



# FOR **SALE**

## THE ARBUTUS LANDS | VANCOUVER, BC



Once-in-a-lifetime opportunity to acquire seven strategic parcels of land located in Vancouver's exclusive design district

For more information please contact:

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**CBRE**



## THE OFFERING

CBRE Limited is pleased to exclusively offer for sale the once-in-a-lifetime opportunity to acquire seven strategic parcels of land located in Vancouver's exclusive design district. Located on the east side of Fir between West 5th Avenue to West 1st Avenue, the properties are located minutes away from the future South Granville subway station and walking distance to the Granville Island Public Market. The properties have been pre-zoned by the City of Vancouver and can be developed outright for a mix of residential, light industrial, retail and office uses.

## SALIENT FACTS

#	Description	Zoning	FSR	Site Size (SF)	Dimensions	Buildable (SF)
1	North of 5th Avenue	IC-1	3	5,885	Irregular	17,655
2	South of 4th Avenue	IC-1	3	5,150	50' x 103'	15,450
3	North of 4th Avenue	C-2B	2.5	5,650	50' x 113'	14,125
4	South of 3rd Avenue	IC-1	3	5,900	50' x 118'	17,700
5	North of 3rd Avenue	IC-1	3	6,000	50' x 120'	18,000
6	South of 2nd Avenue	C-2B	2.5	6,000	50' x 120'	15,000
7	1700 Fir Street	FCCDD	2.3	35,452	Irregular	81,540
8*	1595 West 3rd Avenue	IC-1	3	5,900	50' x 120'	17,700
				<b>75,937</b>		<b>197,170</b>

\*Property 8 also available by separate owner.

All measurements are approximate.

IC-1 Zoning Uses: Light Industrial, General Office, Artist Studio, Retail, Creative Manufacturing

C-2B Zoning Uses: Retail, Dwelling, Service

# FOR SALE | THE ARBUTUS

## OFFERING HIGHLIGHTS



### STRATEGICALLY LOCATED TO BENEFIT FROM UPCOMING DEVELOPMENTS

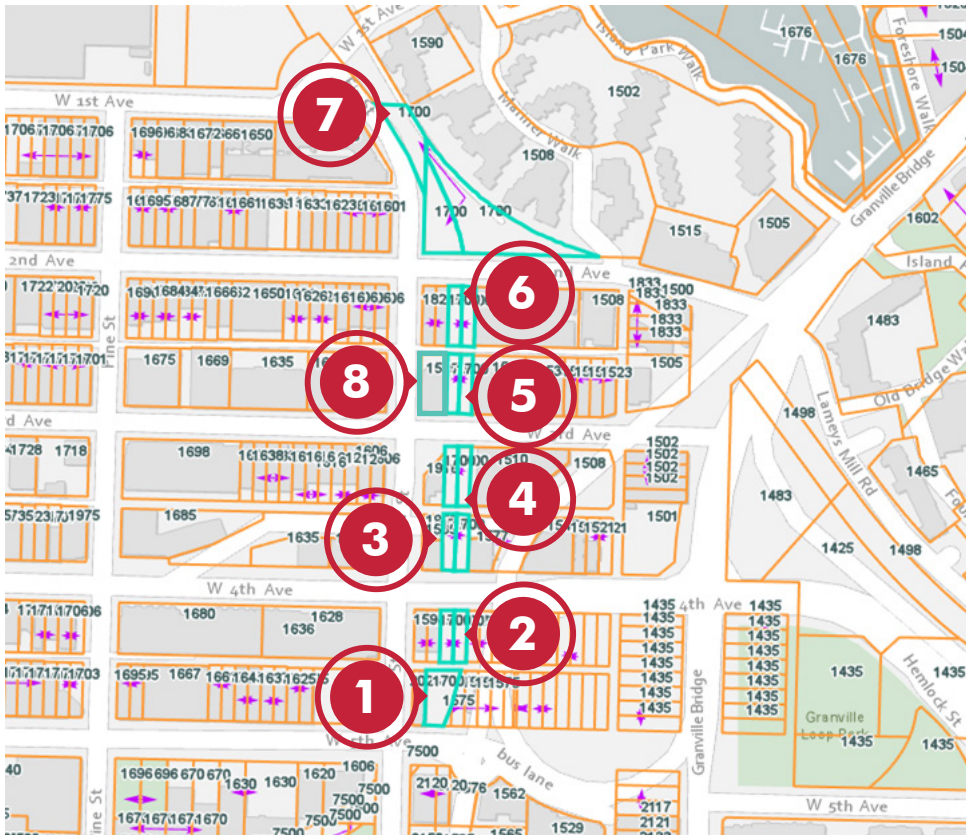
The properties are centrally located to the next major redevelopments in the Fairview neighbourhood: Concord Pacific's 7.6-acre \$1 billion high-density office and residential redevelopment; as well as, the 11.7-acre Senakw development of 11 towers that includes 6,000 residential units. With increased residential supply in the area, increased demand amenities such as retail and office will remain high.



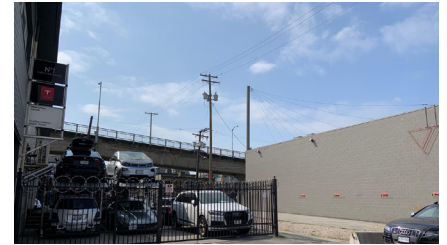
### INTENSIFYING FUTURE TRANSIT HUB

Existing and expanding infrastructure surrounding the properties include the future Arbutus Greenway streetcar network that will cross along West 6th and Fir Street - properties are ideally located less than a 5 minute walk away. With the new Broadway Subway Project currently underway, the new South Granville subway station will be less than a 10 minute walk away, providing easy accessibility to Downtown Vancouver, Richmond, and other transit connectivity. The proposed upgrading plans of the Granville Bridge Connector will be more accessible which includes new walking, rolling and cycling path across. Currently, the Granville Bridge is undergoing structural and seismic upgrades.

## PARCEL MAP



Property #5 from South Side



Property #2 from North Side

## ADDITIONAL PROPERTY INFORMATION

For additional information including and not limited to title, leases, contracts, and other professional reports, please execute the confidentiality agreement and contact the exclusive listing agents.

Portfolio of development sites creates additional value for creative developer plays: density swapping between sites and negotiation leverage with City of Vancouver for key items such as parking requirements, etc.

# S LANDS IN VANCOUVER

## CENTRALLY LOCATED TO SHOPS, DINING, SERVICES

The properties are situated within the coveted Design District in the Fairview/South Granville neighbourhood. This distinct neighbourhood is home to a wide range of local amenities with excellent access to shopping, cultural and tourist attractions.

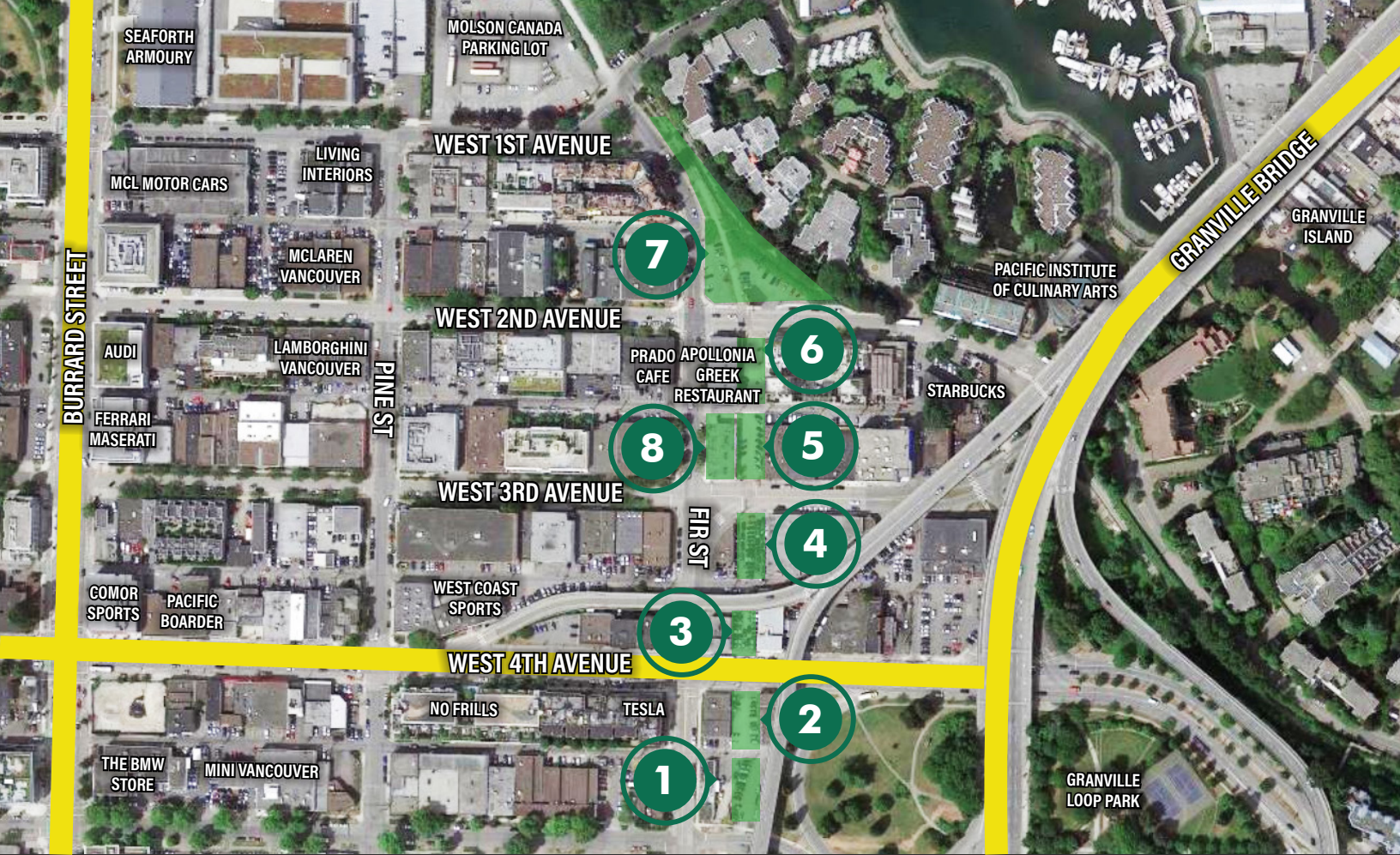
Many luxury and well-known brands have leased in the surrounding area such as Ferrari Maserati Vancouver, Rolls Royce Vancouver, Armani Casa and many more.

The Granville Island Public Market features farmers' market, hand craft products, brewery and home of the Emily Carr University of Art and Design. This area is located 10 minute walk from the properties.



Ferrari Maserati of Vancouver on Burrard Street





**Offering Process:**

CBRE Limited International Markets Team has been retained on an exclusive basis by the Vendor to arrange for the sale of the Arbutus Lands. The Portfolio is being offered on an “as-is, where-is” basis, utilizing a non-pribid bid process.

**Bid Date:**

To be announced by the advisor.

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