

September 11, 2015

Re: 1500 Robson Street – Residential and Retail Development Opportunity in Downtown Vancouver

CBRE Limited is pleased to present for sale 1500 Robson Street, a rare mixed-use development site located at the corner of Robson Street and Nicola Street in the prestigious West End of Downtown Vancouver. This exciting opportunity is:

- A nearly 13,000 square foot site that is approved for up to 7.7x FSR density in accordance with the West End Community Plan, which provides the opportunity to build nearly 100,000 square feet of residential and commercial area on the property;
- Development ready, as it is not necessary to undergo a full rezoning for sites that are included in the West End Community Plan;
- Currently improved with a two-storey retail and residential building as well as a four-storey rental apartment building, which deliver a combined **net income of approximately \$520,000** annually;
- Located in a sought-after development node in Downtown Vancouver, providing 99 feet of frontage on Robson Street and 131 feet of frontage on Nicola Street; and
- Available clear title.

In accordance with the West End Community Plan, a developer may build up to 7.0x FSR (or 7.7x FSR with the purchase of heritage density), which results in a total buildable area of 90,783 square feet (or 99,861 square feet including heritage density). The Plan permits a 210 foot high residential tower inclusive of a two-storey mixed-use commercial podium. The developer has the opportunity to choose between building a rental apartment or strata condominium tower, as outlined in the West End Community Plan.

If you have interest in this Offering and would like to receive more detailed information, please contact Anna Yeh at anna.yeh@cbre.com for a Confidentiality Agreement.

Sincerely,

CBRE Limited
National Investment Team Vancouver – Capital Markets



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1500 ROBSON STREET

FOR SALE

Prime Downtown Vancouver Redevelopment Site

SUBJECT SITE

- ✓ Excellent West End Location
- ✓ Stable Holding Income
- ✓ Sought-After Development Node
- ✓ Up to 7.7x FSR Density

Whole Foods

Safeway

Georgia Street

Robson Street

Denman Street

CBRE

**FOR MORE
INFORMATION
PLEASE
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Rare Corner Development Opportunity in Downtown Vancouver



Currently improved with a two-storey retail/residential building and a four-storey rental apartment building, the Subject Site at 1500 Robson offers over 90,000 SF of buildable density in Vancouver's trendiest urban area.

DEVELOPMENT OPPORTUNITY*

Density [1]:

Up to 7.7x FSR

Maximum Height:

210 feet

Maximum Buildable Area [1]:

99,861 SF

Podium:

Two-storey mixed-use commercial podium

Residential Floorplate:

Up to 5,500 SF



[1]The base density for this site is 7.0x FSR (or 90,783 SF). The Maximum Building Area of 99,861 SF includes the opportunity to purchase an additional 10% of heritage density for a total of up to 7.7x FSR.

Robson Street is one of the most prominent addresses within Canada.

VIBRANT, GROWTH-ORIENTED AREA

The West End is Vancouver's most densely populated neighborhood, with 44,560 people in just over two square kilometers. It is a highly sought-after destination for young singles, couples without children and retirees.

Convenient Downtown location:

- ✓ Charming residential streets
- ✓ Dynamic commercial corridors
- ✓ Close proximity to amenities

Young Age Demographic



48% West End

34% City of Vancouver.



EXISTING ROBSON STREET TENANTS

- ❖ Aritzia
- ❖ Banana Republic
- ❖ Cactus Club Café
- ❖ Club Monaco
- ❖ Foot Locker
- ❖ Forever 21
- ❖ J. Crew
- ❖ L'Occitane en Provence
- ❖ Lululemon Athletica
- ❖ Rocky Mountain Chocolate Factory
- ❖ Roots
- ❖ Starbucks Coffee
- ❖ Swarovski AG
- ❖ Victoria's Secret
- ❖ Whole Foods Market
- ❖ Zara

SITE SUMMARY

Civic Addresses:	1) 1500 Robson Street, Vancouver, B.C. 2) 819 Nicola Street, Vancouver, B.C.
Legal Descriptions:	1) Lot 7 Block 44 Plan VAP92 DL185 NWD Part E 1/2, Lot 6, Block 44, Plan VAP92, Part N 1/2, DL 185, New Westminster Land District. 2) Lot 6 Block 44 Plan VAP92 District Lot 185 NWD PART S 1/2.
PIDs:	1) 015-775-551 2) 015-775-593 3) 015-775-534
Lot Size:	12,969 SF
Zoning:	1500 Robson Street: Commercial Zoning C5 819 Nicola Street: Residential Zoning RM-5
Existing Income:	Approximately \$520,000 per year
Financing:	Available Clear Title
Bid Process:	See Agent for Details



**FOR
SALE**



1500 ROBSON STREET Downtown Vancouver Corner Development Site



**FOR MORE
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