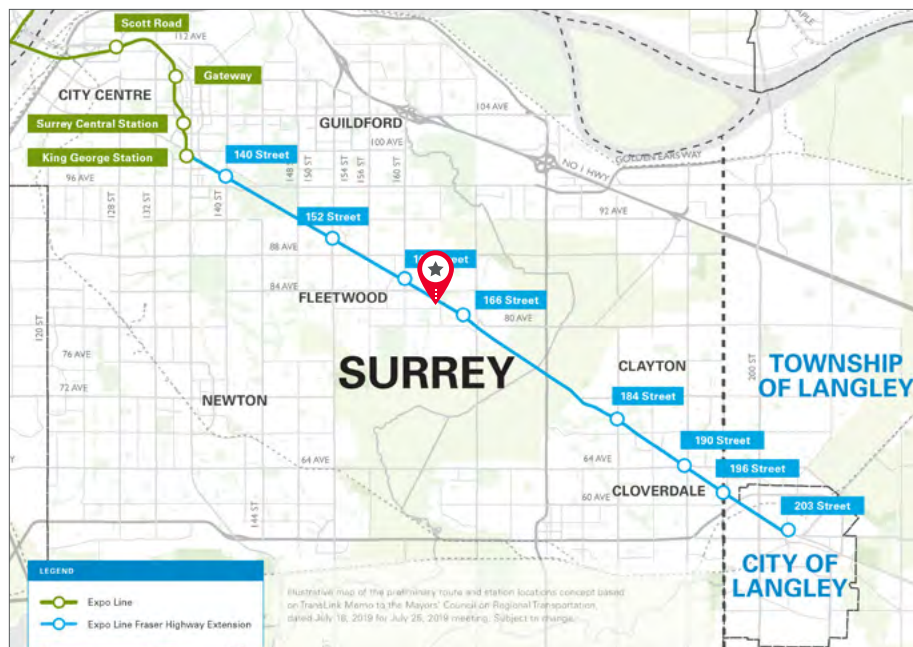


### SITE SUMMARY

- 17,203 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 Skytrain line
- Excellent exposure offering access to several Fraser Valley traffic arteries

### DEMOGRAPHICS

	1 km	2 km	3 km
Population (2023 estimated)	16,732	40,122	61,012
Population (2028 projected)	16,947	45,988	67,497
Projected Annual Growth (2023-2028)	1.28%	14.62%	10.63%
Median Age	40	41	40
Average Household Income (2023)	\$132,364.73	\$144,952.00	\$143,926.14



### 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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SURREY, BC



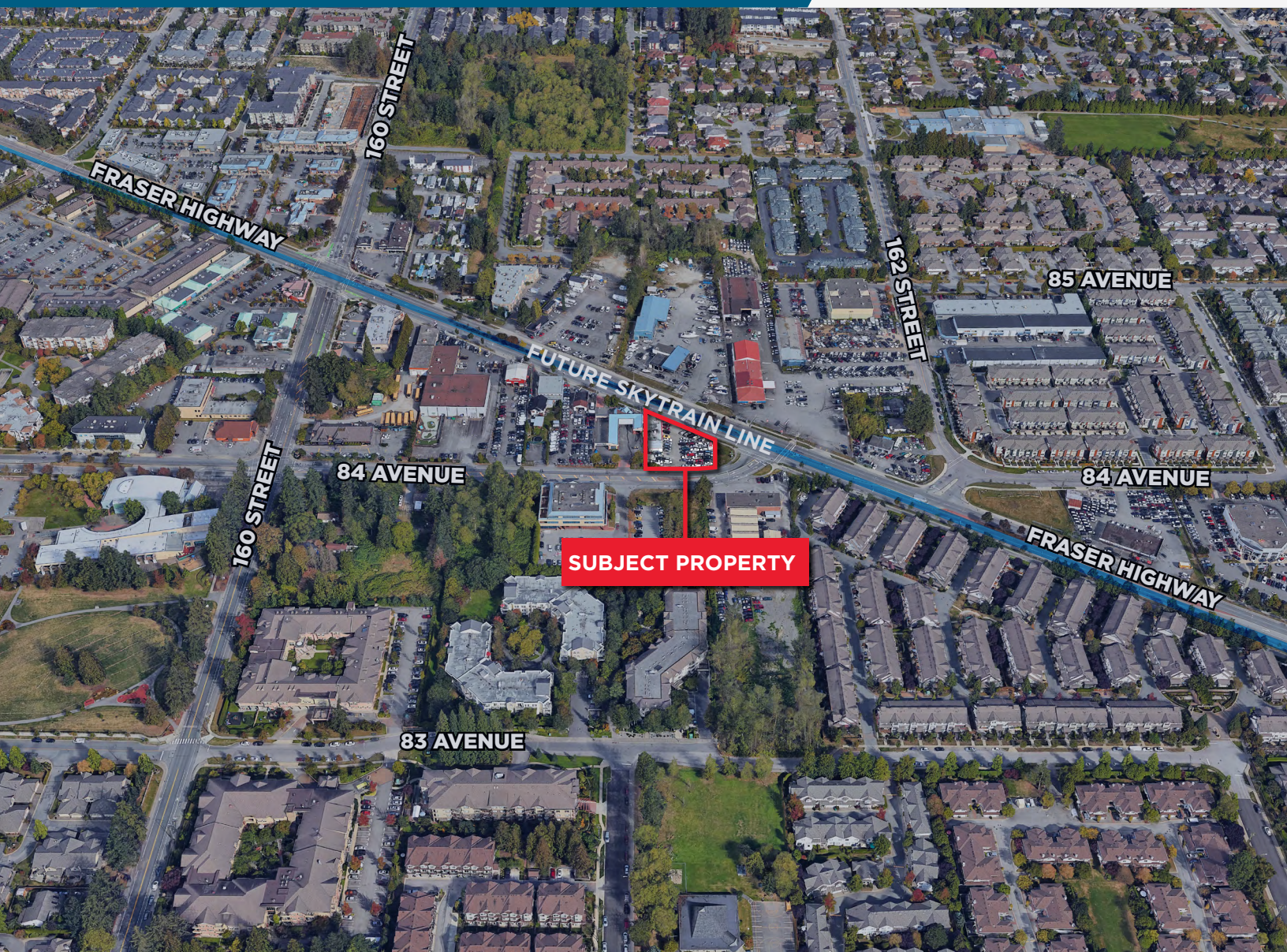


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### NEARBY DEVELOPMENT APPLICATIONS

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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