



Pacific Surf Apartments

1275 Pacific Street, Vancouver, BC

Accelerating success.



Key Highlights



Meticulously well-maintained concrete high-rise residential building



Irreplaceable location just steps from the seawall, Sunset Beach, English Bay, and numerous eateries and retailers



Breathtaking front-row views overlooking Sunset Beach, Kitsilano, and English Bay



Potential to increase income significantly through rental rate growth - average in-place rents just \$3.04/SF



Capitalize on extraordinary demand for quality rental units in Downtown Vancouver

Salient Facts

Address	1275 Pacific Street, Vancouver, BC
PIDs	015-740-471, 015-740-501, 015-740-480, 015-740-498, 015-740-510
Location	Located on the North side of Pacific Street between Jarvis Street and Bute Street.
Current Zoning	RM-5A - Multiple Dwelling
OCP	NCP: West End; West End - Beach, LAP: West End - Beach, not in ALR
Lot Area	28,166 SF (215ft x 131ft)
Net Rentable Area	70,530 SF
Units	119*
Improvements	22-storey reinforced concrete apartment building consisting of 119 units. 54 units have been renovated.
Gross Taxes	\$171,890 (2023)

*Office space of approx. 430 SF could be converted into a legal unit for total of 120 units.



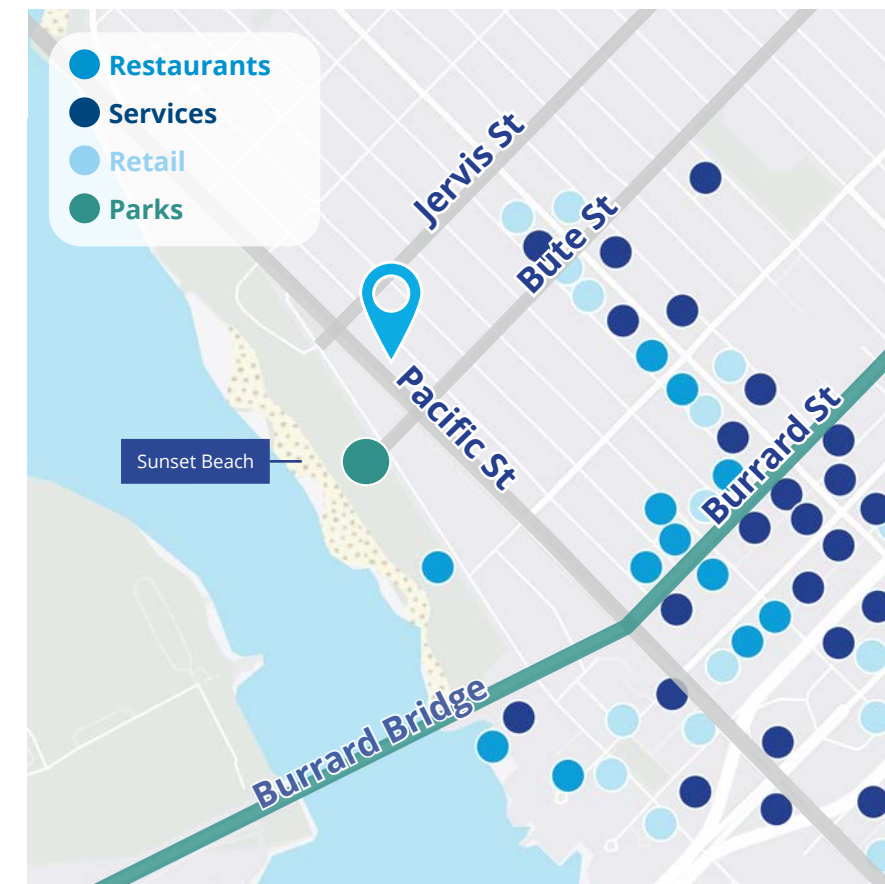
Location

Nestled amidst the stunning backdrop of Stanley Park and English Bay, Vancouver's West End neighborhood offers an unparalleled blend of urban convenience and coastal serenity. Boasting a coveted location just steps away from the beach, along with an abundance of upscale dining, shopping, and recreational amenities.

Located in the lively West End neighborhood of Vancouver, 1275 Pacific Street enjoys a prime location mere moments from Sunset Beach and English Bay Beach, granting residents breathtaking waterfront vistas and endless recreational opportunities. Moreover, the property presents an enticing blend of urban amenities and the tranquility of nature, with Stanley Park's sprawling greenery and trails just a stone's throw away.

Within walking distance is the vibrant Davie Village, renowned for its eclectic dining scene, diverse retail offerings, and array of amenities. The neighborhood boasts seamless access to public transit, including bus routes and the SkyTrain, making city exploration a breeze.

Amenities Map



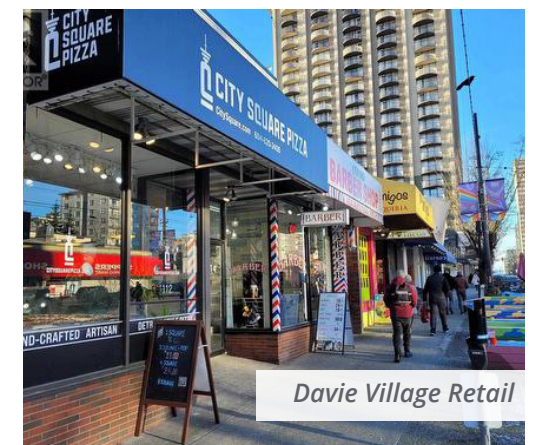
Sunset Beach Park



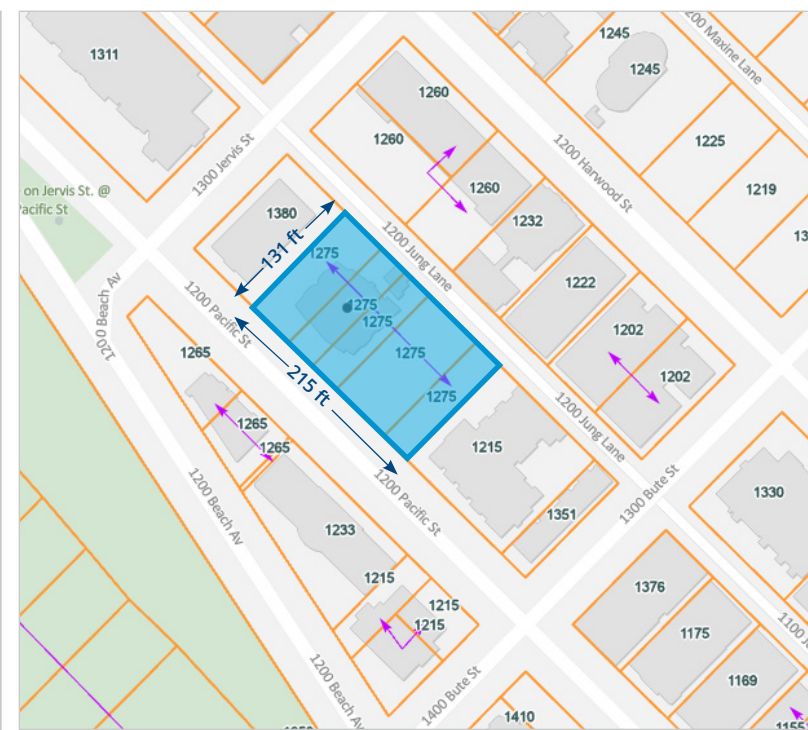
Vancouver Seawall

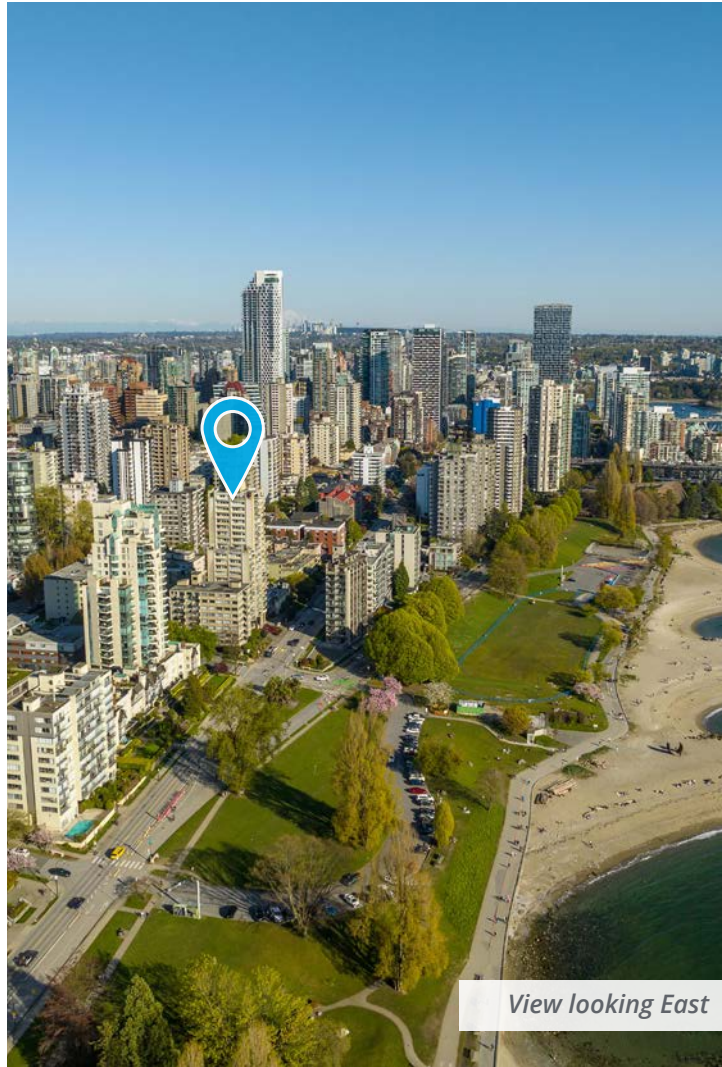


English Bay Beach



Davie Village Retail

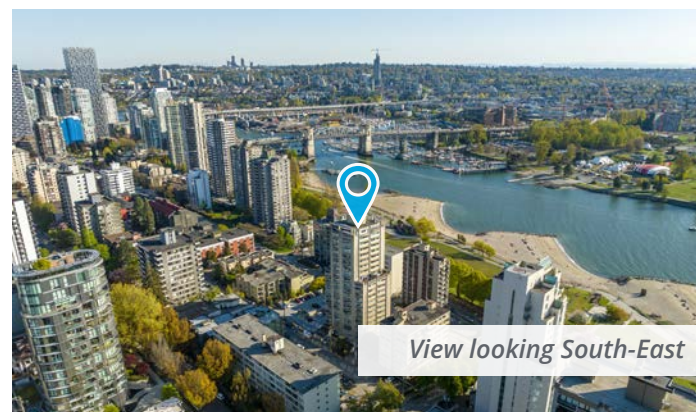




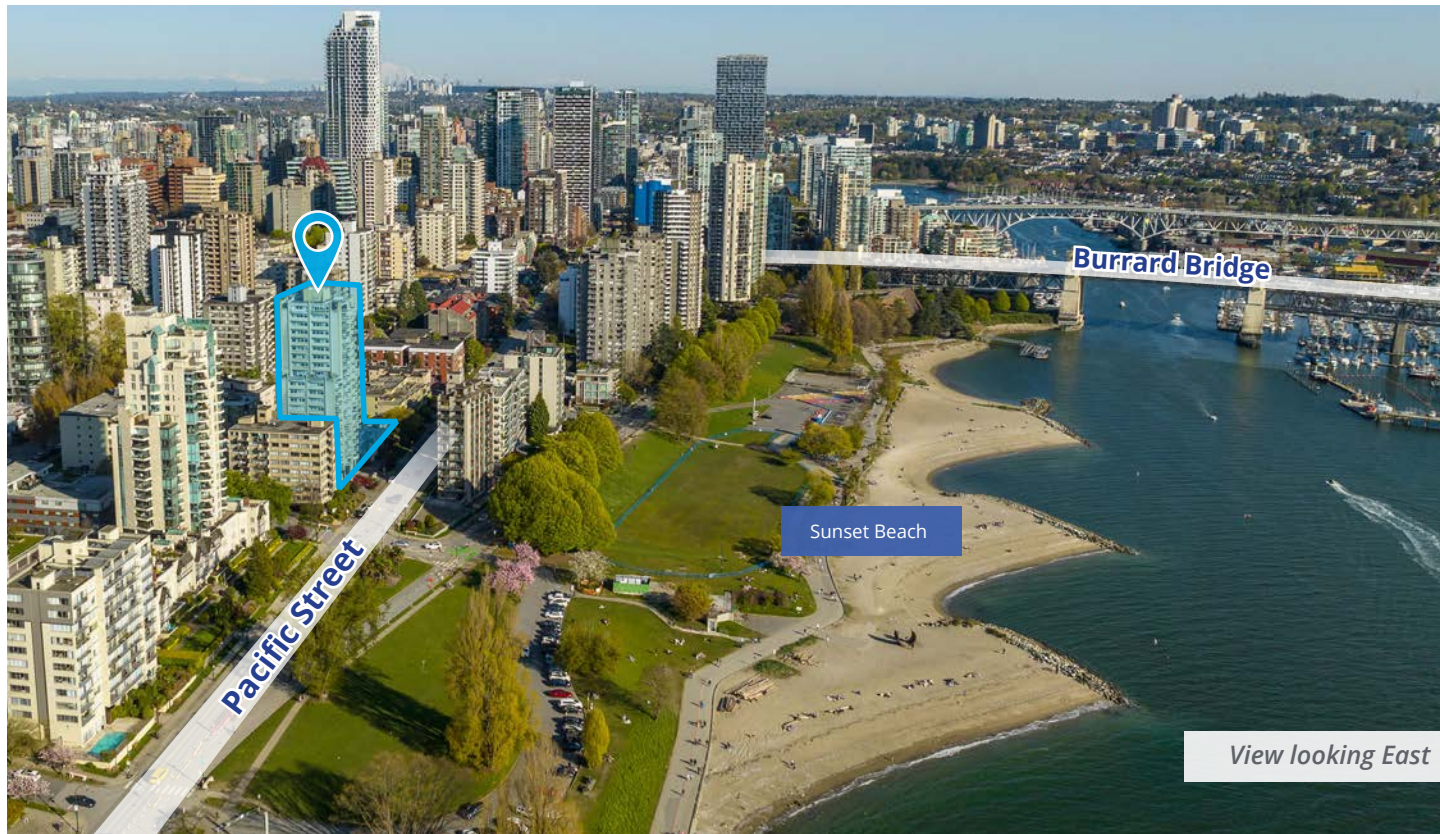
View looking East



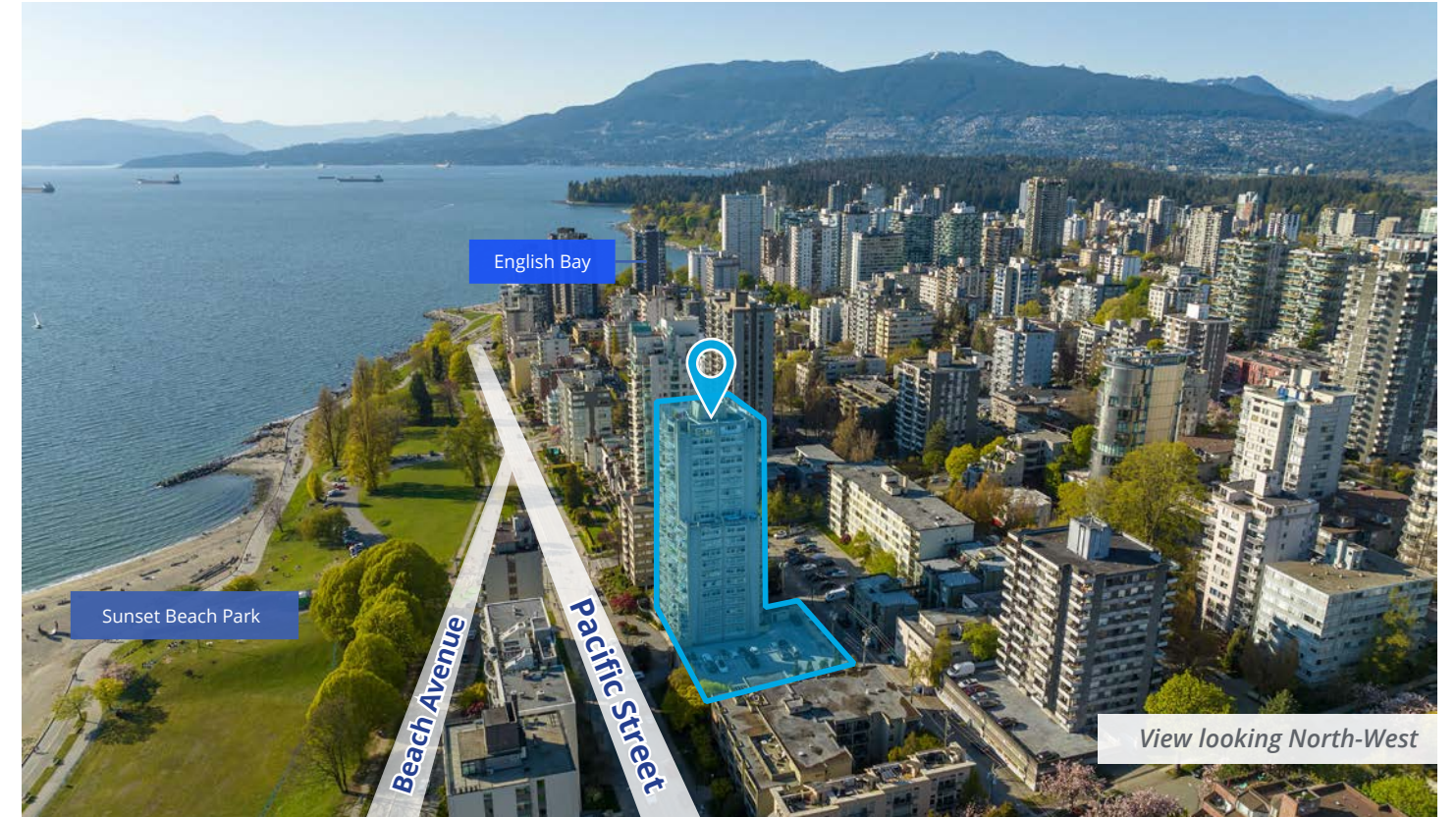
View looking South-West



View looking South-East



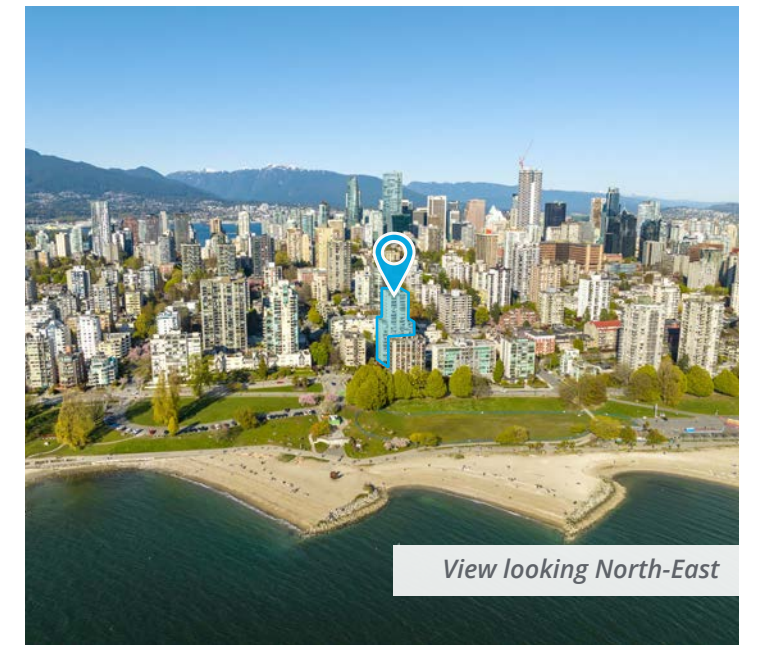
View looking East



View looking North-West

Building Features

Pacific Surf Apartments is a 22-storey, waterfront, concrete apartment building featuring a total of 119 residential rental units, with 54 units having undergone recent renovations. The Property offers both secured underground and surface parking. The underground parking structure comprises two floors, providing a total of 59 parking stalls and 5 motorcycle stalls, while the surface parking lot accommodates an additional 41 parking stalls. Amenities include an indoor pool, sauna, gym, changing rooms with tenant storage lockers, and bicycle storage.

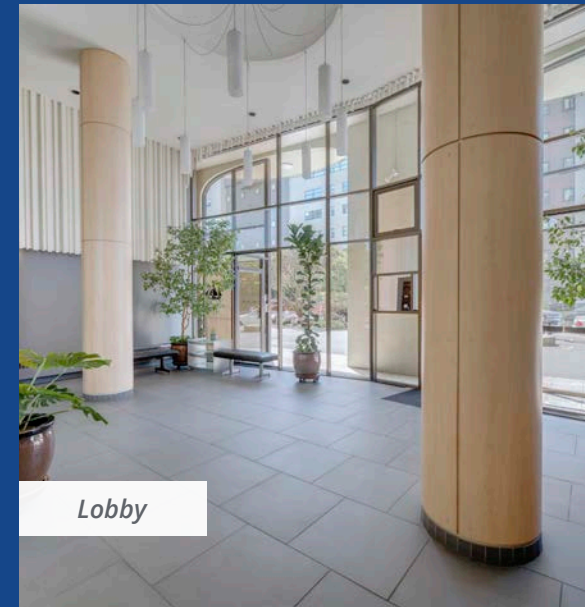


View looking North-East

Unit Summary

Unit Type	No. of Units	Avg. Rent	Avg. Unit Size	Avg. Rent PSF
One Bed	112	\$1,724	563 SF	\$3.07
Two Bed	7	\$3,056	1,076 SF	\$2.84
Total	119	\$1,802	593 SF	\$3.04

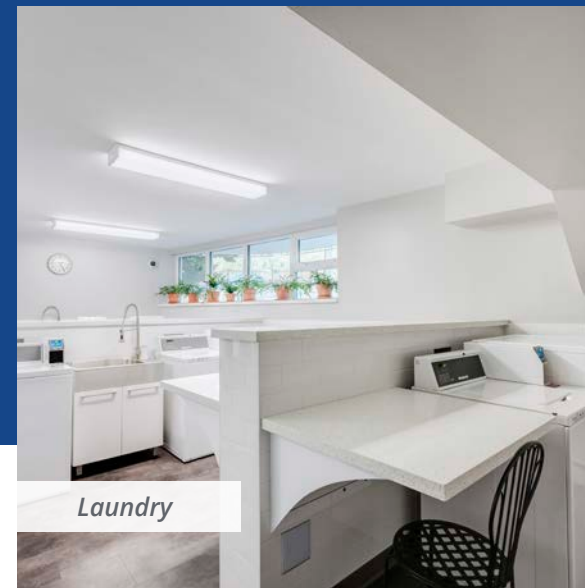
Building Exterior



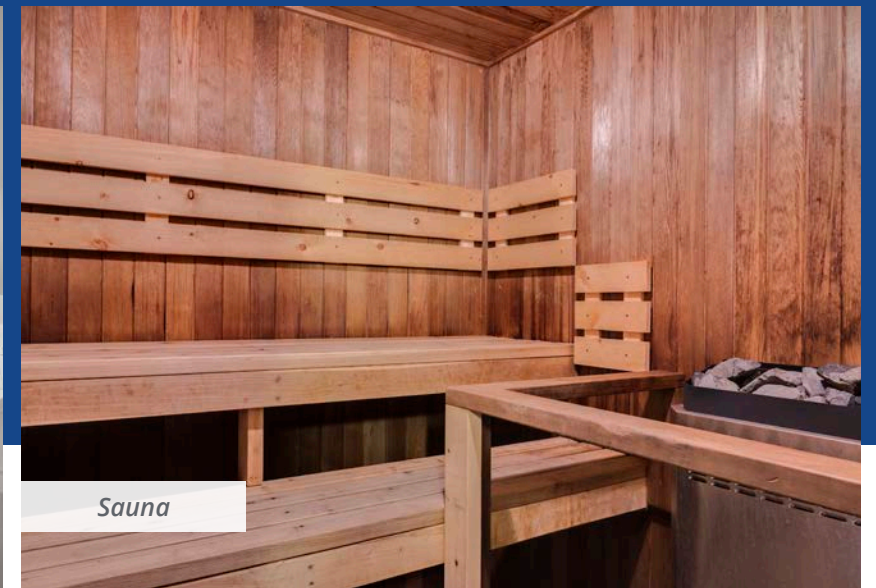
Lobby



Fitness Facility



Laundry



Sauna



Indoor Pool

Unit Interiors

Pacific Surf offers expansive views of Sunset Beach, Kitsilano, and English Bay, providing a serene waterfront experience with panoramic vistas.





Colliers



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