

FOR SALE

3473 Cambie Street

VANCOUVER, BC



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KEY HIGHLIGHTS

- 4,664-SF Cambie Corridor site with 33 feet of frontage on Cambie Street
- Location on Cambie Street between West 18th Avenue and West 19th Avenue, providing excellent exposure
- 7 minutes from Downtown Vancouver and 21 minutes to Vancouver International Airport via the Canada Line
- Holding income provided by a residential tenant and Pronto Cafe
- Located in the heart of Cambie Village amongst popular shopping, restaurants, and entertainment
- Potential for assembly with neighbouring properties for eventual redevelopment

SALIENT FACTS

Civic Address:	3473 Cambie Street & 3476 Tupper Street, Vancouver, BC
Legal Address:	Lot 6 Block 540A District Lot 526 Plan 2412 013-785-290
Location:	The Property is located on the west side of Cambie Street between West 18th Avenue and West 19th Avenue in Vancouver's Cambie Village area.
Surrounding Uses:	Street level retail and services including boutiques, restaurants, cafes, grocery markets, and banks.
Site Area:	Total area of 4,664 SF
Current Zoning:	C-2 Commercial District
OCP Designation:	Cambie Corridor (16 th – 19 th Avenue), which provides for mixed-use development up to 6 stories with potential for townhouse development along Tupper Street. Projected density for this sub-area of the plan is 2.5 - 3.0 FSR.

Improvements: The property is improved with a one-storey street plus basement street-front retail building and a one-story single family house which backs onto Tupper Street.

Net Rentable Area:	1,400 SF (Commercial)
Tenancy Details:	Pronto Sandwicheria and Cafe Inc. Residential tenant
Net Operating Income:	\$52,833
Property Taxes (2015):	\$26,536.79
Assessed Value (2016):	Land: \$3,787,000 Improvement: \$6,000 Total: \$3,793,000
Asking Price:	\$4,388,000





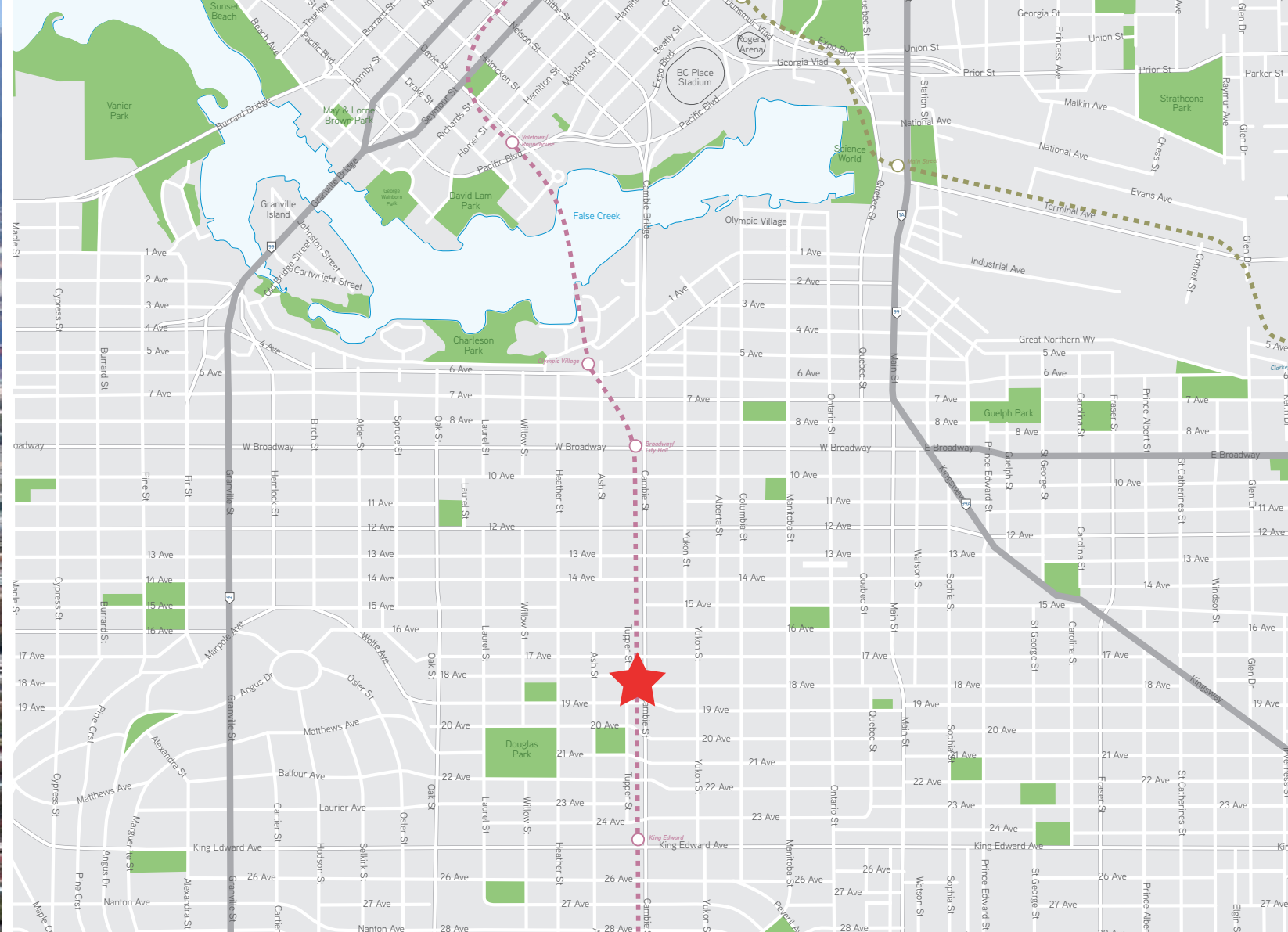
Downtown Vancouver

19th Avenue

SUBJECT

Cambie Street

King Edward Canda
Line Station



NEARBY AMENITIES

FOOD:

- Biercraft Bistro
- Starbucks
- JJ Bean
- Gino's Pizzeria
- Subway
- Rain or Shine Icecream

SERVICES:

- Park Theatre
- Bright Pools
- TD Canada Trust
- Bank of China
- Cambie Montessori
- Vancouver Hospital

SHOPPING:

- Shoppers Drug Mart
- Choices Market
- City Square Centre
- Cambie Cycles
- Kaboodles Toy Store
- Liquor Depot

The Property is just five blocks from the King Edward Canada Line Station, providing convenient transportation to Downtown Vancouver and Vancouver International Airport (YVR).



MARKET DYNAMICS

- › Demand for residential development sites along Cambie has led to values at or near all-time highs.
- › There has been over \$500 Million in investment along Cambie Corridor, and nearly half of that in the past year
- › Few potential land assemblies left creates sense of urgency among buyers
- › Strong sales in existing projects like Cambie Star, Empire @ QE Park, Elizabeth and Parc Elise fuel demand for new sites

DEVELOPMENT POTENTIAL

In 2011, the City of Vancouver adopted the Cambie Corridor Plan, a comprehensive policy for the entire Cambie Street Corridor from West 16th Avenue to Marine Drive. The plan takes advantage of the recently completed Canada Line in facilitating greater density around transit nodes and provides guidelines for rezoning applications.

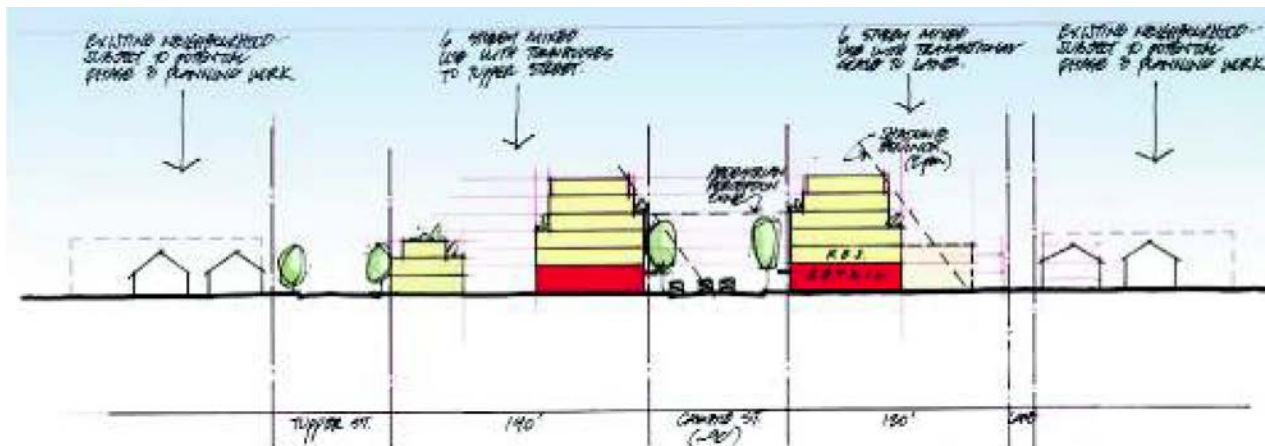
CAMBIE VILLAGE PRECINCT

3473 Cambie Street falls within the Cambie Village Precinct at Cambie Corridor (16th - 19th Avenue), which provides for mixed-use development up to 6 stories and maximum density of 2.5 - 3.0 FSR.* The following guidelines have been proposed for new developments:

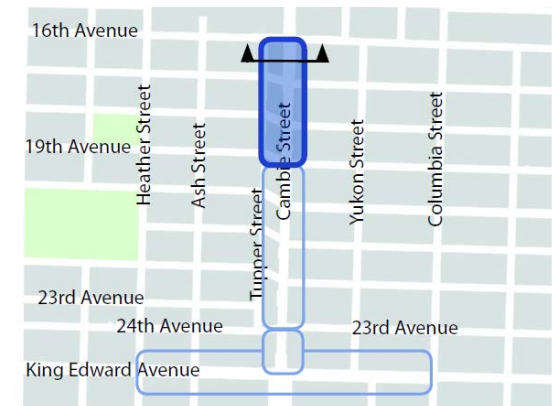
- Mixed-use buildings will be allowed up to six storeys
- Above four storeys, upper floors will be stepped back from Cambie Street
- Buildings will activate and enhance the adjacent lane or Tupper Street by providing townhouses or active uses on the rear
- Second Floor job space is strongly encouraged where feasible
- Development proposals will include required public realm features (i.e. street trees, street lamps, benches, weather protection etc.)

For a full resource of planning documents relating to the Cambie Corridor plan, please visit the City of Vancouver's website at <http://vancouver.ca/home-property-development/cambie-corridor-plan.aspx>

* The suggested floor space ratio (FSR) range is an estimate (not limit) based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent neighbourhoods. The development potential for each site may fall within, below or above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.



Representative Section: Cambie Street between 17th and 18th Avenue



Policy directions in this section apply to the areas highlighted in the map above.

BROCHURE

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