



AVAILABLE FOR SALE

18742 & 18758 72ND AVE.

SURREY BC

2-Acres Development Land, West Clayton

PLA



OPPORTUNITY

Cushman & Wakefield ULC, as exclusive agent for the Vendor, is pleased to offer to the market a prime development opportunity located at **18742 & 18758 72nd Avenue, Surrey, BC** (the “Property”).

Strategically positioned at the corner of 72nd Avenue and 187A Street, this rare **2-acre** site lies in the heart of Surrey’s rapidly growing West Clayton Heights neighborhood. Directly adjacent to the vibrant Clayton Community Centre, the Property is comprised of two legal parcels, offering significant development potential.

The site has received **PLA (Preliminary Layout Approval)** reading for a thoughtfully designed project featuring **two 6-storey residential buildings with ground-floor commercial space**—blending community living with retail convenience.

With proximity to the future Hillcrest-184th SkyTrain station, this location is poised for strong long-term growth and connectivity. The combination of size, location, and development potential makes this a standout investment opportunity in one of Surrey’s most dynamic communities.

Investment Highlights

- **Active Development Area & Infrastructure Investment:** Multiple nearby projects approved; City of Surrey is investing in local infrastructure.
- **Transit-Oriented Growth:** Just 1.0 km from the future HillCrest SkyTrain station (completion: late 2029), with direct highway access and strong commuter appeal.
- **Development-Ready:** The site is fully serviceable now, allowing for immediate progress without reliance on broader infrastructure timelines.*
- **Prime Location:** Adjacent to community centre, schools, parks, enhancing livability and long-term value.

*Please inquire about available details and notes from the engineer.



SALIENT DETAILS

CIVIC ADDRESS:	18742 & 18758 72ND AVENUE, SURREY, BC V4N 1M9
PIDS:	001-398-644 & 000-605-514
SITE DESCRIPTION:	Relatively flat and square shaped bare land, with approximately 90m (300 ft.) x frontage along 72nd Avenue and 88m (290 ft) of frontage along 187A Street
TOTAL SITE AREA:	± 2.0 Acres (± 87,125 SF)
LAND USE:	Mixed Use Commercial/Residential: Village Node (1.5 FAR) West Clayton Neighbourhood Concept Plan
PROPOSED LAND USE & ZONING:	CD, Mixed Use Commercial/Residential: Village Node (2.5 FAR) 3rd Reading PLA
PROPERTY ASSESSMENT (2026):	\$11,902,000
GROSS TAXES (2026):	\$61,791.10
ASKING PRICE:	Contact the Listing Agent

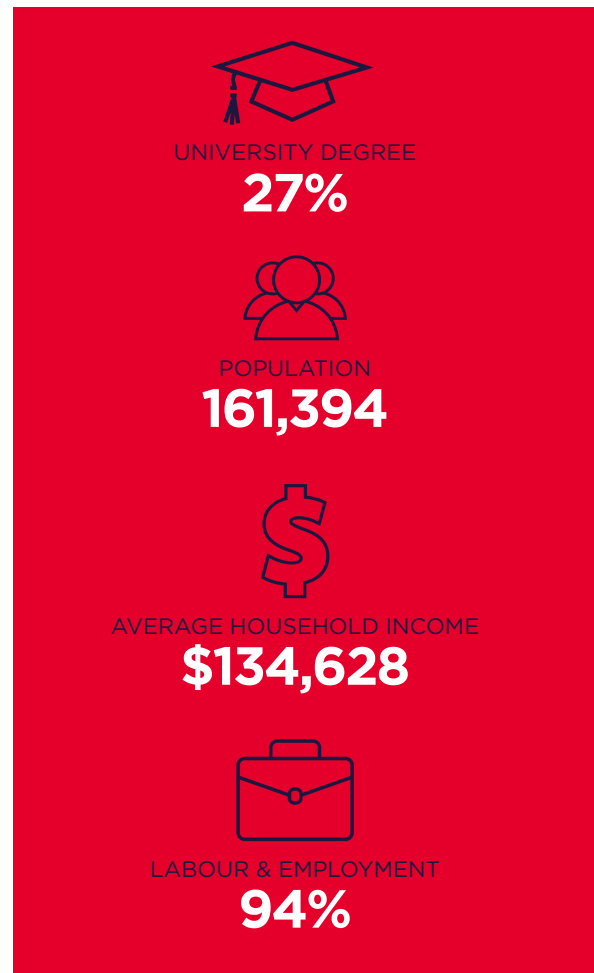
Additional Documents: Interested parties are invited to inquire for access to additional materials including architectural and engineering plans, geotechnical reports and more. Additional materials are available upon receiving a signed Confidentiality Agreement.

LOCATION

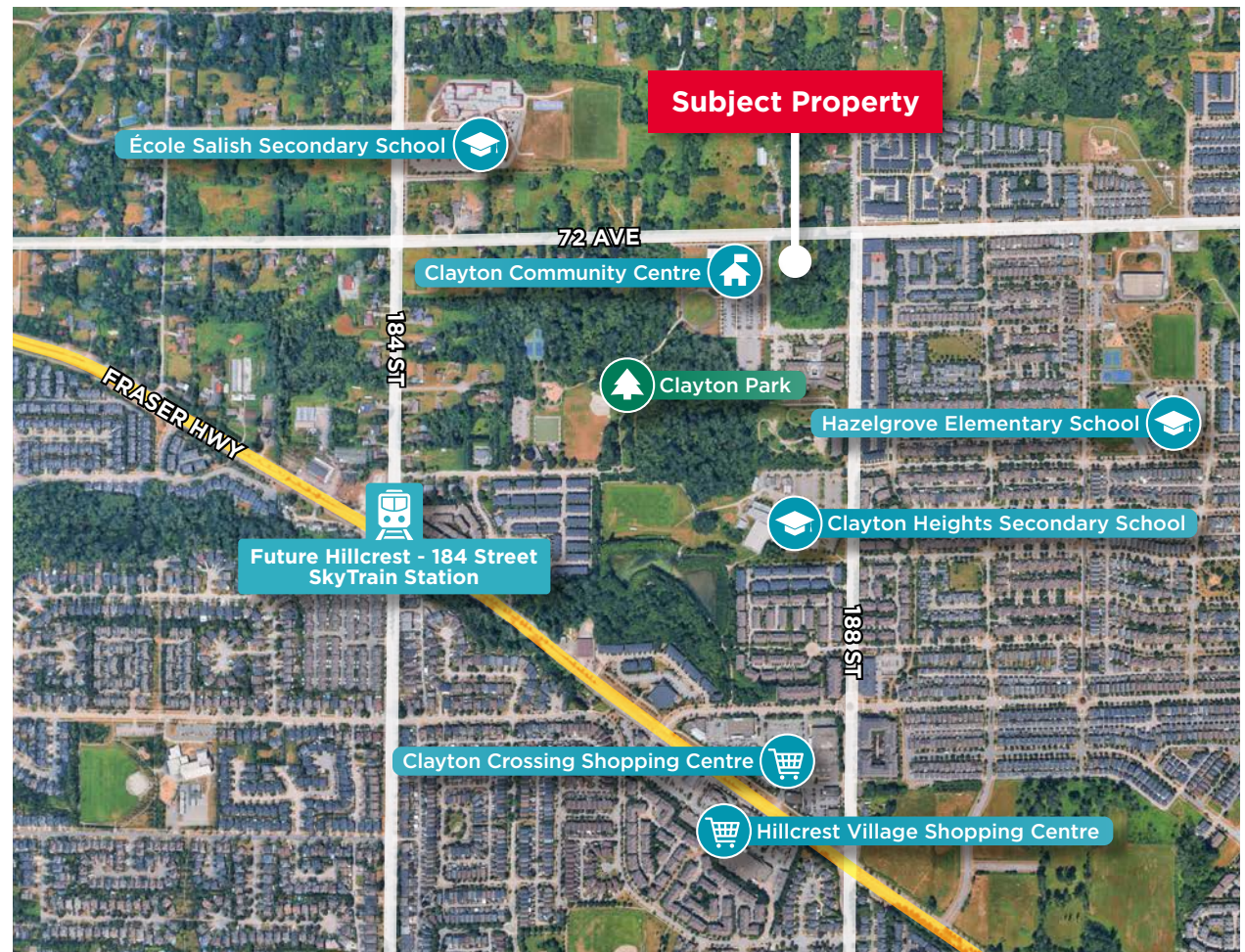
The West Clayton area of Surrey offers an exceptional opportunity for development, blending modern urban living with community-focused planning. As one of Surrey's fastest-growing neighborhoods, West Clayton is primed for residential and mixed-use projects, supported by a comprehensive land use plan emphasizing transit-oriented development, green spaces, and walkable amenities. With proximity to major transportation routes, planned rapid transit expansion, and established schools and parks, developers can capitalize on strong market demand, robust servicing, and the city's long-term vision for sustainable, connected growth.

DEMOGRAPHICS

WITHIN 5 KMS.



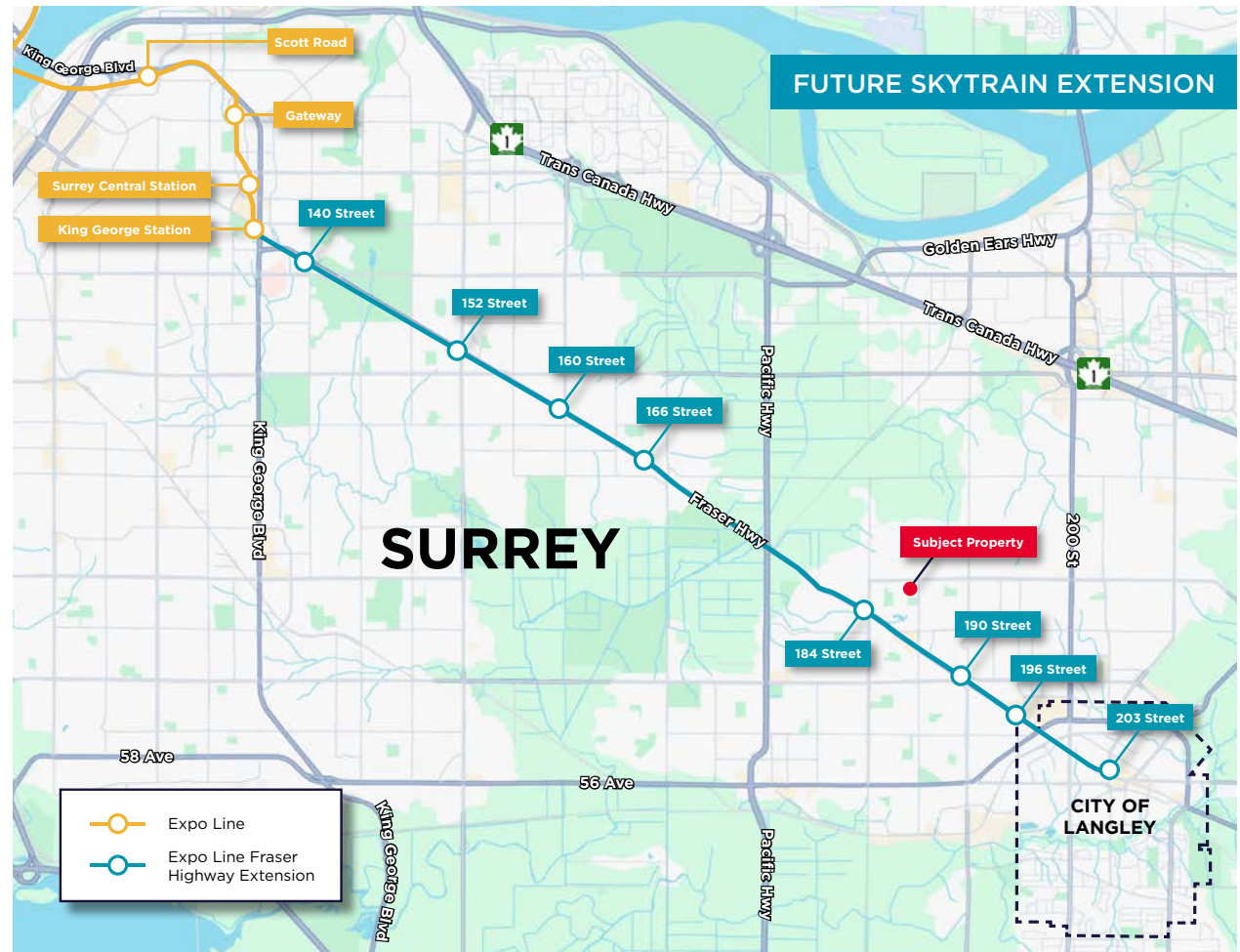
NEARBY AMENITIES



DEVELOPMENT STATISTICS

The Property development and rezoning application has received 3rd reading approval for two condominium buildings consisting of one 6 Storey Mixed Use building with Commercial at ground floor & one 6 Storey fully Residential Building along with 2.5 level underground parking.

PROJECT:	BLDG. 1 6 Storey Mixed Use w/ Commercial at Ground Floor	
	BLDG. 2 6 Storey Fully Residential Building	
SITE COVERAGE CALCULATIONS	Net Site Area	73,212 SF
	FAR	2.50
	Total Allowable	217,785 SF
	GFA	
SITE COVERAGE CALCULATIONS	Net FAR 2.62	
	Site Coverage 48.11%	
FLOOR AREA RATIO	Residential - 176,130 SF Commercial FAR	
PARKING	405 total provided	
UNIT MIX	BLDG 1 112 Residential Units + 15,371 SF Commercial	
	BLDG 2 101 Residential Units	





Contact

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