

FOR SALE
15366 & 15370
FRASER HIGHWAY
SURREY, BC



**STRATEGICALLY LOCATED INCOME PRODUCING ASSET LEASED
TO A NATIONAL TENANT WITH FUTURE DEVELOPMENT
UPSIDE BETWEEN TWO SKYTRAIN STATIONS**

INVESTMENT OPPORTUNITY

Cushman & Wakefield ULC, as the exclusive agent for the Vendor, is pleased to present the rare opportunity to acquire a 100% freehold interest in two well maintained commercial properties located at 15366 and 15370 Fraser Highway, Surrey, BC (the "Properties"). One of the properties is leased to a national tenant and provides stable income, while the other property, which is to be sold together with it, is currently vacant, offering an owner user opportunity or the potential to generate additional cash flow.

Exceptionally positioned along the Fraser Highway commercial corridor and situated between two future SkyTrain stations, the Properties benefit from prominent frontage and exposure to over 15,000 vehicles per day, providing tenants and future redevelopment with excellent visibility. The surrounding area offers an abundance of retail, service, and entertainment amenities, with seamless connectivity to Surrey City Centre, Highway 15, Highway 10, and major transit routes.

The offering comprises two contiguous parcels with complementary uses:

15366 Fraser Highway (Available for Sale Independently)

A single storey, 1,200 SF wood frame commercial building situated on a 6,651 SF parcel zoned C1. The site includes a paved parking lot with direct access from Fraser Highway. The interior is built out for medical use and will be delivered vacant, presenting an excellent opportunity for an owner user or for leasing to generate income. The property is also available for purchase independently.

15370 Fraser Highway (To Be Sold Together with 15366 Fraser Highway)

A 6,400 SF automotive industrial building situated on a 13,304 SF lot, fully leased to a strong national automotive repair tenant with a significant remaining lease term, providing stable cash flow. The improvements include multiple service bays accessed through grade level overhead doors, along with a customer facing retail and service area fronting Fraser Highway.

15366 Fraser Highway & 15370 Fraser Highway

As per the Fleetwood Area Plan, both properties are designated as Low to High Rise Transition with commercial uses, allowing up to 20 storeys with a designated FSR of 3.25, with bonus density available for a fee where applicable. The properties are also located within Tier 3 Transit Oriented Areas. Several recent applications in the surrounding area have proposed buildings of up to 31 storeys in height.

SALIENT DETAILS

Address	15366 & 15370 Fraser Highway, Surrey, BC
PIDs	003-673-189 & 011-317-540
Zoning	15366: C8 - Community Commercial Zone 15370: CHI - Highway Commercial Industrial Zone
Community Plan(s)	OCP: Commercial, Proposed Plans: Fleetwood Plan - Stage 1 Approved Low to High Rise Mixed Use
Assessed Value	15366: \$1,462,700 15370: \$4,388,000 Combined: \$5,850,700
Property Taxes	15366: \$15,779.95 15370: \$39,877.70 Total: \$55,657.65



**15370 Fraser Highway
(To Be Sold Together with 15366 Fraser Highway)**



**15366 Fraser Highway
(Available for Sale Independently)**



INVESTMENT HIGHLIGHTS



STABLE HOLDING INCOME: The industrial property is secured by a strong national automotive repair covenant, offering reliable cash flow with significant remaining lease term.



TURNKEY MEDICAL OFFICE OPPORTUNITY: The office building features a high quality medical-use interior build out, providing immediate occupancy potential for healthcare practitioners, professional service users, or owner occupiers.



EXCEPTIONAL REDEVELOPMENT POTENTIAL: Inclusion within the proposed Fleetwood Plan and designation as Transitional Mixed Use supports future low, mid, and high rise development, unlocking significant medium to long term land value appreciation.



HIGH VISIBILITY LOCATION: Prominent frontage along Fraser Highway offers exceptional daily exposure and direct connectivity to Highway 15, Highway 10, and Surrey City Centre, benefiting both current operations and future development.



AMENITY RICH URBAN ENVIRONMENT: Situated within a vibrant commercial corridor and surrounded by a strong community fabric—schools, parks, recreation centres, healthcare facilities, and major retail nodes—supporting stable tenant demand and long term viability.



TRANSIT-ORIENTED DEVELOPMENT (TOD) ADVANTAGE: Located within a Tier 3 Transit Oriented Area near the proposed 152 Street SkyTrain Station, enabling minimum 3.25 FSR densities and supporting future high density mixed use redevelopment.



FLEXIBLE DUAL-ASSET PORTFOLIO: The offering combines a stable income-producing industrial asset with a vacant, ready to occupy commercial building, providing flexibility for developers, investors, and owner users.



STRONG MARKET FUNDAMENTALS: Surrey continues to demonstrate robust population growth, strong demand for commercial services, and increasing pressure for transit-oriented housing and mixed use development.



STRATEGIC FRASER HIGHWAY CORRIDOR LOCATION: Fraser Highway is a major east-west arterial undergoing significant transformation alongside the SkyTrain extension, positioning the Properties for long-term value uplift.

FLEETWOOD PLAN AND TRANSIT-SUPPORTIVE GROWTH

The Fleetwood Plan establishes a comprehensive long term vision for growth and urban transformation along the Fraser Highway corridor, shaped around the extension of the Surrey-Langley SkyTrain (“SLS”) project. Encompassing approximately 968 hectares (2,390 acres) and extending roughly 1,000 metres on either side of Fraser Highway, the Plan area represents one of the largest and most strategically positioned growth districts in the City of Surrey.

Fleetwood currently contains approximately 13,000 housing units supporting a population of roughly 40,000 residents. Under the long term build out vision, these figures are projected to more than double by 2051, reaching 28,000 units and 84,000 residents. Full horizon projections anticipate a 52,000 unit capacity, accommodating up to approximately 142,000 residents as market conditions and municipal phasing allow. Annual growth expectations of 400-500+ units and 800-1,000+ new residents translate to Fleetwood contributing roughly 10-12% of Surrey’s overall residential growth over the coming decades.

A defining element of the Fleetwood Plan is its integration with the Surrey-Langley SkyTrain extension, which will extend the Expo Line from King George Station through Fleetwood and onward to Langley City Centre. Three new Fleetwood-area stations are planned at:

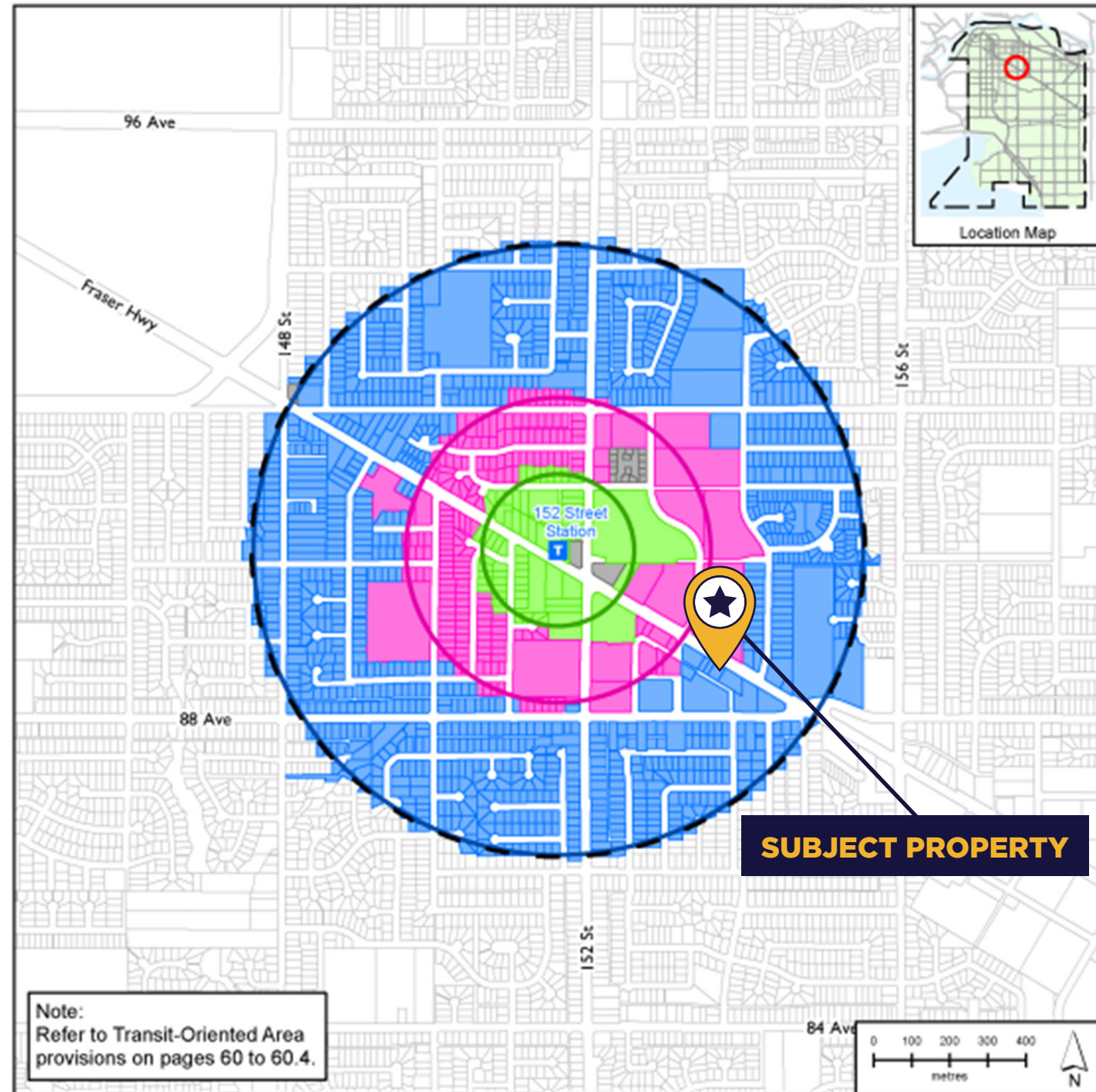
Fraser Highway & 152 Street | Fraser Highway & 160 Street | Fraser Highway & 166 Street

These stations will anchor higher-density, mixed use development, improve transit accessibility, and reduce automobile dependency.

The combination of SkyTrain expansion and future-grade transit enhancements reinforces Fleetwood’s evolution into a high density, transit oriented urban hub, supporting a full range of residential, commercial, and employment uses.



152 Street SkyTrain Station Transit-Oriented Area



Note:
Refer to Transit-Oriented Area provisions on pages 60 to 60.4.

Transit Stations SkyTrain Stations Transit-Oriented Areas 152 Street	Transit-Oriented Area Tiers¹ Tier 1 (up to 200 m) Tier 2 (more than 200 m and up to 400 m) Tier 3 (more than 400 m and up to 800 m)	Lots Zoned to Permit Residential Use² Tier 1 Tier 2 Tier 3 Lots Not Zoned to Permit Residential Use³
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SkyTrain Station located at the northwest corner of Fraser Highway and 152 Street

1. A lot which is partially within a Transit-Oriented Area is deemed to be wholly within it.
 2. Excludes lots where the only permitted residential use is ancillary to an agricultural or industrial use.
 3. Includes lots where the only permitted residential use is ancillary to an agricultural or industrial use.

ACTIVE DEVELOPMENT APPLICATIONS IN THE SURROUNDING AREA

Address	Application Number	Proposed Development
15284 & 15296 Fleetwood Drive	24-0219	Density increase to 7.2 FSR to accommodate the development of a 31 Storey Mixed-Use Tower with 367 Dwelling Units & 640 Sq. M of Commercial Space
15377 88 Avenue	23-0261	Application to permit development of two six-storey mixed-use buildings containing 325 dwelling units and 19 commercial rental units, with two levels of underground parking
15392 Fraser Hwy, 15405 88 Avenue, 15428 Fraser Hwy.	25-0241	Density increase to 3.93 FSR to accommodate a 2 Phased development of three buildings containing approximately 520 residential units and 2,216.20 sq. m of commercial space. Phase 1 inclusive of a 19-store ymixed-use building
15316 88 Avenue	22-0307	OCP Amendment from Urban to Multiple Residential to allow a 6-storey residential apartment building with a childcare centre
15142 Fraser Hwy.	17-0508	Rezoning to CD to allow for the construction of two apartment buildings (65 & 60 units)
9059 - 9093 152 Street	23-0085	Density increase to 8.17 FSR to permit the development of a 48-storey mixed-use building with 589 dwelling units and 1,052 square metres of ground-floor commercial space
15107 - 15125 91 Avenue	23-0101	Rezoning to CD to allow for a 22 storey tower with 172 residential units
9243 152 Street	25-0337	Development Permit proposing a 29 storey mixed-use apartment building, Rezoning from PA-1 to CD. NCP Amendment to High-Rise Mixed Use.
14919 - 14974 92 Avenue	23-0036	Rezoning to CD and OCP amendment from Urban to Multiple Residential to allow the development of a two, 6 Storey residential apartment buildings that contain a total of 150 units.
14876 & 14884 Fraser Hwy.	23-0171	Rezoning to CD and OCP amendment from Urban to multi-family to allow the development of a Mixed-Use 6 Storey Apartment Building with street level commercial along Fraser Hwy.



DEMOGRAPHICS

	1KM Radius from Properties	3KM Radius from Properties	5KM Radius from Properties
TOTAL POPULATION	12,543	93,796	226,656
MEDIAN AGE	40	40	38
AVERAGE HOUSEHOLD INCOME	\$117,683	\$114,988	\$108,695
LABOUR FORCE PARTICIPATION	57%	59%	60%



WALK SCORE

71



TRANSIT SCORE

56

OFFERING PROCESS

All offers will be reviewed on a first come first considered basis. Interested parties are encouraged to submit their best offer along with all relevant terms and conditions. All offers must be submitted on Vendor's approved Purchase & Sale Agreement form which will be made available in the Data Room.

DISCLAIMER: REPORTS AND DOCUMENTS PROVIDED

The Owner has undertaken due diligence to the best of their knowledge, including consultation with the City of Surrey and input from their consultants. All plans, sketches, and renderings are provided for illustrative purposes only. Prospective purchasers are strongly encouraged to conduct their own independent due diligence to confirm the development potential of the property before making any financial decision.

Certain details, reports, and studies are available for review once a confidentiality agreement has been executed. Please use the following link to download a copy of the CA.



[Link to Download Confidentiality Agreement](#)



Surrey Memorial Hospital

Surrey City Centre

Great Timbers Urban Forest Park

Berkshire Park Elementary

Surrey Christian School Fleetwood Campus

SAFEWAY

save on foods



Meagan Anne MacDougall Park

FRASER HWY

NOFRILLS



Denny's



Approved application for 325 residential units with commercial uses, with building heights up to 6 storeys and units distributed across two buildings.

Proposed application for 520 residential units with commercial space in a two-phase development, with a 3.93 FSR across three buildings up to 19 storeys in height.



Proposed application for a density of up to 7.2 FSR (gross) for 367 residential units with commercial space in a building up to 31 storeys in height.

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