

Multi Family Development Opportunity

Guildford Town Centre

15200, 15230 & 15340 Guildford Drive, Surrey, BC



**CUSHMAN &
WAKEFIELD**®



Site Details

	PID	CIVIC ADDRESS	AREA (ACRES/SF)	DENSITY (FAR)	HEIGHT (FT)	BUILDABLE AREA (SF)
Lot 1	028-029-135	15230 Guildford Dr.	2.792/121,628	1.12	60	136,223
Lot B	023-420-197	15340 Guildford Dr.	4.532/197,403	1.40	60	276,364
Lot C	123-420-201	15200 Guildford Dr.	0.714/31,102	4.50	200	139,959
Total			8.038/350,133			552,546

Opportunity

Cushman & Wakefield Ltd. is pleased to offer to the marketplace the sale of the Boulevard Club development site. The 8 acre multi-phase project is a zoned, "ready to go" site with development permit in place on Lots B and C. Phases I and II of the project are existing on Lot A and there is a large sales centre currently housed on Lot C. This presents an excellent opportunity for a developer to purchase a site that they can commence marketing and development immediately. The Vendor will consider selling the lots separately.

Zoning & Development Permits

The Property is currently zoned CD and designated for multi family development. Lot A is fully developed with two low rise buildings (Phases I&II) comprising 137 residential units. The balance of the undeveloped site has been rezoned to permit subdivision into three legal parcels. Final Approval of the CD Zoning Bylaw is expected late November, 2011 and is based on RM-70 allowing four storey low rise on Lot B & Lot 1 and high rise on Lot C. The existing Development Permit 6794-0138-00 covers Lot B and Lot C. Lot 1 will require a new DP as per the requirements of the new CD bylaw. The site areas and respective densities are outlined above in the Site Details Table.

Offering Process

Interested purchasers, upon signing a confidentiality agreement, will be granted access to a web based data room containing all due diligence material. The Vendor will consider offers when received.

Location

The Subject Property is located just north of the Guildford Town Centre and is in close proximity to the TransCanada Highway and the new Port Mann Bridge. The Site offers tremendous exposure with significant frontage on 152nd Street. Less than 1 km from the Subject Property is Guildford Town Centre Shopping Centre which is undergoing a major transformation with the recent addition of a new 202,000 sf Wal-Mart. The mall will also see 330,000 sf of new retail and a major interior upgrade. The entire Guildford area is being revitalized and has been identified in the Surrey Rapid Transit Study as a candidate area to receive rapid transit service. The Guildford Community and Recreation Centre, in close proximity to the Subject Property, includes the following amenities: 7,200 sf weight room; 1/8 mile running track; 2,000 sf group fitness studio; 3 gymnasiums; skate park; seniors lounge; youth lounge; and the Guildford Library. The amenities and services all within a small radius of the Subject Property will make the Site and future development a very desirable and sought after location to live.

Rendering of New Public Plaza at Guildford Town Centre



Site Plan





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