

FOR SALE

# 2660 Croydon Drive

Surrey, BC

High-exposure 9.41 acre commercial development site along Highway 99



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**AVISON  
YOUNG**



## Property details

### GROSS SITE AREA

9.41 acres (409,882 sf)

### NET DEVELOPABLE AREA (ESTIMATED)

3.10 acres (135,044 sf)

### PID

029-296-650

### LEGAL DESCRIPTION

Lot C Section 23 Township 1 New Westminster District Plan EPP30811

### ZONING

A-2 (Intensive Agricultural Zone)

### OCP

Mixed Employment

### PLAN AREA

Highway 99 Corridor (Business Park / Light Industrial)

### PROPERTY TAXES (2025)

\$195,889.40

### ASKING PRICE

\$26,000,000

## Opportunity

Positioned along South Surrey's Highway 99 corridor, 2660 Croydon Drive presents a rare opportunity to acquire a large-scale development site within one of Metro Vancouver's fastest-growing communities.

Spanning 9.41 acres, the property is designated Mixed Employment under the Official Community Plan and Business Park / Light Industrial under the Highway 99 Corridor Local Area Plan, permitting a diverse range of light industrial and office uses.

Located directly adjacent to Highway 99, the site benefits from exceptional exposure to approximately 63,000 vehicles per day and seamless connectivity to key regional corridors, including Highway 15 and Highway 10.

Surrounded by established retail destinations, including The Shops at Morgan Crossing, Grandview Corners, and supported by a rapidly expanding residential catchment, the property offers a compelling opportunity to deliver high-quality employment space in a supply-constrained market.

## Data room

The following information pertaining to the property and development feasibility is available upon receipt of a signed Confidentiality Agreement:

- Environmental report
- Topographic report
- Geotechnical report
- Zoning bylaw
- OCP and land use
- Development planning

## Property highlights



Large-scale, high-exposure 9.41 acre commercial development site in South Surrey



Direct exposure to Highway 99, with approximately 63,000 vehicles passing daily



Business Park / Light Industrial designation allows for light industrial and office uses



Strong surrounding residential growth with 40,000+ homes within 5 km



Development potential for up to 1.0 FAR



Neighbouring retail amenities include The Shops at Morgan Crossing and Grandview Corners



## Encumbered area

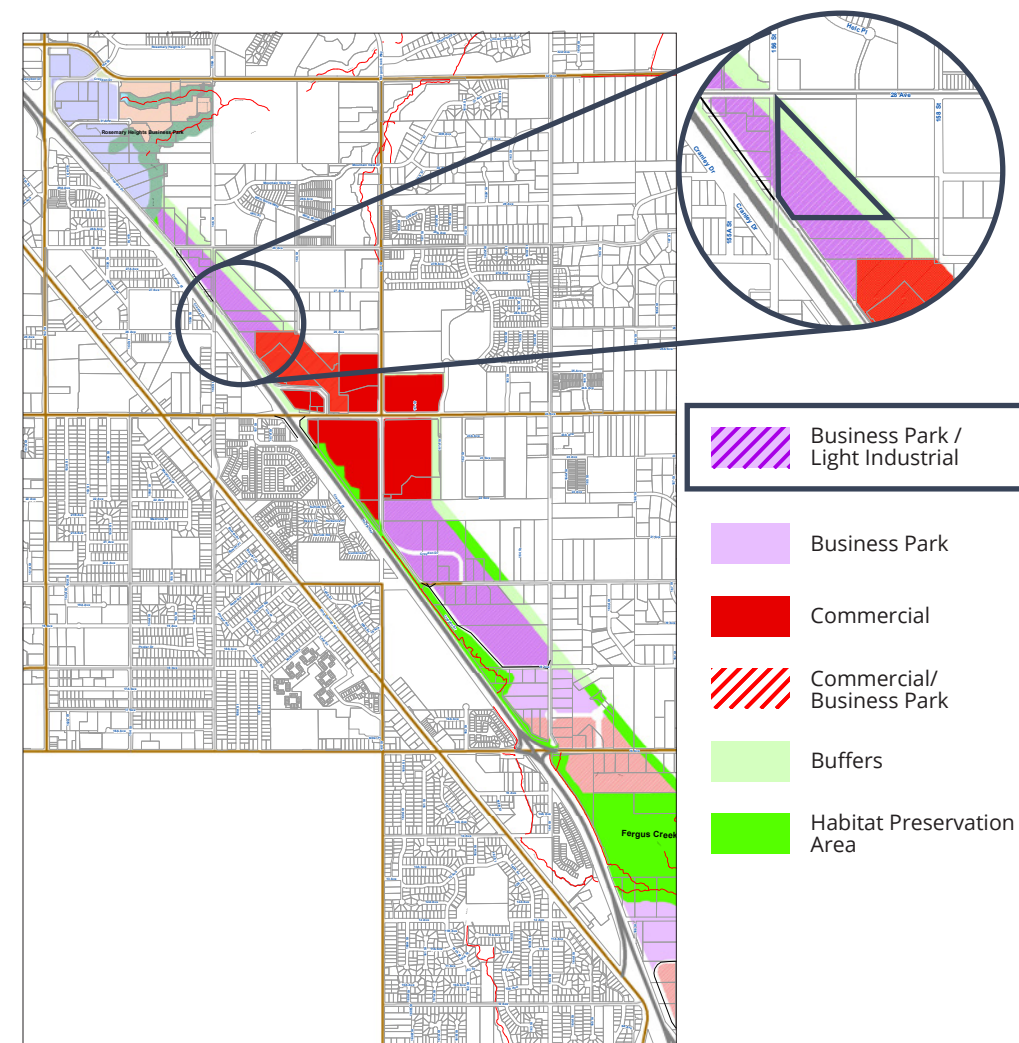
Approximately 6.31 acres of the site is encumbered by utility rights-of-way associated with overhead BC Hydro lines along the northeast boundary, reducing the net developable area to approximately 3.10 acres.

This encumbered area remains suitable for surface parking, allowing for maximization of the development footprint in the unencumbered portion of the site.

## Land use

Designated under **Business Park / Light Industrial** within the City of Surrey's **Highway 99 Corridor Local Area Plan (LAP)**, the property supports a wide range of employment-oriented uses, including light industrial and office.

This policy framework promotes high-value job creation and efficient land use, placing the site in one of Metro Vancouver's most strategic growth and connectivity corridors.



## Location

Situated within one of Surrey's most dynamic growth corridors, 2660 Croydon Drive is surrounded by established neighbourhoods including Morgan Heights, Grandview Heights and Sunnyside. The area continues to experience significant population growth, supported by strong household incomes and a highly educated workforce.

Strategically positioned alongside Highway 99, with convenient connectivity to Highway 15, Highway 10 and Highway 91, the property offers seamless links across Metro Vancouver, the Fraser Valley, and is just 12-minutes to the Canada/US border. A wide range of nearby amenities, including The Shops at Morgan Crossing, Grandview Corners and Peninsula Village Shopping Centre, provide exceptional convenience for employees and businesses alike.

Combined with access to transit and a deep labour pool, this location offers an ideal setting for future employment-oriented development.

## Demographics

84,971



Population within 3km

42,844



Labour force within 3km

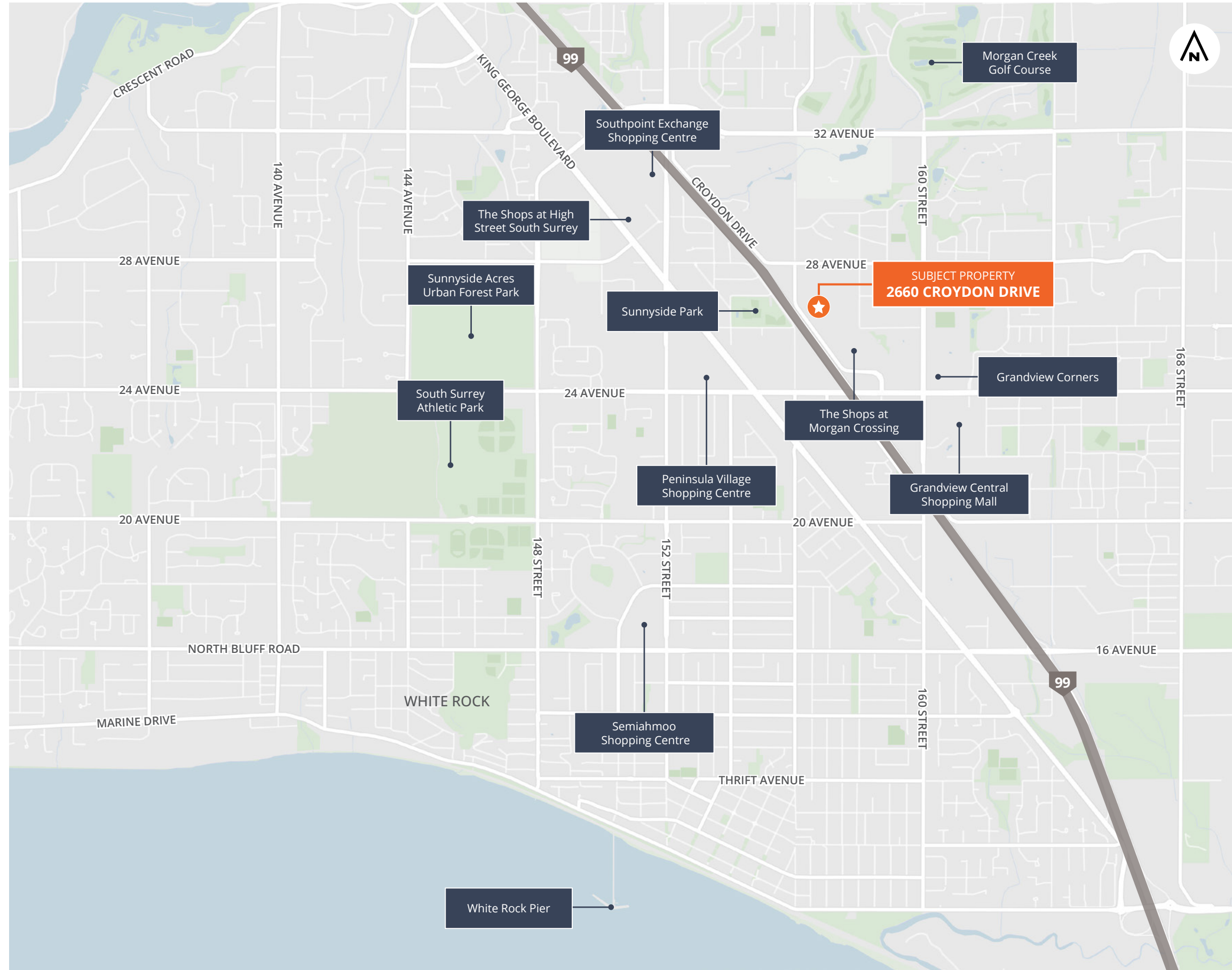
11.5%



Anticipated population increase from 2025 to 2030 (within 3km)

## Drive times

White Rock	9 minutes
Campbell Heights	9 minutes
Pacific Highway Border Crossing	12 minutes
Peace Arch Border Crossing	14 minutes
Langley City	20 minutes
Surrey City Centre	25 minutes





## Contact for more information

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