

FOR SALE

13922 104 Avenue

Surrey, BC

High-exposure income producing property with future development potential



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13922 104 AVENUE

Surrey, BC

OPPORTUNITY

Opportunity to acquire a high-exposure property along the 104 Avenue corridor. The property is improved with a multi-tenant retail building, providing stable holding income with the ability to reposition or occupy in the near term.

With lease expiries over the next 2–3 years offering a clear path to owner-user occupancy or repositioning. Ideally suited for businesses looking to secure a strategic location today while planning for future use.

Offering a unique opportunity for owner-users and investors to acquire a well-located asset today while securing future redevelopment potential in one of Metro Vancouver's fastest-growing urban centres.



SALIENT INFORMATION

CIVIC ADDRESSES

13922 104 Avenue Surrey

AREA PLAN

Surrey City Centre – Forsyth District

TOTAL SITE AREA

±15,600 SF (0.36 acres)

TOTAL BUILDING AREA

±3,660 SF

LAND USE DESIGNATION

Mixed Use High Rise – 3.5 FAR

TENANT MIX

2 Retail Units

ZONING

C8 - Community Commercial Zone

2026 BC ASSESSMENT

\$3,565,000

PRICE

Contact Listing Agent

PROPERTY HIGHLIGHTS



HIGH-EXPOSURE LOCATION

Situated along high-traffic 104 Avenue in the rapidly growing Surrey City Centre, offering excellent visibility and accessibility. Direct frontage onto a major arterial corridor with clear signage and storefront visibility.



NEAR-TERM OCCUPANCY POTENTIAL

Leases expiring within the next 2–3 years provide flexibility for owner-user occupancy or repositioning. Ideal for retail, restaurant, medical or child care uses.



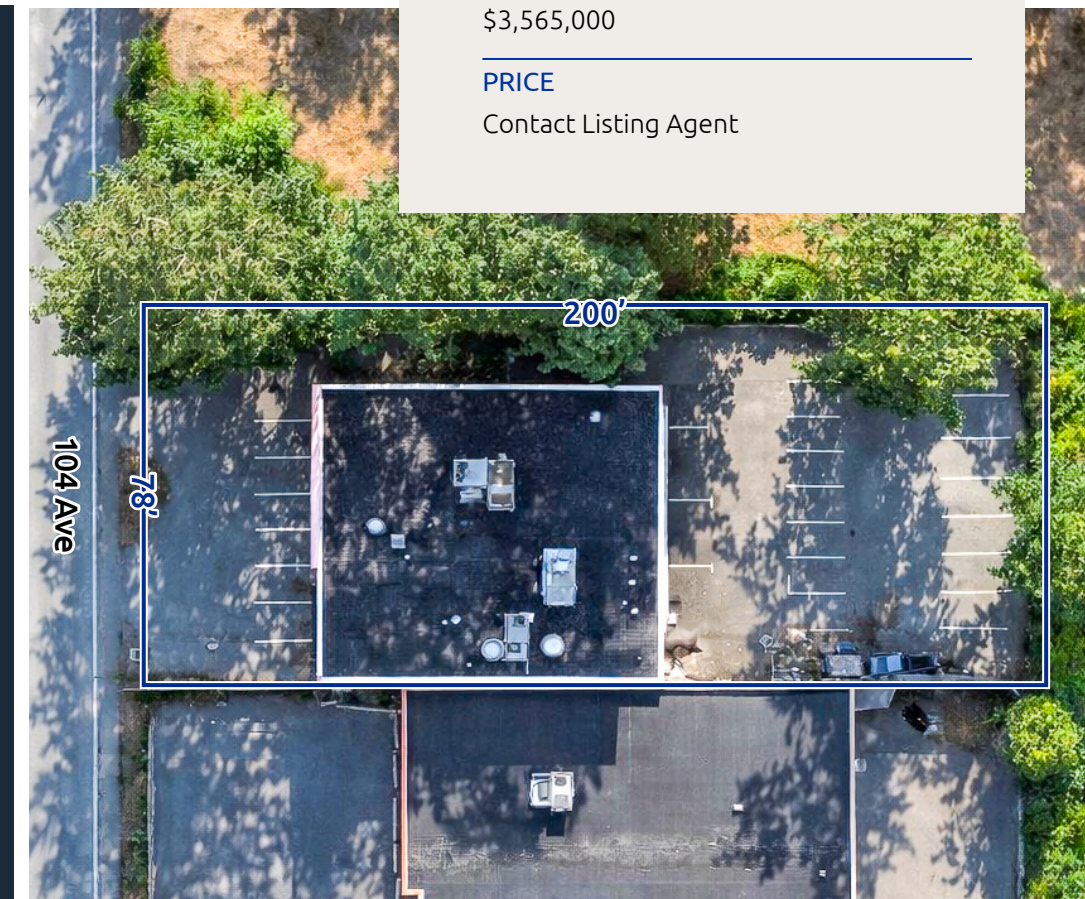
VALUE ADD POTENTIAL

Multi-tenant retail building generating holding income, with below-market rents offering clear value-add potential upon lease rollover.



DEVELOPMENT POTENTIAL

Designated Mixed Use High-Rise (3.5 FAR) under the Surrey City Centre Plan, located in The Forsyth District, supporting long-term high-density redevelopment as the area continues to evolve.



BUILDING FEATURES

PROMINENT PYLON SIGNAGE

Large freestanding pylon sign with excellent visibility from 104 Avenue, providing strong branding exposure to passing traffic.

ON-SITE PARKING

Surface parking available at the front and back of the building for customer convenience and accessibility.

FUNCTIONAL MULTI-TENANT LAYOUT

Efficient retail configuration currently demised for restaurant and bakery uses, suitable for a range of commercial users.

REAR SERVICE AREA

Dedicated rear loading and service area with space for waste, storage containers, and operational access.

TURNKEY RESTAURANT INFRASTRUCTURE

Existing restaurant space includes commercial kitchen, exhaust systems, dining, storage, and turnkey food-service infrastructure.

LARGE SITE COVERAGE WITH YARD AREA

Expansive paved areas provide flexibility for parking, loading, or future site addition.

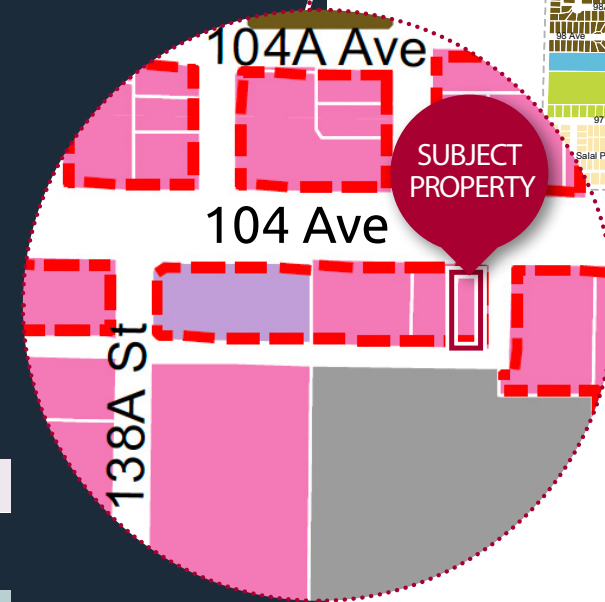


Restaurant
2,730 SF

Bakery
712 SF

TOTAL AREA
3,660 SF

FLOOR PLAN



LEGEND

- | | | |
|-------------------|-----------------------------|------------------|
| Land Uses | Overlays | Other |
| Urban Residential | Commercial | SkyTrain Station |
| Low Rise | Central Business District 1 | SkyTrain |
| Mid Rise | Central Business District 2 | Plan Boundary |
| High Rise | | Review Buffer |
| Employment | | Water Body |
| School | | Creek |
| | | Ditch |

DEVELOPMENT POTENTIAL

SURREY CITY CENTRE PLAN

The subject property is designated Mixed Use High-Rise within the Surrey City Centre Plan, supporting a mix of residential, office, institutional, and retail uses. The site carries a base density of 3.5 FAR, with potential to achieve greater density through Community Amenity Contributions.

The City Centre Plan provides flexibility in achievable densities, which can typically range from 3.5 FAR to 5.5 FAR or greater, subject to site configuration, urban design, and municipal approvals.

THE FORSYTH DISTRICT

The Forsyth District is envisioned as a highly walkable, medium-to-high density residential neighbourhood anchored by significant greenspace, meandering green lanes, and enhanced street connections. The 104 Avenue corridor is planned to evolve into a major rapid transit corridor, forming high-density mixed-use nodes around future station areas at Whalley Boulevard and 140 Street. This evolution positions Forsyth as a key growth area linking Guildford, Highway 1, and the Surrey Downtown core.

Mid Rise



Towers up to 20 storeys with minimum 2-storey podiums. Primarily residential. Ground floor commercial is optional except in Mixed-Use areas.

Floor Area Ratio
3.5 FAR (or 4.0 FAR net within Tier 2 of a TOA)

NEARBY AMENITIES

RESTAURANT & CAFE

1. Browns Social House
2. Ruex Cafe and Bar
3. Combine Cafe & Bar
4. Dominion Bar + Kitchen
5. Nemesis Coffee Surrey Pavilion
6. Starbucks

SHOPPING / SERVICES

1. Save-on-Foods
2. Staples
3. London Drugs

HEALTH

1. Surrey Memorial Hospital
2. Jim Pattison Outpatient Care and Surgery Centre
3. Shirley Dean Pavilion
4. Health & Technology District

EDUCATION

1. Simon Fraser University & SFU Medical School
2. UBC Surrey (Upcoming)
3. Kwantlen Park Secondary School
4. Douglas College
5. Western Community College
6. Excel Community College

PARK & RECREATIONS

1. Chuck Bailey
2. Holland Park
3. Green Timbers
4. A.H.P. Matthew Park
5. Whalley Athletic Park Surrey

- Expo Line
- Surrey Langley SkyTrain
- R1 Rapid Bus

A mixed-use complex with 130 shops, restaurants, and services, anchored by major retailers like Walmart, Best Buy, and T&T Supermarket, SFU campus, and office tower.

Travel Times

Central City
4min

Port Mann Bridge
5min

Pattullo Bridge
9min

Township of Langley
24min

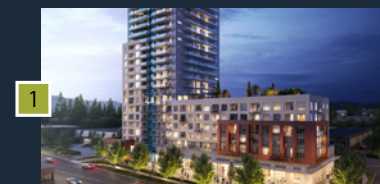
Downtown Vancouver
34min

Guildford Town Centre
3min

140 St SkyTrain Station
3min

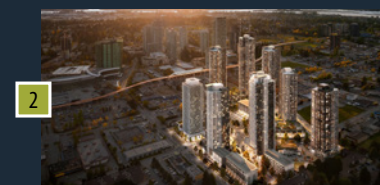
Surrey Central SkyTrain Station
3min

NEW DEVELOPMENTS



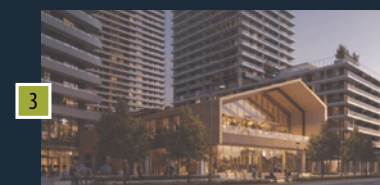
JUNO

STREETSIDE DEVELOPMENTS



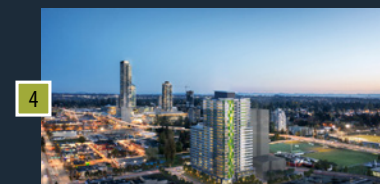
GEORGE TOWN ANTHEM

ANTHEM



PARKWAY

BOSA PROPERTIES



LUCENT

LANDA GLOBAL PROPRTIE



TETHER

PCI DEVELOPMENTS



SEQUOIA

ML EMPORIO



SKY LIVING

ALLURE VENTURES



ATLAS TOWER

APPELT PROPERTIES

FOR MORE INFORMATION, PLEASE CONTACT:

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