

For Sale

Transit-Oriented Cambie Corridor
Development Site Located Steps from
the Langara-49th SkyTrain Station

6250-6272 Cambie Street Vancouver, BC

Simon Lim*
Personal Real Estate Corporation
Vice Chairman
+1 604 661 0882
simon.lim@colliers.com

James Lang*
Personal Real Estate Corporation
Vice President
+1 604 661 0868
james.lang@colliers.com

Jessica Hathaway*
Personal Real Estate Corporation
Vice President
+1 604 694 7227
jessica.hathaway@colliers.com

**Vancouver Investment & Development Advisors Group*



Cambie Street

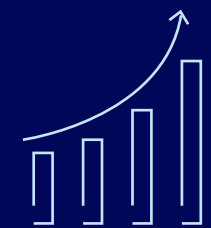
West 46th Avenue

West 48th Avenue

The Opportunity

Opportunity to purchase a transit-oriented development site, steps away from the Langara-49th SkyTrain station and the new Oakridge Park development

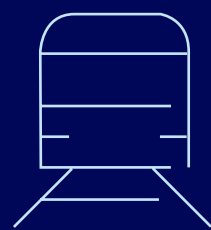
Colliers is pleased to present a development site for sale in the heart of the Cambie Corridor, less than two blocks from the Langara-49th Avenue SkyTrain Station. This 19,800 SF site is located on the east side of Cambie Street between West 46th Avenue and West 48th Avenue, and is walking-distance to the new Oakridge Park development.



Oakridge's unmatched access to transit and amenities positions the property to command strong rents and condo values



Flexible zoning supports a range of development possibilities, including mixed-use condo or rental, in high-rise or low-rise built forms



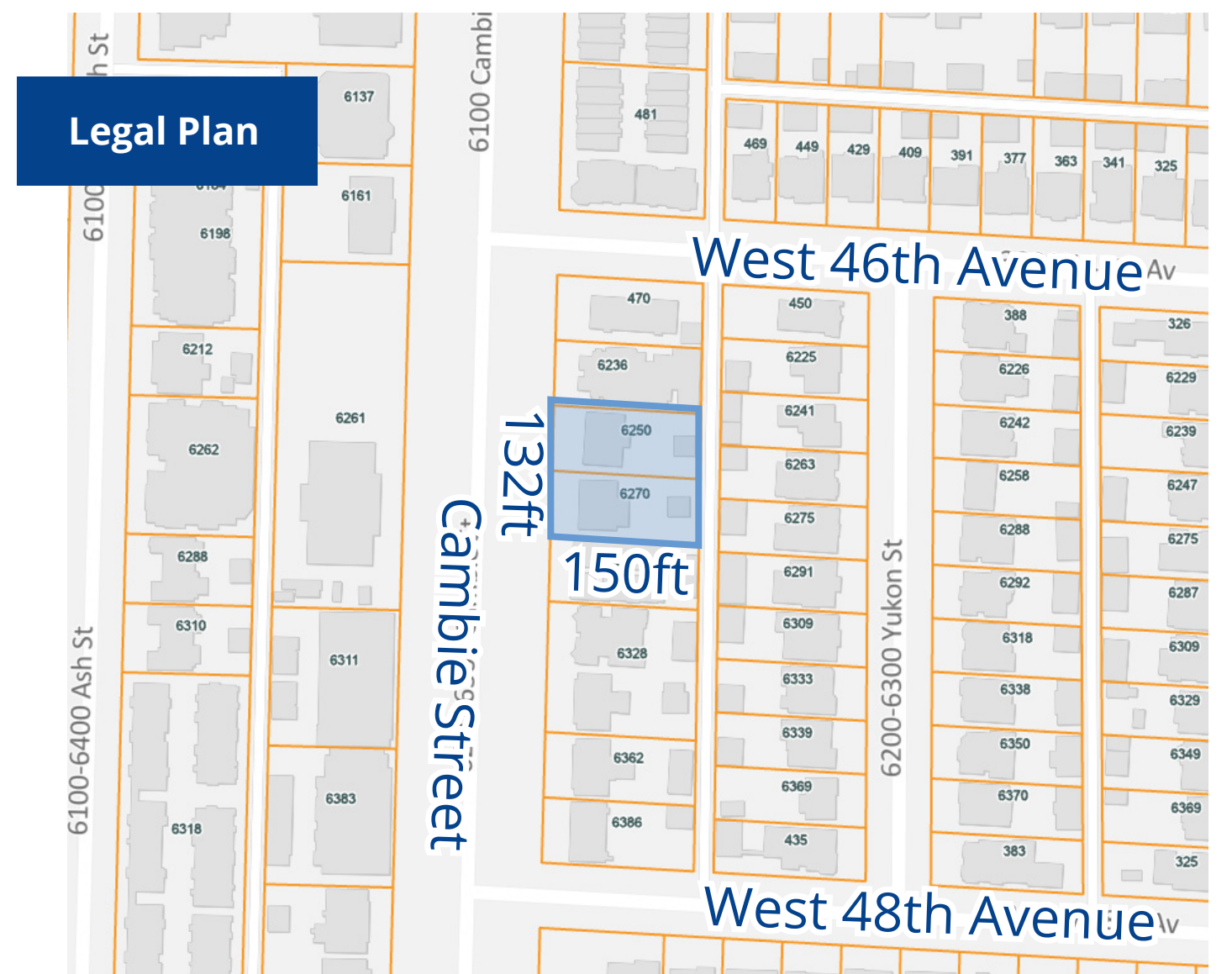
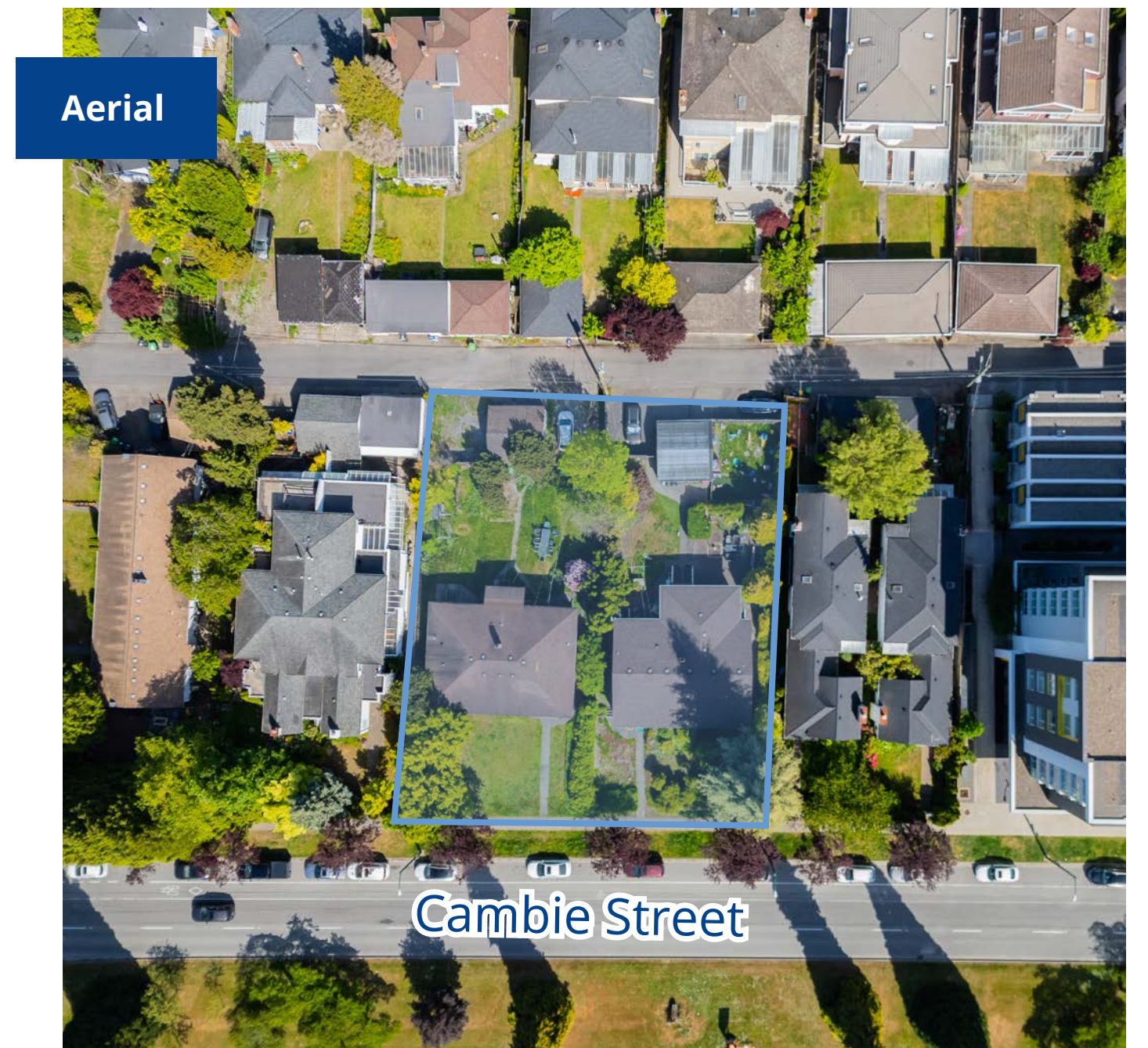
Direct access to the Canada Line at Langara-49th Avenue station allows residents to connect to downtown Vancouver and YVR in minutes



Property Overview

Salient Facts

Address	6250 - 6272 Cambie Street, Vancouver, BC
PIDs	003-140-709, 010-328-297
Location	Located on the east side of Cambie Street between West 46th Avenue and West 48th Avenue
Zoning	RT-2 - Two Family Dwelling
OCP	Mixed-Use - Mid-Rise, LAP Cambie Corridor Phase 3 - mixed-use Cambie St 45th-48th
Lot Area	19,800 SF (132 ft x 150 ft)
Improvements	Two single-level duplex homes
Potential Density	2.25 - 3.25 FSR, up to 8 storeys (Cambie Corridor Plan) or 4.0 FSR, up to 12 storeys (TOA policy)
Gross Taxes	\$51,375.30 (2025)
Asking Price	\$10,950,000



The Neighbourhood

Oakridge is a dynamic area undergoing significant transformation. Positioned along the Canada Line SkyTrain route, Oakridge is becoming a hub that will accommodate increasing population density while promoting sustainable urban living.

This location is well serviced by transit with both North-South and East-West bus routes providing easy accessibility. In addition, moments away is the Langara-49th Avenue SkyTrain Station, making the area attractive to future residents and employers.

One of the most notable developments in the area is Oakridge Park which will include a 9-acre park, new retail and restaurant space, and a 100,000-SF Civic Centre, creating an exciting cultural and entertainment hub, just a short walk from the site. Expected completion of the first phase will be in Spring 2026 with over 100 businesses occupying 560,000 SF of retail set to open up in May 2026.



Progress of Oakridge Park



Oakridge Park Rendering

Notable Oakridge Park Retailers



Surrounding Amenities

Subject Property

The nearby Oakridge Park development, with its first phase opening in Spring 2026 will offer local residents luxury shopping and unparalleled indoor and outdoor dining experiences.

In addition to this, it will feature a public 9-acre rooftop park with running loops, community gardens, playgrounds, and a pavilion that will host summer events.



GROCERY, RETAILERS & BANKS

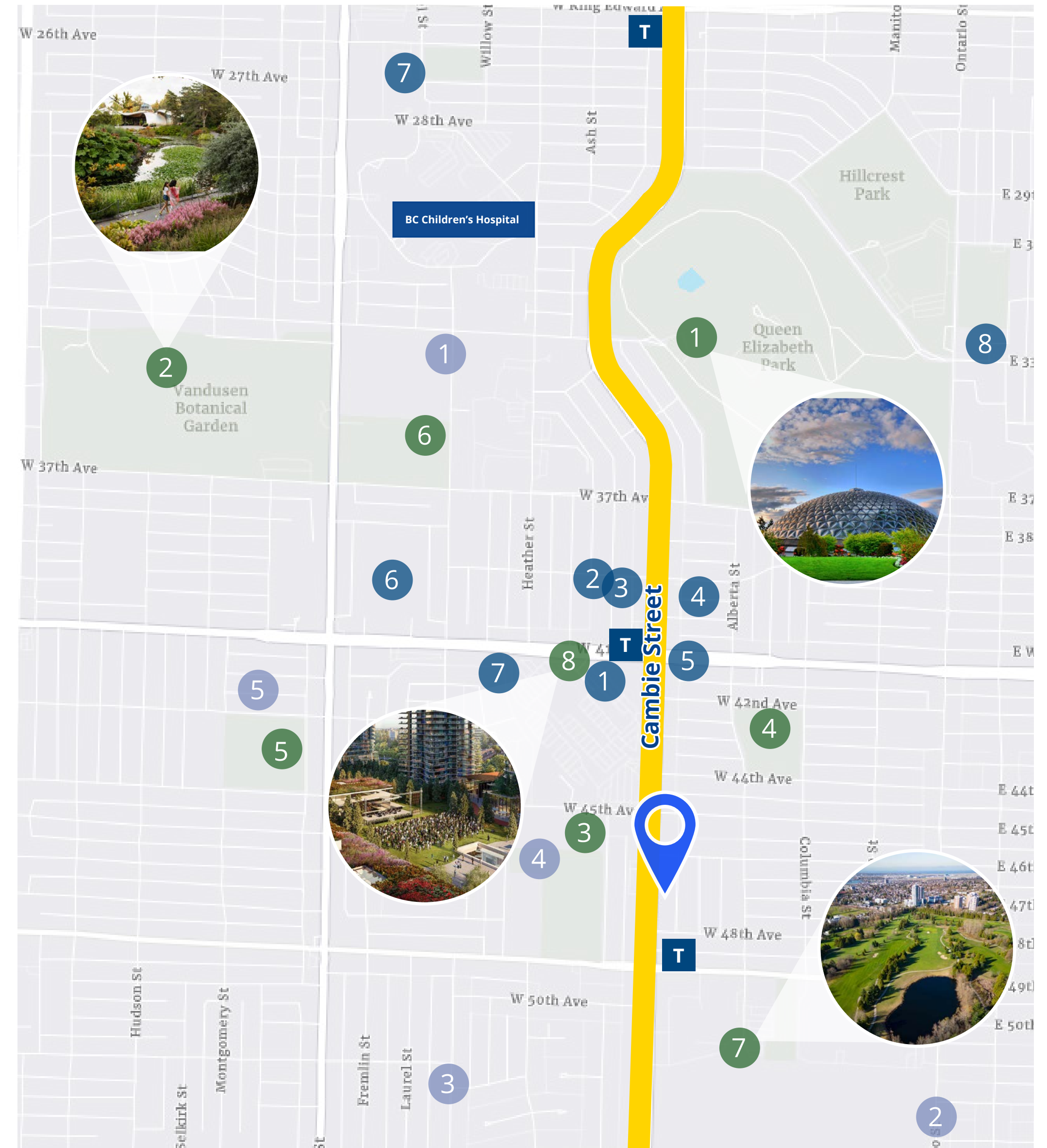
1. Oakridge Park Shopping Centre
2. RBC Royal Bank
3. TD Canada Trust
4. CIBC Bank
5. Scotiabank
6. 7-Eleven
7. Safeway
8. Stadium Market

PARKS & RECREATION

1. Queen Elizabeth Park
2. Van Dusen Botanical Gardens
3. Tisdall Park
4. Columbia Park
5. Montgomery Park
6. Oak Meadows Park
7. Langara Golf Course
8. Oakridge Rooftop Park (mid-2026)

SCHOOLS

1. Eric Hamber Secondary School
2. Langara College
3. Sir Winston Churchill Secondary School
4. Annie B. Jamieson Elementary School
5. Sir William Osler Elementary School



Land Use

Cambie Corridor Plan (45th - 48th Avenue)

Policy Area Cambie Corridor Phase 3 - mixed-use Cambie St 45th - 48th

Uses Mixed-Use

Max Height Up to 6 or 8 storeys

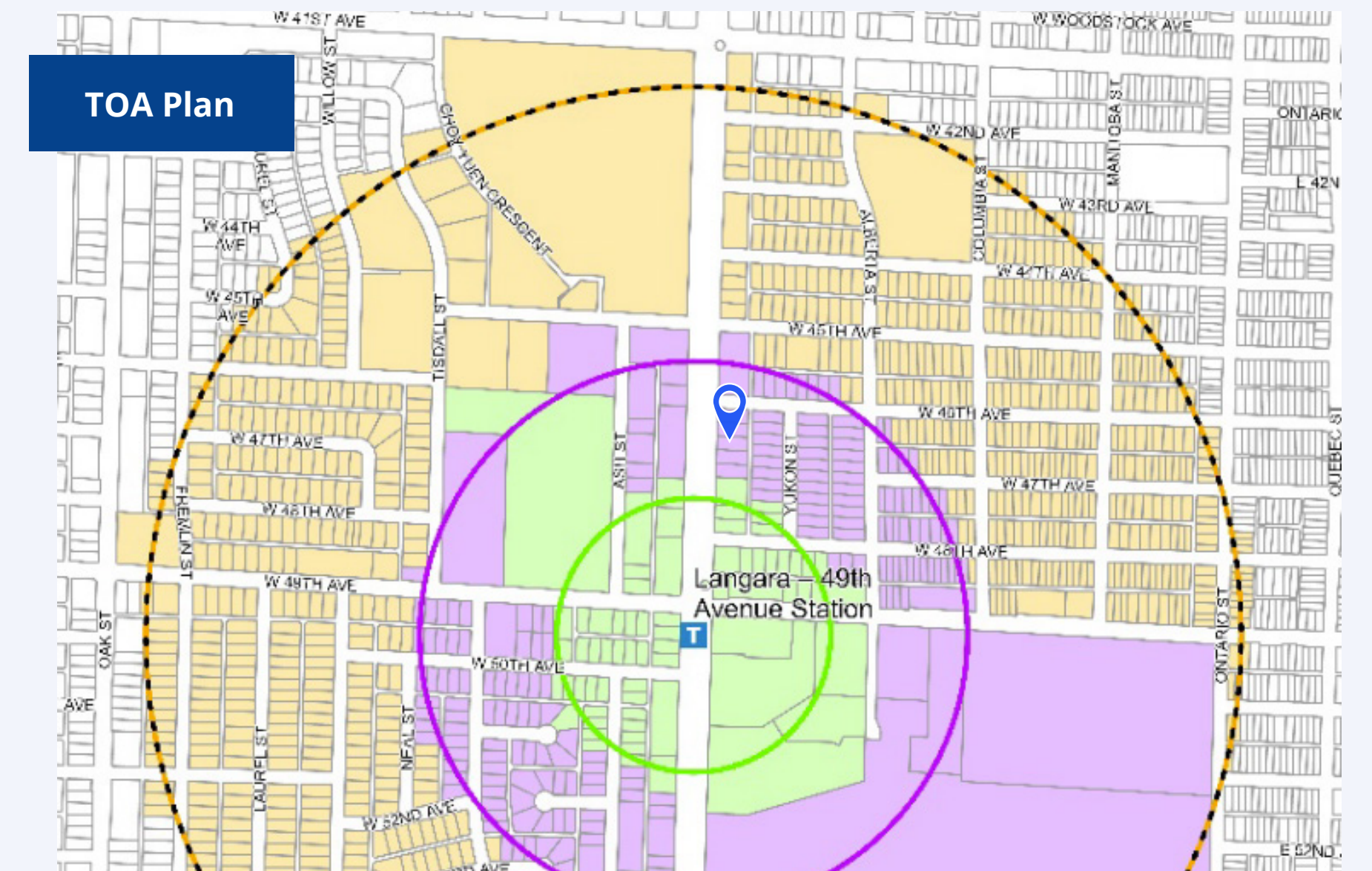
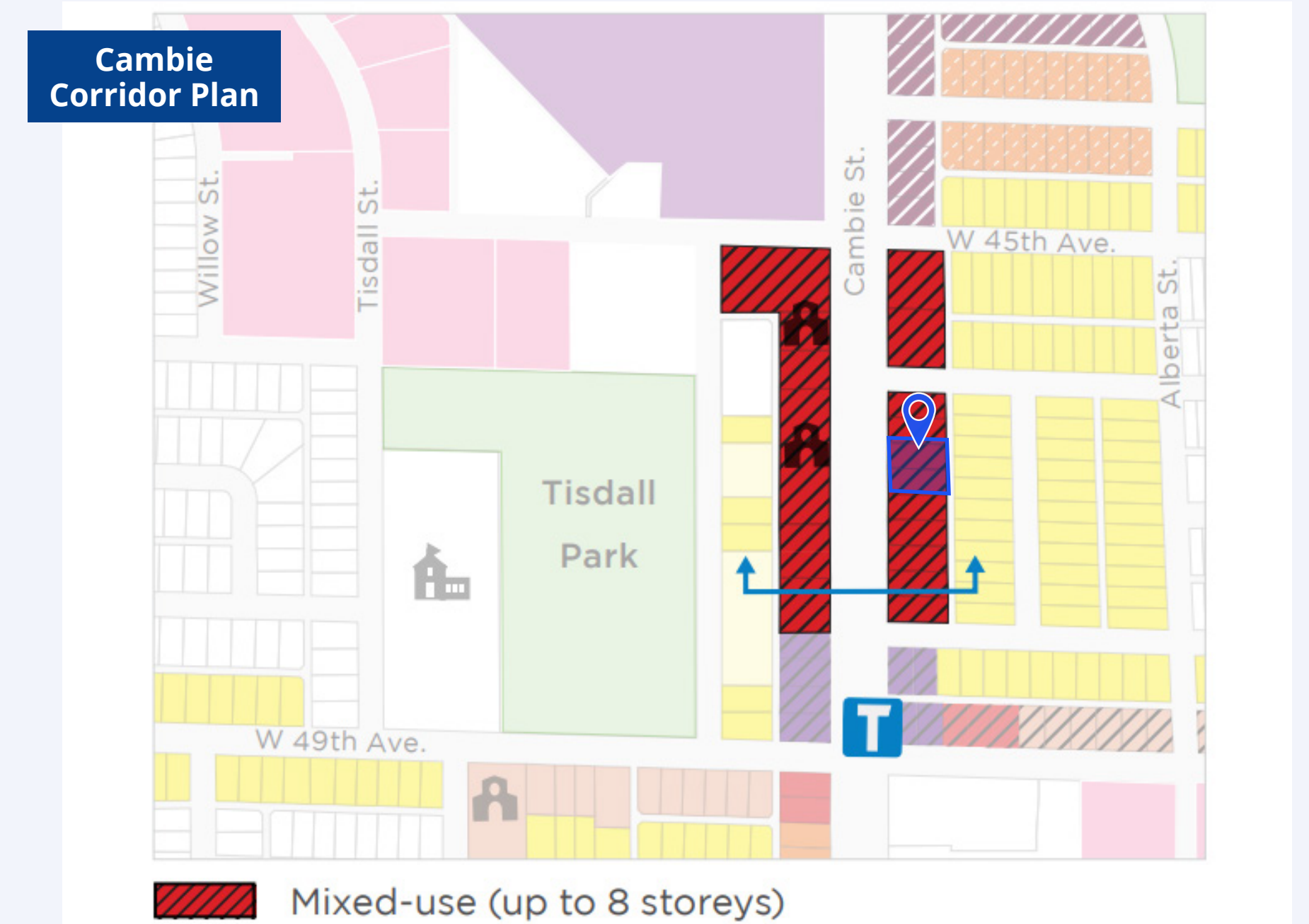
Notes

Guidance for all areas includes:

- Mixed-use buildings with active commercial at grade will be allowed up to 6 storeys with height increasing up to 8 storeys at 48th Ave
- Above 5 storeys, upper floors will be stepped back from Cambie Street
- Buildings will activate and enhance the adjacent lane by providing townhouses or active uses at the rear
- Second floor job space will be strongly encouraged where feasible
- Development proposals will include required public realm features

Transit Oriented Area Policy

- The province of BC announced the Transit-Oriented Area (TOA) guidelines in November 2023, which provides a framework to increase the height and density of properties within a certain distance from transit hubs
- The subject property is within 400 metres of Langara-49th SkyTrain Station, which provides for a minimum height of 12 storeys on tower elements





Accelerating success.

Contact us for more information:

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