

FOR SALE Under Court Order

Landmark **±2.16 Acre**
Development Site in the
Core of Surrey's City Centre

Large-scale assembly offering up to
+953,000 buildable SF base density

13328 and 13358 - 104 Avenue and 10335, 10345,
10353, 10363, 10373 and 10383 - 133A Street,
Surrey, BC

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— The Opportunity —

Court-ordered sale of a rare, large-scale assembly offering up to +953,000 buildable SF base density.

13328 and 13358 - 104 Avenue and 10335, 10345, 10353, 10363, 10373 and 10383 - 133A Street, Surrey, BC (the “Property” or “West Village Lands”).

Colliers presents West Village Lands, a centrally located +/-2.16 acre fully assembled high-density development site in the core of Surrey's City Centre. Spanning an entire city block, the Property is comprised of the remaining phases of the West Village Master Planned community with a base density balance remaining of up to 953,490 SF*. The Property is being offered through a court-supervised sale process under the conduct of MNP Ltd., the court-appointed receiver.

West Village Master Plan is comprised of 8 Phases. Phases 6, 7 & 8 collectively make up West Village Lands. Phase 7 is currently subject to a City of Surrey Planning & Development Report (Application No.: 7919-0234-00) conditionally approved to permit the development of a 43-storey residential apartment building as well as rezoning and subdivision of the West Village Lands.

**Base density calculation referenced in City of Surrey conditionally approved Development Application Planning Report #7919-0234-00*

HIGHLIGHTS

ADJACENT COMMITTED CIVIC INVESTMENT

An estimated +\$1.0 billion in public capital is being invested within walking distance of the West Village Lands: Centre Block moved to construction-manager pre-construction (PCL awarded April 2026), the \$360-million, 10,000-seat City Centre Arena and Cultural Event Centre targeted for completion by 2030, the SFU medical school (Fall 2030), plus the new Central Business District and Entertainment District designations are set to spur development.

BEST-IN-CLASS TRANSIT AND CORE LOCATION

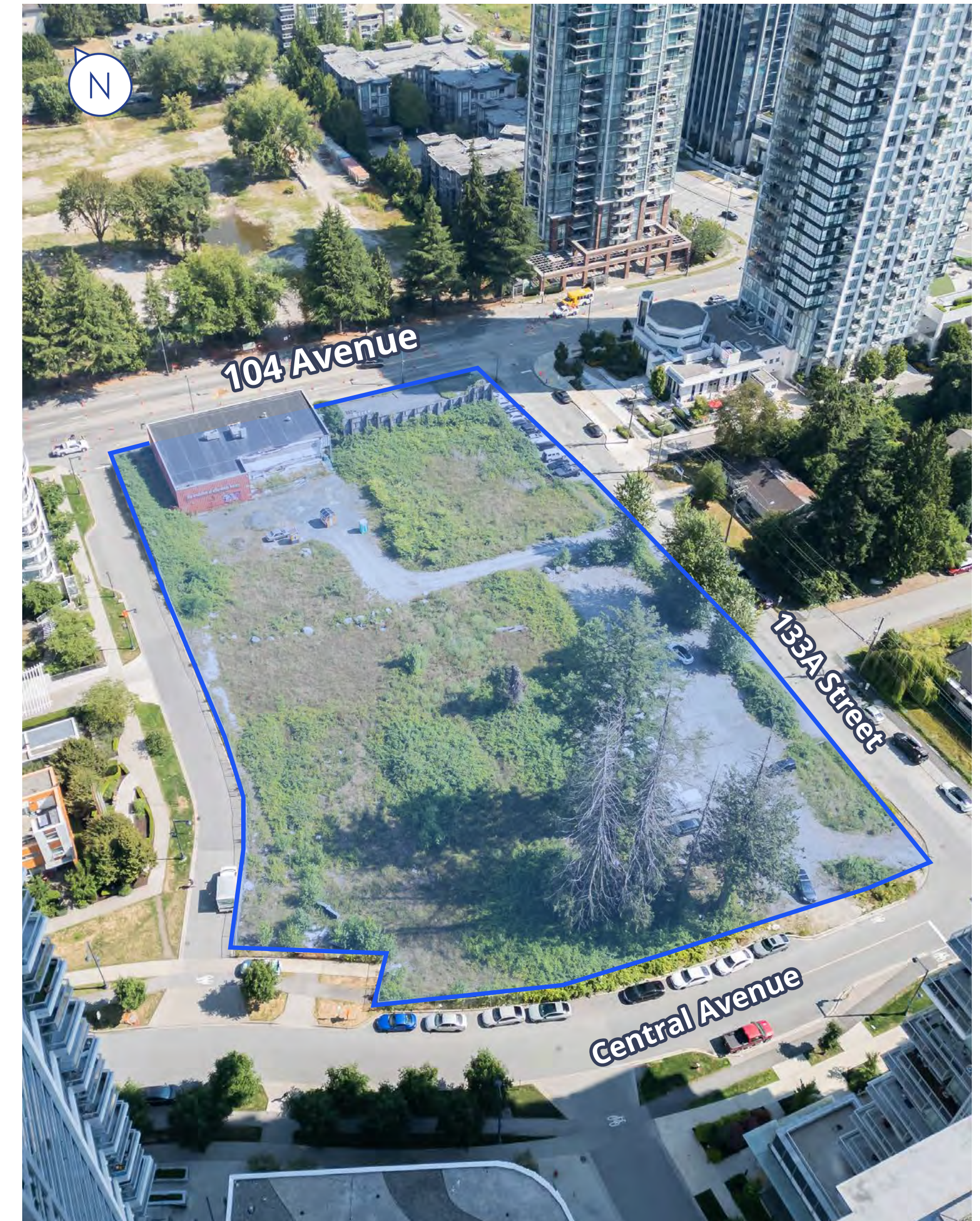
Two-minute walk to Surrey Central SkyTrain Station, inside the West Village Master Planned community, adjacent to the emerging Civic Core & Centre Block, SFU & Kwantlen University, the newly announced City Centre Arena and Cultural Event Centre and various retail uses.

SCALE AND PHASING FLEXIBILITY RARELY AVAILABLE IN A BUILT-OUT CORE

A +/-2.16-acre assembly delivering +953,000 buildable SF in a fully assembled city block. A buyer can execute a multi-phase, multi-tower program to develop or land-bank each parcel on its own timeline.

DE-RISKED ENTITLEMENT PATHWAY WITH DENSITY CERTAINTY

The Property is subject to an active development application which has been conditionally approved. The 2026 City Centre plan update further provides development certainty defining density, development typology.



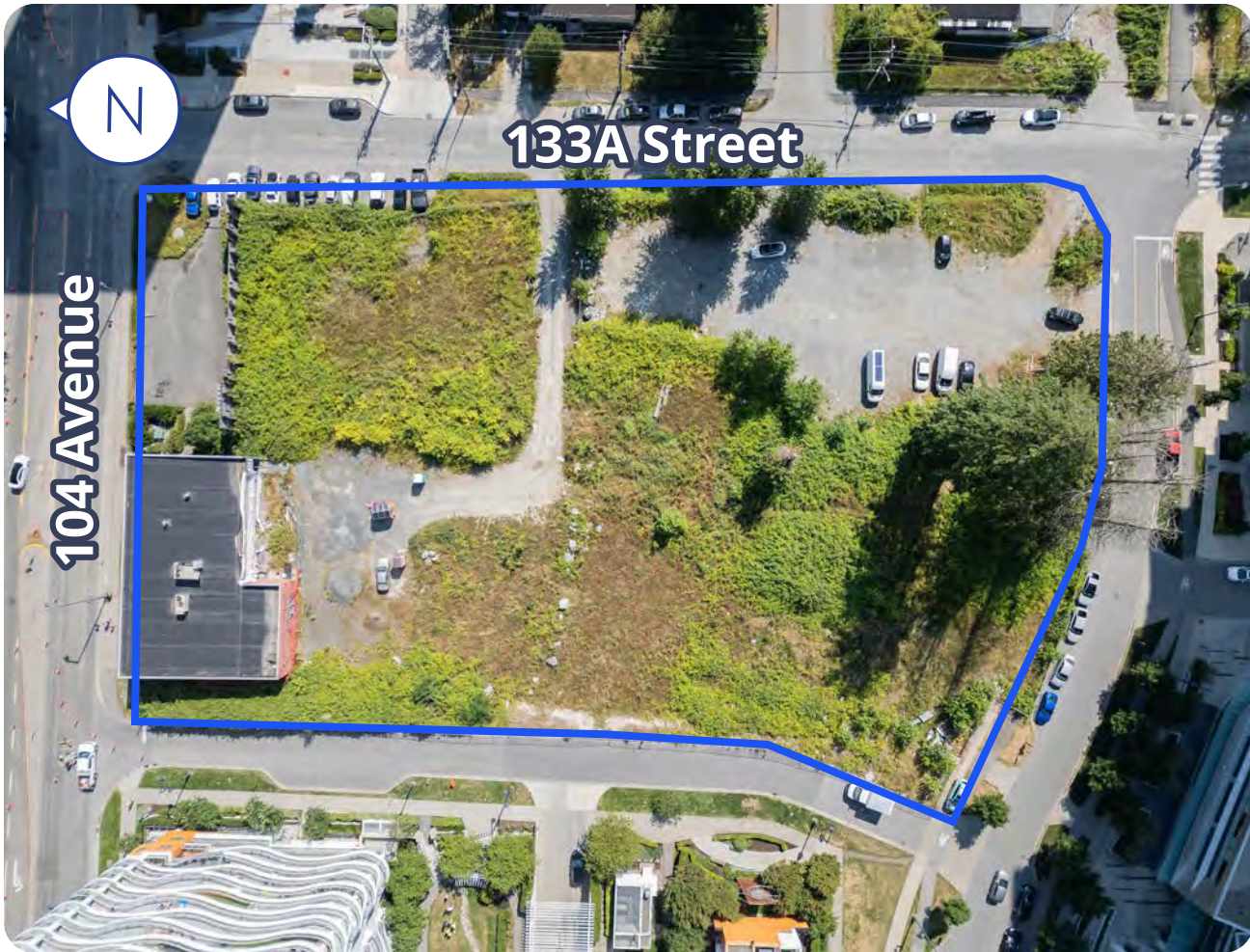
Salient Facts

Property	10335 133A Street	10345 133A Street	10353 133A Street	10363 133A Street	10373 133A Street	10383 133A Street	13328 104 Avenue	13358 104 Avenue
PID	010-632-468	011-367-008	011-366-991	011-366-974	011-266-958	011-366-931	029-729-891	011-366-923
Site Area	6,141 SF	6,143 SF	6,145 SF	6,144 SF	6,143 SF	6,145 SF	5,460 SF	51,612 SF
Gross Site Area	94,155 SF (2.162 acres) (Combined)							
Zoning Bylaw	R3- Urban Residential Zone							
Secondary Plan	High Rise and Commercial							
Improvements	With the exception of 13328, the remaining properties are unimproved. 13328 104 Avenue is improved with a freestanding, single-storey building that was previously used as a show suite for a residential development. The structure sustained fire damage and is currently vacant.							

Asking Price:

\$33,600,000

All offers subject to Court Approval.



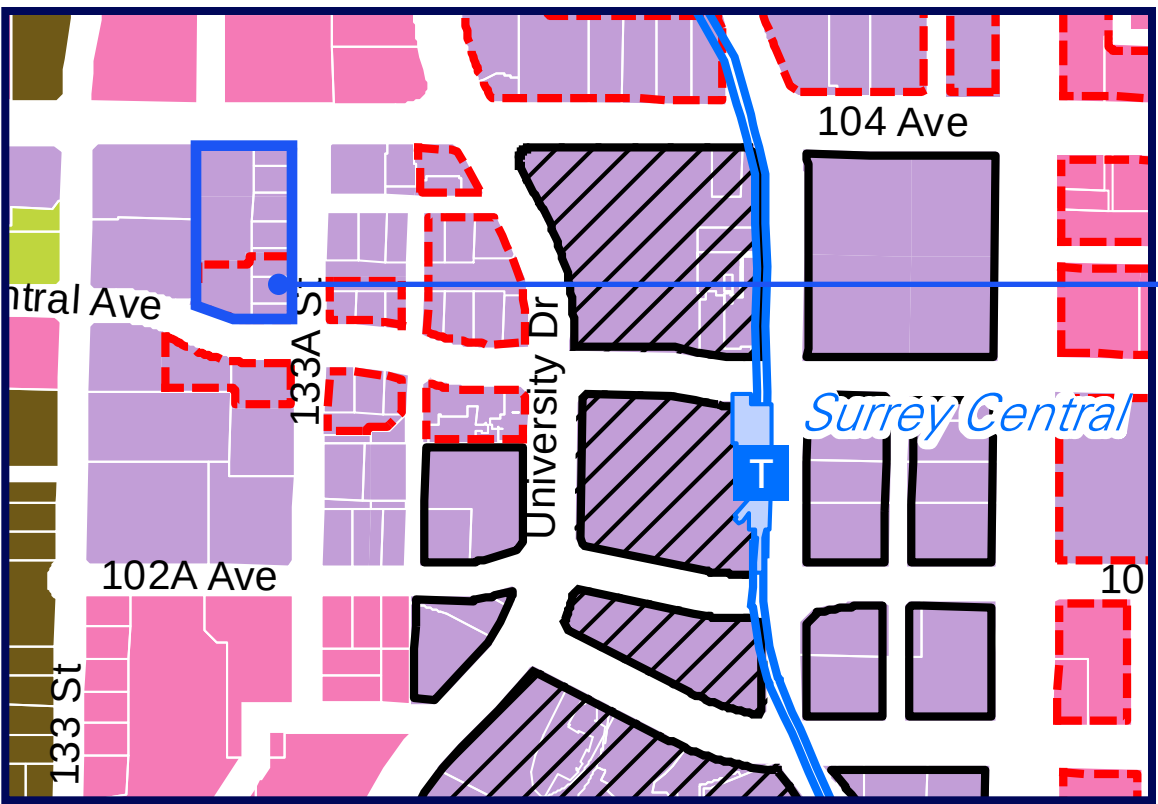
Site Map



Land Use Map

Development Parameters

Designation	Intent	Base Density
High Rise	Towers generally over 20 storeys, with minimum four-storey podiums. May be predominantly residential except in the Central Business District 1 (CBD1) and Central Business District 2 (CBD2) overlays. Lower level commercial uses are optional except in the Commercial, CBD1, and CBD2 overlays.	5.5 FAR except: - As indicated for Central Business District 1 and Central Business District 2 - 7.5 FAR



City Centre Plan Addendum
Updated Land Use Map

LEGEND

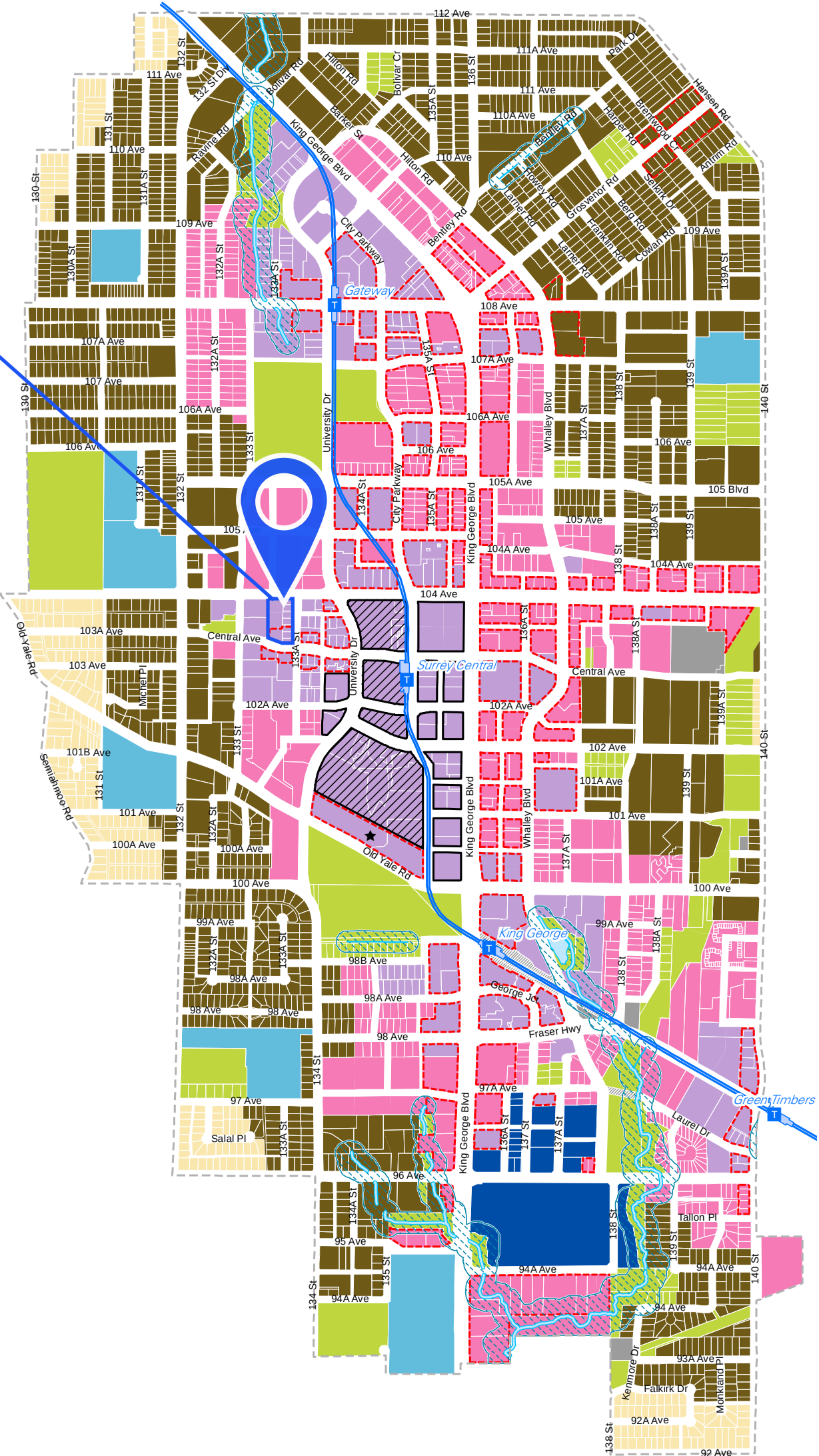
Land Uses

- Urban Residential
- Low Rise
- Mid Rise
- High Rise
- Employment
- School
- Park
- Utilities

Overlays

- Commercial
- Central Business District 1
- Central Business District 2

SkyTrain
SkyTrain Station
Creek
Ditch
Water Body
Review Buffer
Plan Boundary



- HIGH-RISE** is used in:
- City Centre,
 - Town Centres, and,
 - Transit-oriented areas (SkyTrain stations) as required by Bill 47.

These areas are the high-density mixed-use neighbourhoods with development generally 20+ storeys.



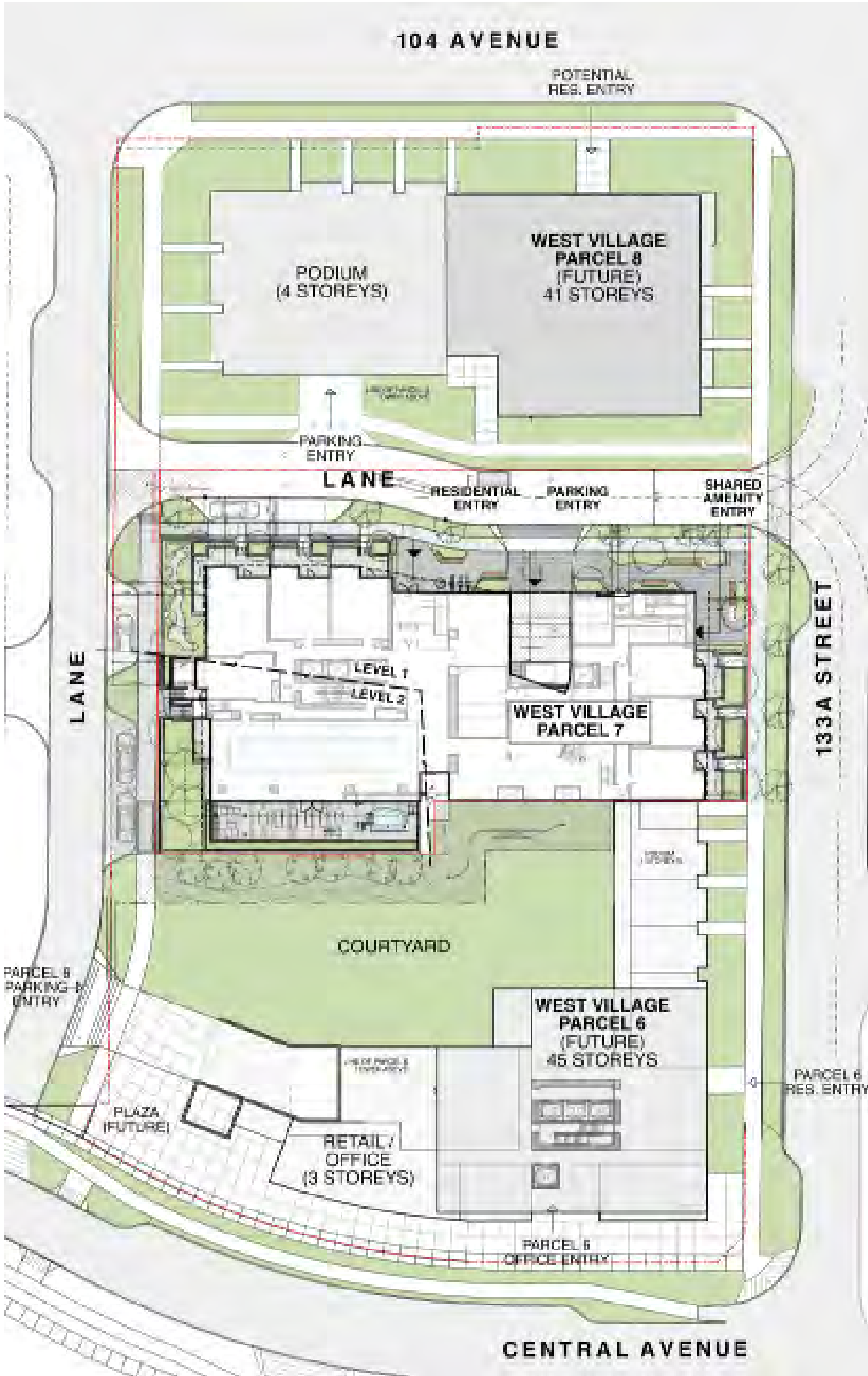
West Village Lands

Phase 6, 7 & 8 Development Permit Application

The Property is currently the subject of a Development Application in-stream at the City of Surrey proposing a lot consolidation and subdivision which will result in three (3) newly created development properties in Parcel's 6, 7 and 8 as shown in the adjacent West Village Site Plan.

The current owners have proposed a 44-storey residential development comprised of 4-townhomes and 486 apartment units for Parcel 7. Parcel's 6 & 8 will remain future phases and can be developed independent of one another.

The proposed breakdown showing development typology and uses to be contained within the future buildings per Weststone's Development Application is shown here.



Overall Proposed Development FAR Area	
Parcels 6, 7 & 8	88,582 m2 - (953,490 SF)
Overall Site Area for Parcels 6, 7, & 8	9,294 m2 - (100,040 SF)
Parcel 6	
Site Area	3,884 m2 - (41,807 SF)
Building FAR Area	33,073 m2 - (355,995 SF)
Office (Commercial)	872 m2 - (8,907 SF)
Retail	836 m2 - (8,999 SF)
Residential	31,410 m2 - (338,089 SF)
Parcel 7	
Site Area	2,794 m2 - (30,079 SF)
Building FAR Area	28,381 m2 - (305,493 SF)
Retail	0 m2 - (0 SF)
Residential	28,381 m2 - (305,493 SF)
Parcel 8	
Site Area	2,616 m2 - (28,159 SF)
Building FAR Area	27,128 m2 - (292,003 SF)
Retail	0 m2 - (0 SF)
Residential	27,128 m2 - (292,003 SF)

The table below shows a further detailed breakdown of the future Parcel 7 as proposed in the Development Application

Proposed Use	44 storey multifamily residential
Site Area	Gross: 30,079 SF
	Net: 27,788 SF
Area Summary	Saleable Residential Area: 243,031 SF
	Gross Buildable Area: 317,583 SF
Suite Summary	Studio - 119
	1 Bedroom - 223
	2 Bedroom - 130
	3 Bedroom - 4
	Townhouse - 4
Parking	402 stalls (proposed)

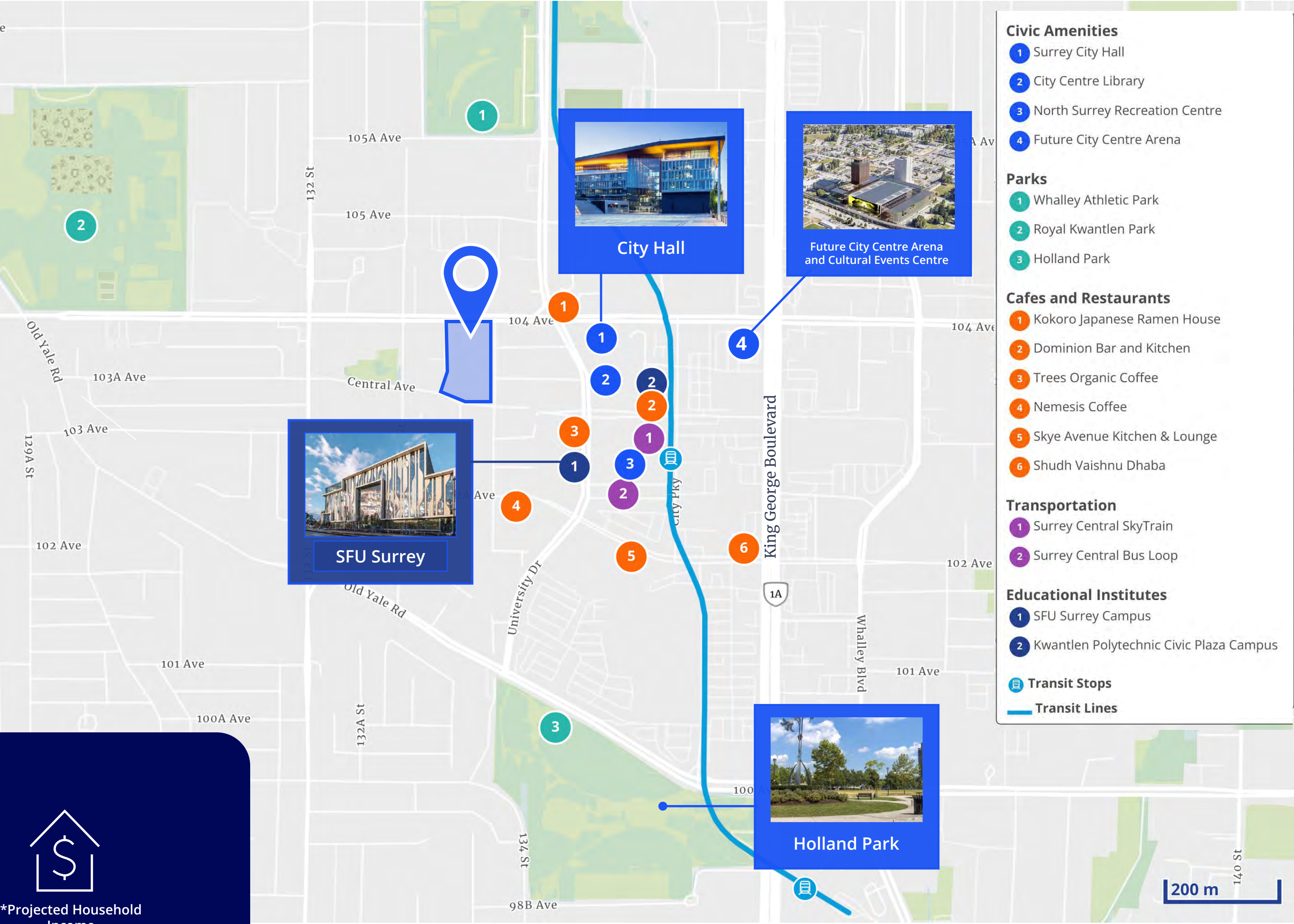
Location Overview

Surrey City Centre has rapidly emerged as Metro Vancouver’s second downtown and one of Western Canada’s fastest-growing urban centres. Anchored by a significant concentration of employment, education, healthcare, retail, and civic infrastructure, the area continues to attract substantial public and private investment while serving as the principal commercial and transit hub for Surrey and the broader Fraser Valley.

Positioned along the Expo SkyTrain Line, Surrey City Centre offers direct rapid transit connections to Downtown Vancouver, Burnaby, New Westminster, and the wider Metro Vancouver region. The area is centered around Surrey Central Station, King George Station, and Gateway Station, creating a highly accessible, transit-oriented environment that supports continued residential, office, mixed-use, and institutional development.

The district is home to major civic and educational institutions including Simon Fraser University’s Surrey campus, Kwantlen Polytechnic University, Surrey City Hall, Surrey Memorial Hospital, and Central City Shopping Centre. These institutions generate significant daily population inflows while reinforcing Surrey City Centre’s role as the region’s primary business, education, and healthcare destination.

Driven by strong population growth, ongoing densification, and a substantial development pipeline, Surrey City Centre continues to evolve into a vibrant mixed-use urban centre. New residential towers, office developments, retail amenities, and public realm improvements are transforming the area into a true live-work-play environment, attracting residents, businesses, investors, and developers alike.



Demographics



Population

1 KM | 22,850
3 KM | 124,027



*Projected
Population

1 KM | 25,255
3 KM | 137,335



Household
Income

1 KM | \$87,673
3 KM | \$110,486



*Projected Household
Income

1 KM | \$123,198
3 KM | \$154,470

*2035 Projection

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