

High Profile Shaughnessy Location



# 1007 West 26<sup>th</sup> Avenue & 4175 Oak Street Vancouver, BC

A prime corner lot for multi-residential development  
at West King Edward Avenue x Oak Street  
in desirable Vancouver West



# A multi-residential development site in sought after Shaughnessy

CBRE Limited is pleased to announce the opportunity to acquire 1007 West 26th Avenue and 4175 Oak Street, an assembled site totaling 11,808SF (collectively, the “Property”), located in the desirable Shaughnessy Vancouver West neighbourhood.

This centrally located corner property is steps from King Edward Avenue and Oak Street, and is highly accessible by vehicle or transit for travel to downtown Vancouver, Richmond, and the International Airport (YVR) along the Oak Street corridor; a short walk to the King Edward Canada line station facilitates travel across Metro Vancouver, Fraser Valley and the Tri-Cities via mass transit. Located within the Cambie Corridor Phase 3 Plan, the Property is uniquely designated for 100% residential rental units plus ground floor retail, of up to 6-storeys (3.0 FSR) and features frontages along Oak Street (98.4') and West 26<sup>th</sup> Avenue (120').

11,808 SF

Site Size

3 FSR

Designated Density

35,424

Potential Buildable SF



## Investment Highlights

- + 6-storey development site in the Cambie Corridor Phase 3 Plan, situated in the notable King Edward Avenue & Oak Street commercial node.
- + Incentivized mixed-use development with potential increase in density for public childcare & office use.
- + Centrally located with access to Downtown Vancouver, South Vancouver with connections to Richmond, Vancouver International Airport (YVR), and the Fraser Valley.
- + The Site's proximity to two of Vancouver's largest employers (BC Women's & Children's Hospital / Vancouver General Hospital) make it a very attractive location for employees and neighbourhood residents.
- + Walking access to a wide range of amenities and mass transit
- + Central to major retail districts & neighbourhoods: Kerrisdale, Main St. and Cambie/Broadway, all within a 10 minute drive .



Less than 15 minutes walking distance to mass transit via King Edward Canada Line Station with immediate access to bus transit along Oak Street - northbound to Downtown Vancouver and southbound to Marine Drive Canada line Station.

## Property Profile

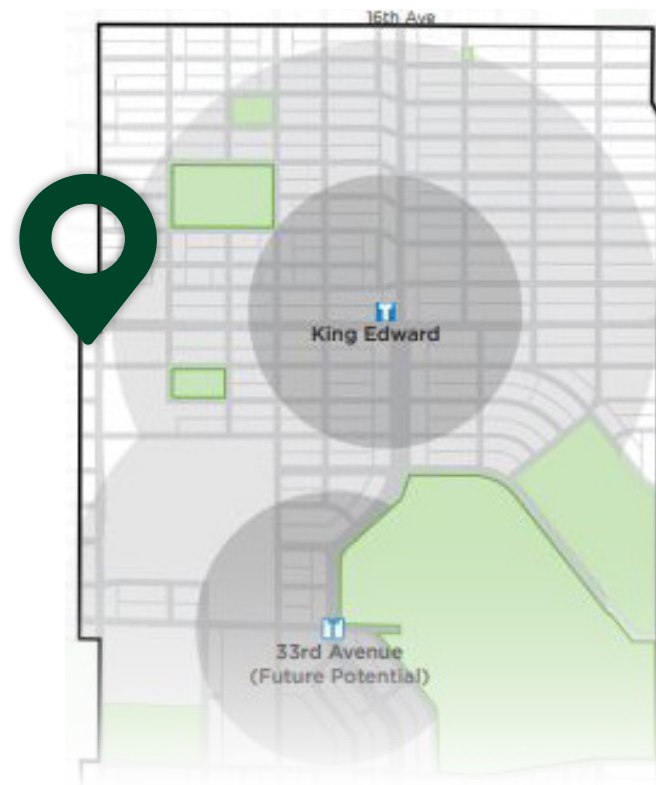
	1007 West 26th Avenue	4175 Oak Street
PID	011-028-505	011-028-475
Site Size (SF)	5,910	5,898
Total Site Size (SF)	11,808'	
Site Dimensions	49.25' x 120'	49.15' x 120'
Frontages	120' along West 26th Avenue & 98.4' along Oak Street	
Year Built	2006	1949
Total Assessment (2022)	\$3,186,000	\$2,502,600
Current Zoning	RS -5 - One-Family Dwelling - option to develop a duplex	
Local Area Plan	Cambie Corridor Phase 3 - Mixed-use King Edward - 29th Ave	
Density (FSR)	up to 3.0 FSR (up to 6 storeys)	
Buildable SF (up to)	17,730	17,694
Total Buildable SF (up to)	35,424	

# Cambie Corridor Plan

The Cambie Corridor Phase 3 Plan expands upon the broader Corridor strategy and provides land use policy for the surrounding neighbourhoods that are within convenient distance to Canada Line stations. The Property is located within the Queen Elizabeth portion of the Cambie Corridor Plan, approximately 1 kilometre away from the King Edward Canada Line Station (less than a 10 minute walk)



## Phase 3



# Amenity Rich Core

The West King Edward x Oak Street intersection is one of Vancouver West's most notable hubs in the sought after Shaughnessy neighbourhood - the Property is ideally situated at this commercial core, benefiting from its proximity to BC Children's Hospital (one of Vancouver's top employers), the numerous medical offices in its north-west quadrant, and the King Edward Mall currently anchored by Safeway (slated for future re-development to incorporate a mix of commercial and residential development across the 4 acre site).

The Property features immediate access to bus transit, with routes to Marine Drive Canada Line Station, Downtown Vancouver, UBC, and King Edward Canada Line Station; residents can also enjoy a less than 15 minute walk directly to the King Edward Canada Line Station. With the #17 bus stops at its door steps, residents have convenient access along Oak Street for connections to Richmond and YVR, or Vancouver General Hospital and the Broadway Corridor medical arterial, and downtown Vancouver.

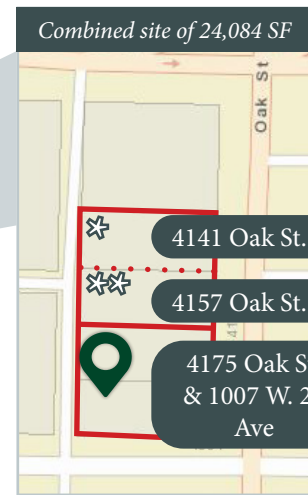
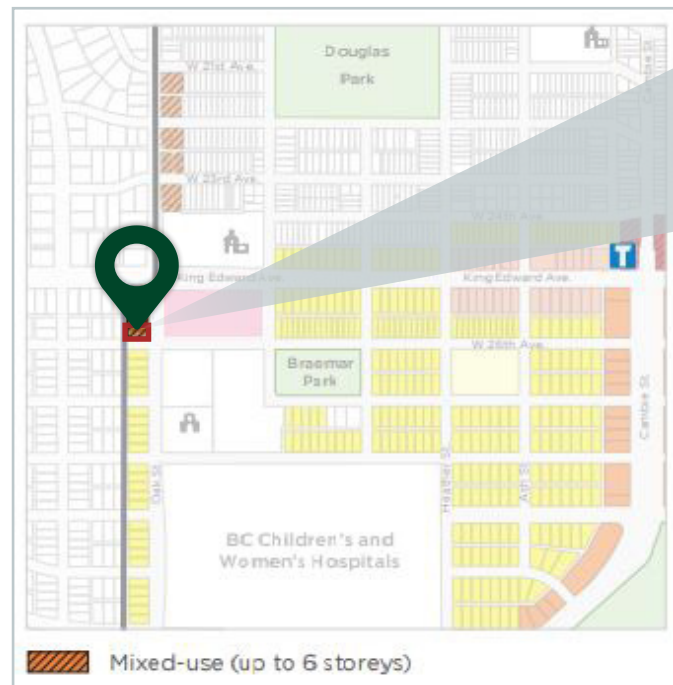
Walking distance away is the Cambie Village Shopping node, as well as the beautiful Van Dusen Gardens and Queen Elizabeth Park. The Property provides no shortage of amenities, natural beauty, accessibility, and convenience - ideal for residents.

## West King Edward Avenue x Oak Street commercial node

To strengthen this prominent commercial node, the Property has been designated with the unique opportunity to build up to a 6-storey mixed-use project comprising of ground floor retail, and 100% rental residential units (up to 3.0 FSR).

Alternatively, office uses are supported above ground and an increase in density if a minimum of 0.5 FSR of commercial floor area is included above the first floor will be considered. Additionally, increase in density to 3.3 FSR may be considered for the replacement of childcare.

(Per Cambie Corridor Plan)



\* 4141 Oak Street: Listed For Sale

\*\* 4157 Oak Street: Contact Agent for details



- Shaughnessy Elementary
- York House Academy
- Little Flower Academy

#17 bus to Downtown Vancouver

#17 bus to Marine Drive Canada Line Station

#25 bus to UBC

Ground floor retail comprised of a range of medical services, and cafes

Vancouver Talmud Torah School

- King Edward Mall
- Safeway
- Life Labs
- Osaka Sushi
- City 1 Cafe
- King Edward Florist
- Libations Liquor Store
- Mandarin Hong Kong Cafe
- TD Canada Trust

Shell Station

Emily Carr Elementary School

High Profile Shaughnessy Location



# 1007 West 26<sup>th</sup> Avenue & 4175 Oak Street Vancouver, BC



**Asking Price** Contact Agent for details

**David Ho**

Personal Real Estate Corporation  
Executive Vice President  
International Markets Team  
604 662 5168  
david.ho@cbre.com

**Victoria Lam**

Sales Representative  
International Markets Team  
604 662 5153  
victoria.lam@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

