FOR SALE

18455 72nd Avenue, Surrey

3.28 Acres | 422 Residential Units | Three 6-Storey Buildings
Approx. 20,000 SF Retail | Approved PLA | Approx. 450 Metres to Future SkyTrain

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Development Opportunity

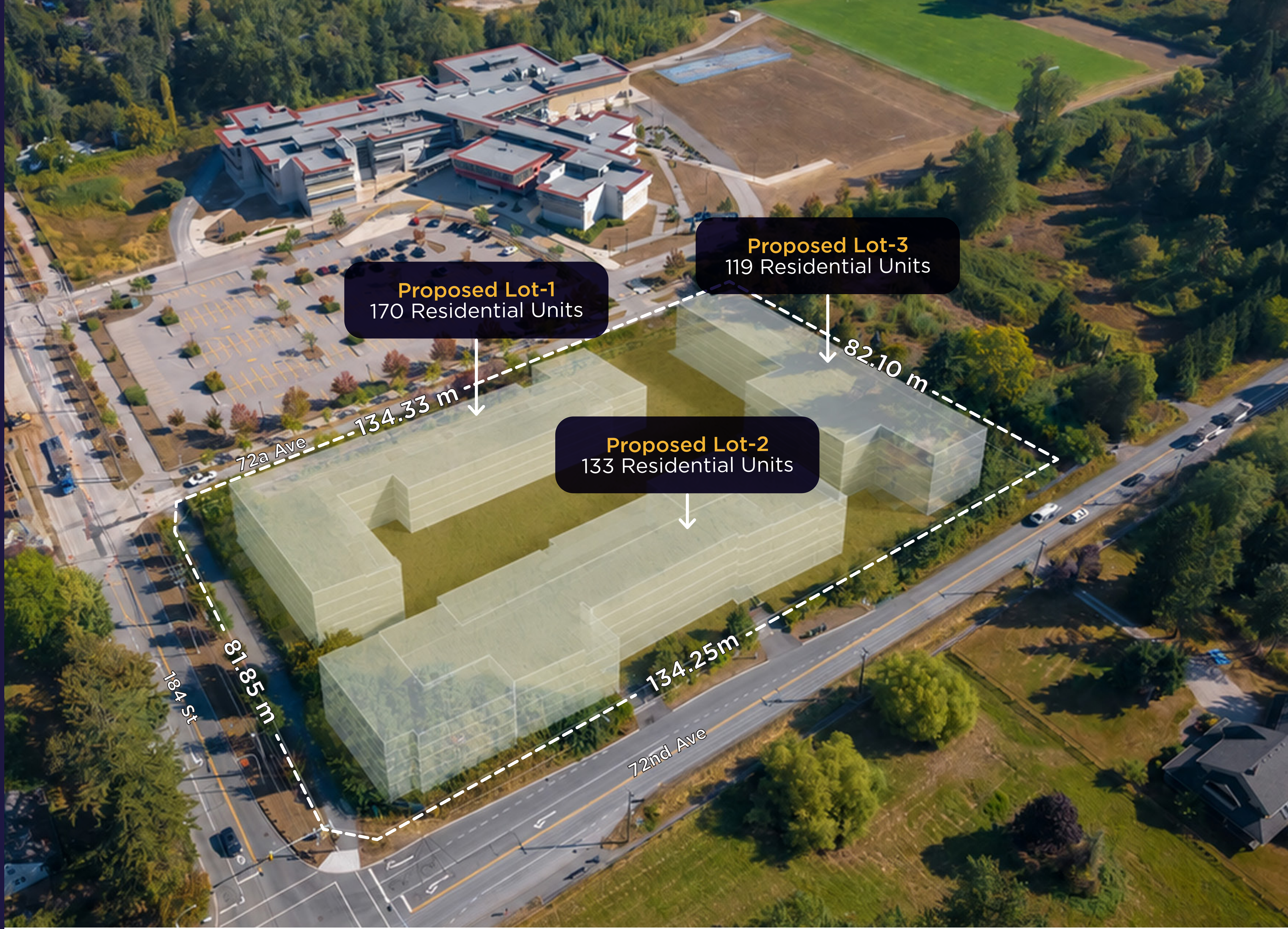
With **Preliminary Layout Approval (PLA) in place**, this offering presents an exceptional opportunity to acquire a **3.28-acre corner development site** in the heart of West Clayton, one of Surrey's rapidly evolving transit-oriented communities. Located approximately **450 metres from the future Hillcrest–184 Street SkyTrain Station**, the property is strategically positioned to benefit from the Surrey–Langley SkyTrain extension and the significant residential and commercial growth anticipated throughout the Clayton Corridor.

The active development application contemplates **422 residential units across three six-storey buildings**, complemented by approximately **20,000 square feet of neighbourhood-serving retail space**. An efficient design incorporating only **one level of underground parking**, together with proposed subdivision and phased development flexibility, provides the opportunity to manage construction, financing and project delivery in stages.

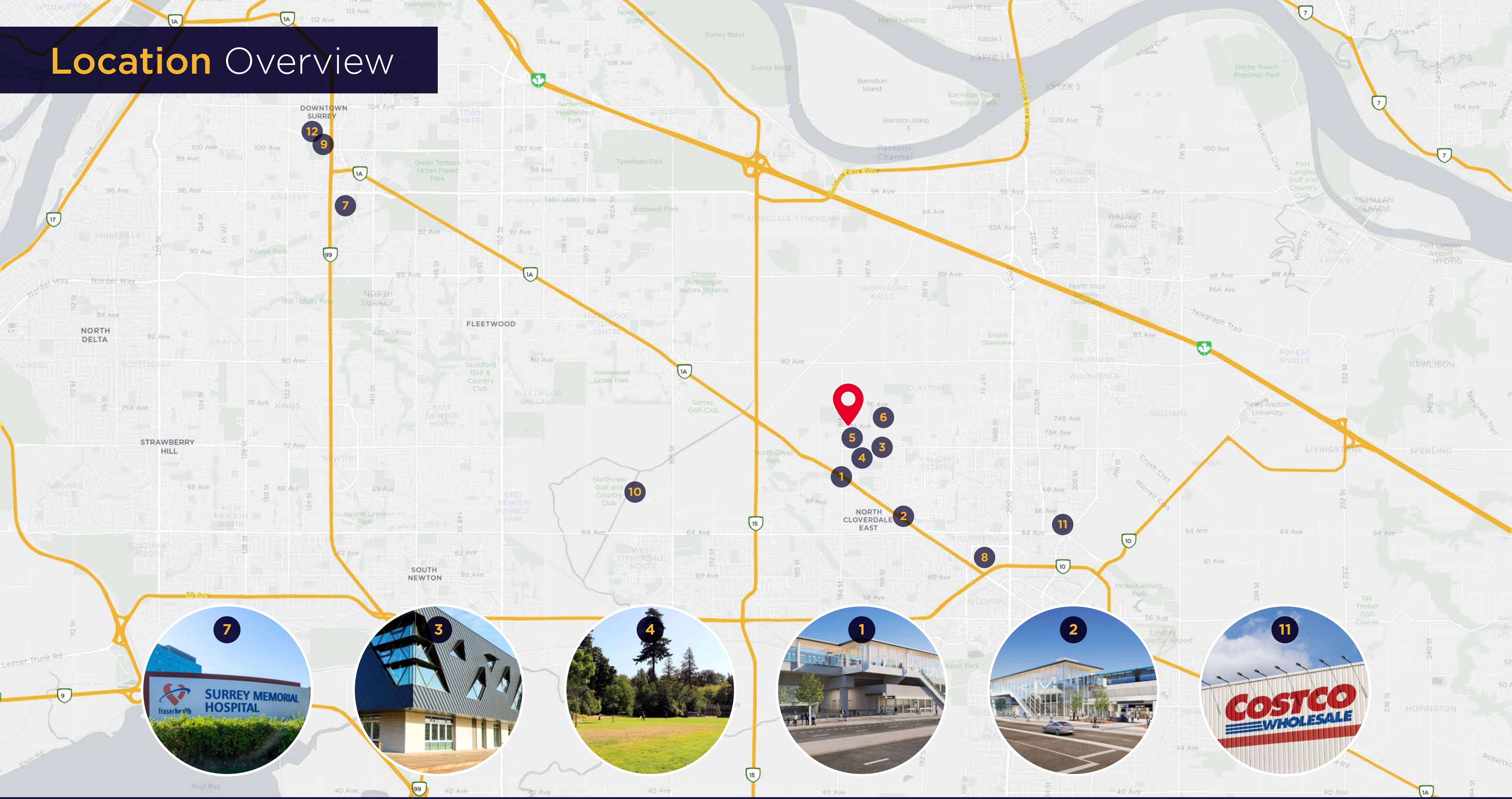
With its combination of **development readiness, scale, transit proximity, mixed-use potential and flexible phasing**, the property offers multiple investment and development strategies, including conventional condominium development, purpose-built rental, phased development, or the potential for a **forward purchase of a completed market rental project**. Its proximity to schools, community facilities, transportation corridors and future rapid transit further positions the site as a compelling development opportunity within one of Surrey's key long-term growth areas.

Salient Details

Civic Address	18455 72nd Avenue, Surrey
Parcel Identifier	008-637-776
Total Site Area	3.28 acres (142,877 sf)
Parcel Dimensions	456 x 313 ft
Land Use Plan	Clayton Corridor Plan*
Current Land Use Designation	Low Rise Residential Mixed Use (Up to 6 storeys)
Allowable Density	428,630 sf buildable (3.00 FAR)
Project Density as Approved	344,570 sf buildable [2.80 FAR (net)]
Property Assessment	$20,245,000.00 (2026)
Gross Taxes	$138,669.80 (2026)
Development Details (III Reading)	Three 6-storey residential buildings, one with ground-floor commercial, designed with one level of underground parking and flexibility for phased development across three parcels. Development drawings and additional information are available upon request.
Priced to Sell	Please contact listing agent



Location Overview



DRIVE TIMES

1. Future Hillcrest-184th Street Skytrain Station (184 Street & Fraser Highway)	2 min
2. Future Clayton Skytrain Station (190 Street & Fraser Highway)	5 min
3. Clayton Community Centre (7155 187a Street)	2 min
4. Clayton Park (18513 70 Avenue)	3 min
5. Ecole Salish Secondary School (7278 184 Street)	3 min
6. Regent Road Elementary School (18711 74 Avenue)	4 min

7. Surrey Memorial Hospital (13750 96 Ave) - 22 min	22 min
8. Willowbrook Shopping Centre (19705 Fraser Highway) - 9 min	9 min
9. Central City Shopping Centre (10153 King George Highway) - 24 min	24 min
10. Northview Golf & Country Club (6857 168 Street) - 12 min	12 min
11. Costco (20499 64 Ave) - 12 min	12 min
12. SFU Surrey Campus (13450 102 Ave) - 25 min	25 min

Development & Investment Highlights

Approved PLA | 422 Residential Units
Active development application with an approved Preliminary Layout Approval (PLA) for **422 residential units across three six-storey buildings**.

3.28-Acre Corner Site
Substantial corner development property in Surrey's **West Clayton neighbourhood**, with frontage along two roads designated as Arterial.

Phased Development Opportunity
The approved concept contemplates **three buildings with phased development**, providing flexibility in construction timing, financing and project delivery.

Efficient Parking Design
The proposed development incorporates **one level of underground parking**, supporting a more cost-effective construction approach compared with projects requiring multiple underground levels.

Multiple Development & Exit Strategies
Proposed subdivision and phasing provide flexibility to **develop, finance, hold or potentially dispose of individual phases**, subject to applicable approvals.

Approximately 450 Metres to Future SkyTrain
Strategically located approximately **450 metres from the future Hillcrest–184 Street SkyTrain Station**, positioning the property within a major transit-oriented growth area.

Commercial Space
The proposed development includes approximately **20,000 SF of retail commercial space**, providing future neighbourhood-serving amenities while enhancing the mixed-use character of the project.

Purpose-Built Rental Potential
The scale, unit mix, transit proximity and surrounding amenities make the property particularly well positioned for consideration as a **purpose-built rental development**.

Schools & Community Amenities Nearby
Immediate proximity to **École Salish Secondary School and Clayton Community Centre**, together with established and planned parks, recreation and community amenities.

Exceptional Regional Connectivity
Convenient access to Fraser Highway, Highway 15, Highway 10 and Highway 1, complemented by the future Surrey–Langley SkyTrain.

Positioned Within the Clayton Corridor Growth Story
Located within one of Surrey's major emerging growth areas, where significant new housing, commercial development, infrastructure and community amenities are planned over the coming decades.

Transit-Oriented Development Potential
Proximity to future rapid transit provides long-term potential for increased accessibility, reduced automobile dependency and continued intensification of the surrounding neighbourhood.

Established Community + Future Growth
Unlike an entirely new development area, the property benefits from an already established surrounding residential community while also participating in the substantial future growth planned for the Clayton Corridor.

Long-Term Residential Demand
The combination of **rapid transit, schools, community facilities, employment access and regional transportation connections** supports the site's long-term appeal for both ownership and rental housing.

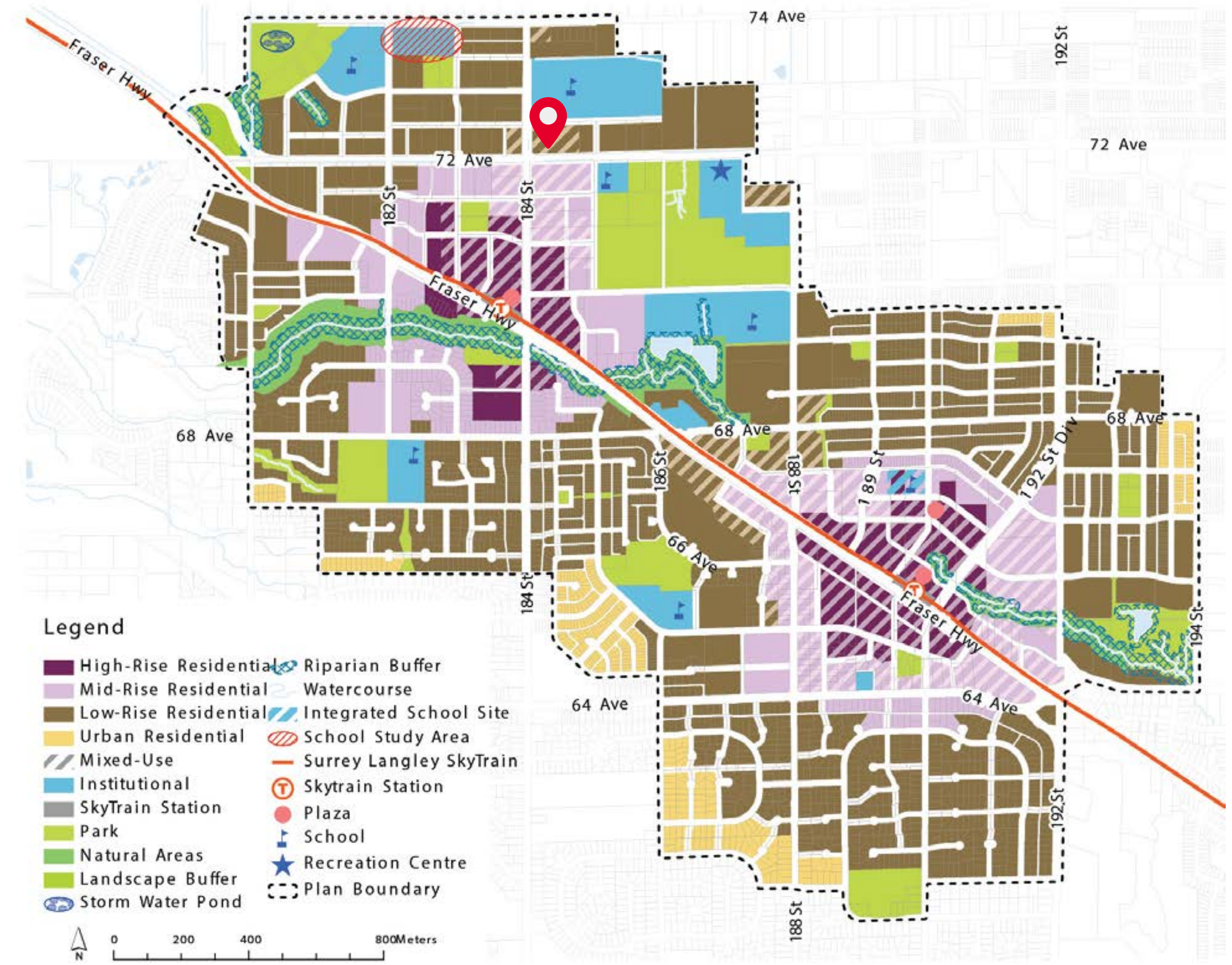

S
Regent Place
Paddington Properties Ltd.
79 Townhomes
Subject Property
422 Apartment Units
Garcha Homes
95 Townhomes
Garcha Homes
Single Family
Salton Streetside (Qualico)
188 Townhomes
Future Clayton Skytrain Station
(190 Street & Fraser Highway)
Future Hillcrest-184th
Street Skytrain Station

A Future Transit-Oriented Urban Centre

The Clayton Corridor is envisioned to transform into a vibrant, higher-density and transit-oriented urban community centred along Fraser Highway. The proposed plan will accommodate significant new residential growth together with commercial uses, employment opportunities, community amenities, new and expanded parks, protected natural areas, green spaces and an enhanced public realm.

A major catalyst for this transformation is the Surrey to Langley SkyTrain extension, currently under construction and anticipated to begin service in late 2029. The Clayton Corridor Plan area will be served by two future stations: Hillcrest - 184 Street Station and Clayton - 190 Street Station, with Willowbrook Station at 196 Street located immediately east of the plan area, providing convenient rapid-transit connections to Surrey City Centre, Fleetwood, Langley and the broader Metro Vancouver region. The proposed vision includes Clayton Centre, a new community village surrounding the future Clayton - 190 Street Station, together with Hillcrest Village surrounding the future Hillcrest - 184 Street Station. These transit-oriented areas are envisioned to accommodate increased residential density, businesses, services and community amenities within a more walkable urban environment.

The future community is also planned around an expanded network of parks, open spaces and protected natural areas, complemented by enhanced roads, cycle tracks, pedestrian walkways, pathways and other public-realm improvements. These features are intended to create stronger connections between neighbourhoods while providing residents with convenient access to recreation, transit, shopping, services and employment. As development progresses over the coming decades, Clayton is positioned to evolve from its existing suburban character into a series of complete, connected and transit-oriented neighbourhoods, establishing the corridor as an increasingly important residential and commercial growth area between Surrey and Langley.



Clayton Corridor Plan Highlights

30+ Year Growth Vision
Planned to emerge as one of Surrey's urban centres, integrating new housing, employment, businesses and community amenities around rapid transit.

Two Future SkyTrain Stations
The corridor is planned around **Hillcrest–184 Street Station** and **Clayton Station**, creating significant opportunities for transit-oriented development. The plan area includes lands within approximately **800 metres of the future SkyTrain stations.**

Higher-Density Housing
The evolving plan supports increased density and building heights near rapid transit, including opportunities for **high-rise, mid-rise, low-rise and urban residential development.**

Mixed-Use Development
Future growth is envisioned to combine residential development with **commercial uses, employment, services and community amenities**, creating a more complete urban community.

New & Expanded Parks
The draft concept identifies a network of **existing and proposed neighbourhood parks, natural areas, plazas and landscaped areas**, with additional park amenities contemplated as the population grows.

Three Future Urban Schools
The concept identifies **three future urban schools**, with an integrated school within a mixed-use development at **Clayton Station** also being explored.

Enhanced Transportation Network
Proposed improvements include **new road connections, protected cycling routes, pedestrian connections and green lanes**, improving access to neighbourhoods, amenities and rapid transit.

Walkable, Family-Oriented Community
The long-term vision emphasizes **walkability, connectivity, parks, schools, recreation and community amenities**, creating a more complete community for residents to live, work and play.

**Based on the proposed Clayton Corridor Plan. Land uses, densities, parks, schools, transportation improvements and other planning elements remain subject to further review, refinement and approval.*

City of Surrey

One of Canada's Fastest-Growing Cities
Surrey is one of the country's fastest-growing major municipalities and the second-largest city in British Columbia by population, with more than 730,000 residents and continued population growth anticipated.

Positioned for Long-Term Growth
With continued residential development, employment growth and major infrastructure investment, Surrey is expected to become British Columbia's largest municipality by population, further strengthening its role as a major economic and urban centre within Metro Vancouver.

Strategic Metro Vancouver Location
Situated south of the Fraser River, Surrey provides convenient regional connectivity throughout the Lower Mainland and to the Canada-U.S. border, supporting residents, businesses and employment growth.

Major Transportation Network
Surrey is connected by SkyTrain, Highway 1, Highway 99, Highway 10, Highway 15 and Highway 17, providing access to Vancouver, the Fraser Valley, major employment centres, ports and international border crossings.

Surrey–Langley SkyTrain Expansion
The extension of SkyTrain along the Fraser Highway corridor represents one of the region's most significant transportation investments and is expected to further enhance connectivity between Surrey City Centre, Fleetwood, Clayton and Langley.

Transit-Oriented Development
New rapid-transit infrastructure is supporting the evolution of higher-density, mixed-use and more walkable communities around future SkyTrain stations, creating significant opportunities for housing, commercial development and long-term investment.

Major Investment & Infrastructure
Continued investment in transportation, healthcare, education, recreation, community facilities and employment areas is supporting Surrey's transformation into an increasingly complete and self-sustaining metropolitan centre.

A Growing Residential & Employment Market
Surrey's expanding population, diversified economy, transportation connectivity and growing employment base continue to generate demand for new housing, rental accommodation, retail and community-serving uses.

A Diverse & Multicultural Community
Surrey is one of Canada's most culturally diverse cities, home to residents representing a wide range of ethnic, cultural and linguistic backgrounds. This diversity has contributed to a vibrant community, strong entrepreneurial activity and an expanding range of restaurants, retail, services, cultural organizations and businesses. Surrey's multicultural population, together with continued immigration and population growth, supports ongoing demand for housing, employment, commercial services and community amenities across the city.

FOR SALE

CUSHMAN & WAKEFIELD

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