

**FOR SALE**

**DOWNTOWN  
MIXED-USE  
DEVELOPMENT SITE**

852-872 Seymour Street  
Vancouver, BC



**Simon Lim**

Personal Real Estate Corporation  
Executive Vice President  
604 661 0882  
simon.lim@colliers.com

**James Lang**

Associate Vice President  
604 661 0868  
james.lang@colliers.com

**Jessica Hathaway**

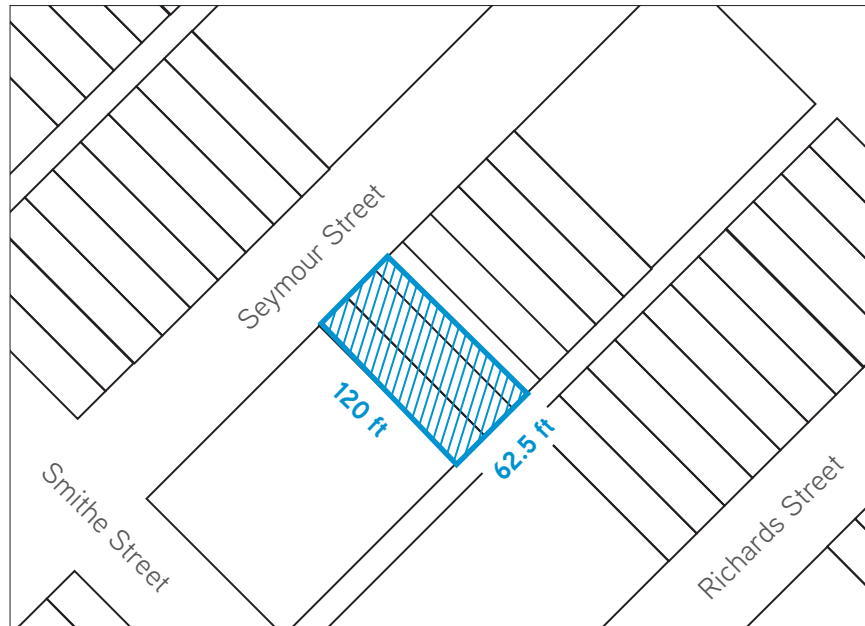
Senior Associate  
604 694 7227  
jessica.hathaway@colliers.com



## KEY HIGHLIGHTS

- Rare opportunity to purchase a downtown development site and capitalize on strong market demand for office and hotel space
- Located in a core area with close proximity to transit and amenities offered by Yaletown, the Granville entertainment district and the central business district
- The surrounding area has seen a significant growth in office product attracting huge international employers such as Amazon, Apple, Deloitte, Telus and Kabam.

## SITE PLAN



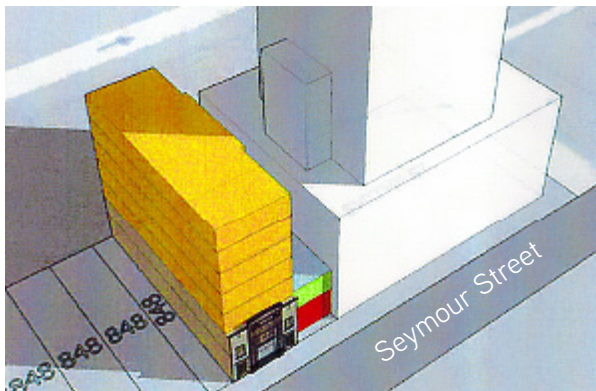
## SALIENT FACTS

|                       |  |
|-----------------------|--|
| Municipal Address:    | 852-872 Seymour Street, Vancouver, BC  |
| Legal Description     | The South 1/2 of Lot 11, Lots 12 & 13 Block 64 District Lot 541 Plan 210<br>PIDs: 015-461-670, 015-461-718 & 015-461-726   |
| Location:             | Located on the east side of Seymour Street between Robson Street and Smithe Street in downtown Vancouver   |
| Current Zoning        | DD (Downtown District) Comprehensive Development Area C3<br>Height: Basic 300 feet<br>Density: the total density for all permitted uses must not exceed a floor space ratio of 5.00 with the total density for non-residential uses must not be less than a floor space ratio of 2.00; |
| Site Size:            | 852 Seymour: 4,500 SF<br>872 Seymour: 3,000 SF<br><b>Total: 7,500 SF</b>   |
| Current Improvements  | 852 Seymour Street is currently improved with a two-storey retail/office building constructed circa 1924 and 872 Seymour Street is currently improved with an single storey retail building constructed circa 1924   |
| Combined Taxes (2019) | \$158,815.33   |
| 2020 Assessed Value   | \$17,270,100   |

# DEVELOPMENT POTENTIAL

The Property is situated on the east side of Seymour Street between Robson Street and Smith Street in the heart of Vancouver's Downtown shopping and entertainment district and one block to the central business district.

|                                  |  |
|----------------------------------|--|
| Zoning                           | DD (Sub Area C3)                             |
| Max Density                      | 5.00 FSR (minimum 2.0 FSR for commercial)    |
| Potential Hotel Bonus Density    | 5.75 FSR (Base 5.00 FSR + 15% Hotel Bonus)   |
| Potential Heritage Bonus Density | 5.5 FSR (Base 5.00 FSR + 10% Heritage Bonus) |
| Height                           | Basic 300 feet up to 450 feet                |



852-872 SEYMOUR ST



# SHIFTING OFFICE/HOTEL DEMAND

- The traditional CBD has seen an extension eastward along West Georgia Street with multiple AAA class office buildings recently completed or under construction to be occupied by top companies such as Amazon, Apple, Deloitte and Kabam.
- Values for strata in the area are reaching as high as \$2,000 per SF.
- The average daily rate for boutique hotels ranges is close to \$300 per night with a growing demand given the lack of available supply.

400 West Georgia Street



495 West Georgia



753 Seymour Street





**SITE**

600 ROBSON STREET

400 WEST GEORGIA STREET

ROBSON STREET

WEST GEORGIA STREET

402 DUNSMUIR STREET

753 SEYMOUR STREET

495 WEST GEORGIA STREET

SEYMOUR STREET

GRANVILLE STREET



Thurlow Street

Burrard Street

Hornby Street

Howe Street

Granville Street

Hastings Street

Pender Street

Dunsmuir Street

Georgia Street

Seymour Street

Robson Street

Nelson Street

Expo Boulevard

Yaletown

Expo Boulevard

Westcoast Express

Rogers Arena

BC Place

St. Paul's Hospital

852-872 SEYMOUR ST

T

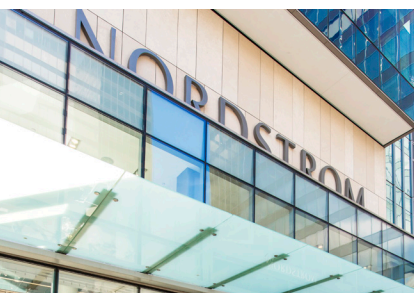
T

T

T

T

T



# AMENITIES

## RETAIL

- 1. CF Pacific Centre
- 2. Holt Renfrew
- 3. Hudson's Bay
- 4. Nordstrom
- 5. London Drugs
- 6. H-Mart Downtown
- 7. Shoppers Drug Mart
- 8. IGA
- 9. Nesters Market

## SERVICES

- 1. TD Canada Trust
- 2. Scotiabank
- 3. RBC Royal Bank
- 4. BMO Bank of Montreal
- 5. Vancouver Public Library
- 6. LifeLabs Medical Laboratory Services
- 7. St.Paul's Hospital
- 8. The Westin Grand
- 9. The Sutton Place Hotel

## RESTAURANTS/CAFE

- 1. Medina
- 2. JOEY Burrard
- 3. Glowbal
- 4. Jinya Ramen Bar
- 5. Chipotle
- 6. Starbucks
- 7. Italian Kitchen
- 8. Gotham Steakhouse
- 9. Lupo
- 10. Nero Belgian Waffle Bar

## RECREATION

- 1. Robert Lee YMCA
- 2. Scotiabank Theatre Vancouver
- 3. Steve Nash Fitness World
- 4. YYOGA Downtown Flow

# DEMOGRAPHICS



WALK SCORE

100



TRANSIT SCORE

100



BIKE SCORE

92



**FOR SALE**

**DOWNTOWN  
MIXED-USE  
DEVELOPMENT SITE**

**852-872 Seymour Street  
Vancouver, BC**

**Simon Lim**

*Personal Real Estate Corporation*  
Executive Vice President  
604 661 0882  
simon.lim@colliers.com

**James Lang**

Associate Vice President  
604 661 0868  
james.lang@colliers.com

**Jessica Hathaway**

Senior Associate  
604 694 7227  
jessica.hathaway@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2020. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Brokerage Inc. P012278

Colliers International  
200 Granville Street, 19th Floor  
Vancouver, BC | V6C 2R6  
+1 604 681 4111  
collierscanada.com

