

CBRE

National Investment
Team — VANCOUVER

**RECEIVERSHIP
SALE**
ON BEHALF OF FIRST LENDER

1075 Nelson Street

Vancouver, BC

*A Rare High-Rise Residential Development Site Situated At
The Highest Point Of Downtown Peninsula*

THURLOW STREET
NELSON STREET



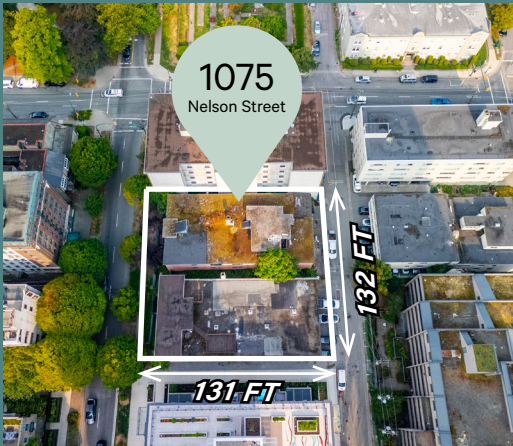
Executive Summary

Prominent Downtown Vancouver Location with the Rare Opportunity for Development of Significant Scale

CBRE Limited is pleased to present the exclusive opportunity to acquire 1075 Nelson Street (the “Site”), located in the heart of Downtown Vancouver’s coveted West End neighbourhood. This offering presents the opportunity for high-density redevelopment, positioned to generate exceptional long-term value.

The Site is currently improved by two vintage apartment buildings and is strategically located at the corner of Thurlow and Nelson Street, providing immediate proximity to Vancouver’s financial core and convenient access to Burrard Station on the Expo Line Sky-Train. The Site is walking distance to world-class amenities, including high-end retail on Alberni Street, convenient shopping along Robson Street, numerous corporate offices, and a diverse array of dining and entertainment. 1075 Nelson is neighbouring significant developments, including the iconic “Butterfly” residential building by Westbank, and is situated within ‘Area E’ of the West End Community Plan and ‘Area D’ of the West End Rezoning Policy, encouraging future development while supporting the demand for increased residential housing in the neighbourhood.

This investment opportunity offers significant development potential with a pre-approved development permit allowing for up to 24.7 FSR. The Site is situated within a highly desirable neighbourhood for residents, with a high-rise development destined to provide unobstructed 360-degree views of the North Shore, the ocean and city skyline. 1075 Nelson Street offers a rare chance to build a legacy project in one of the world’s most desirable cities.



Investment Highlights



High-Rise Residential Development Opportunity

The Site offers the opportunity to develop a landmark high-rise residential tower at Nelson Plateau - the highest point in the downtown peninsula. The current development application is approved for a 60-storey luxury condominium tower, offering developers the opportunity to continue with the current design or pivot to a lower density shorter tower form for 100% Rental or Condo.



Premier Location

Situated on Nelson Street in Downtown Vancouver, The Site is strategically positioned just 500 meters from the Central Business District, offering immediate access to essential amenities, including grocers, high-end retail, numerous corporate headquarters, and Vancouver’s popular dining and entertainment.



Growing Downtown Population

Located in a corridor with rapid population growth, the site is positioned to meet the increasing demand for housing. Downtown Vancouver’s population has grown by an estimated 2.9% (2024), and the trend is expected to continue with an influx of new residents, economic activity, and investment in the area.



Exceptional Accessibility

Well-connected to transit with convenient access to Burrard Station (800 metres away), Vancouver City Centre Station (950 metres away) on the Expo Line SkyTrain.



Increased Surrounding Development

Neighbouring the iconic “Butterfly” building by Westbank, and surrounded by significant new developments, The Site is at the epicenter of a premier residential community.

Site Summary

Address	1075 Nelson St., Vancouver, BC
PID	031-725-953
Legal Description	LOT A BLOCK 7 PLAN EPP118708 DISTRICT LOT 185 NWD GROUP 1 & LOT 11 BLOCK 7 PLAN VAP92 DISTRICT LOT 185 NWD
Site Size	17,302 SF
Zoning	CD-1 (836)
Dimensions	132 FT x 131 FT
Neighbourhood	West End

Location & Market Overview

A development at 1075 Nelson Street offers exceptional panoramic views of the downtown peninsula, English Bay, and the North Shore mountains.

Exceptional Views: Prime ocean views of English Bay, Coal Harbour and the city skyline.

High-Demand Market: Capitalizing on the West End's resilient market, with a low vacancy rate of 0.6% for multifamily as compared to 1.6% for the City of Vancouver (latest data from CMHC).

Growing Residential Community: Benefiting from an expanding residential community with significant new surrounding developments.



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Significant Development Potential in Vancouver’s Premier West End

The West End Community Plan

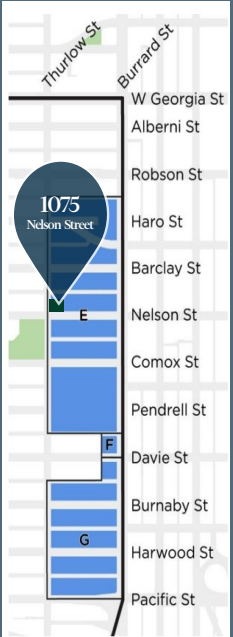
The West End Community Plan, adopted by Vancouver City Council, sets a visionary framework for sustainable growth in one of the city’s most vibrant and walkable neighbourhoods. Anchored by principles of livability, inclusivity, and environmental stewardship, the plan promotes future development while preserving the area's unique character.

1075 Nelson Street is situated in ‘Area E’ of the West End Community Plan within the Burrard Corridor and is positioned to capitalize on the plan's focus on increased density, walkability, and access to amenities, making it an exceptional investment opportunity with significant long-term growth potential. The approved rezoning (CD-1) is a direct result of the plan's framework, allowing for significant development of **over 550 FT** in a highly desirable location.

West End Community Plan	
Policy Category	Area E Requirements
Rezoning Eligibility	167.6 m (550 ft)
Minimum Site Frontage	39.6 m (130 ft)
Social Housing Requirement	Maximum 696.8 m² (7,500 sq. ft.).



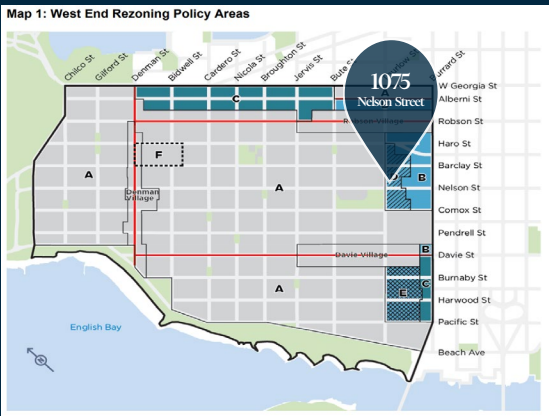
Burrard Corridor



West End Rezoning Policy

Policy Category	Area D Requirements
Rezoning Eligibility	Permitted for increased density for market residential development.
Minimum Site Frontage	39.6 m (130 ft); smaller frontages may be considered.
Social Housing Requirement	At least 20% of total floor area must be social housing, or one-for-one replacement of existing market rental units.
Cash-in-Lieu Option	May provide cash-in-lieu of social housing
Secured Rental Housing Option	Rezoning allowed for 100% secured rental housing with minimum 20% below-market rental, or one-for-one replacement with below-market units.
Tower Floor Plate Limit	Maximum 696.8 m² (7,500 sq. ft.).
Building Spacing Requirement	Buildings over 18.3 m (60 ft) must be spaced at least 24.3 m (80 ft) from other tall buildings.
Urban Design & Public Realm	Proposals evaluated for liveability, high-quality design, and alignment with West End Community Plan.

West End Rezoning Policy



The current approved plan offers the rare opportunity to develop a high-density multi-family complex with a pre-approved development permit granted by the City of Vancouver, allowing for up to 24.7 FSR and situated within ‘Area D’ of the West End Rezoning Policy.

Supersite Development Opportunity

Opportunity to Build a Landmark Condominium or Rental Tower at the Highest Point of the Downtown Peninsula

The Curv

The Curv is a visionary landmark project planned at 1075 Nelson Street, approved by The City of Vancouver, designed as the world’s tallest residential passive house (586 FT in height) while contributing to the Downtown Vancouver skyline. The proposed development has been meticulously designed by world-renowned architect Tom Wright at WKA, known for the world’s only 7-star hotel — Burj Al Arab in Dubai. The project plan includes 502 ultra energy-efficient residential units, each offering exceptional views and sophisticated living spaces, including the largest observation deck in Downtown Vancouver.

Curent DP Application - CURV

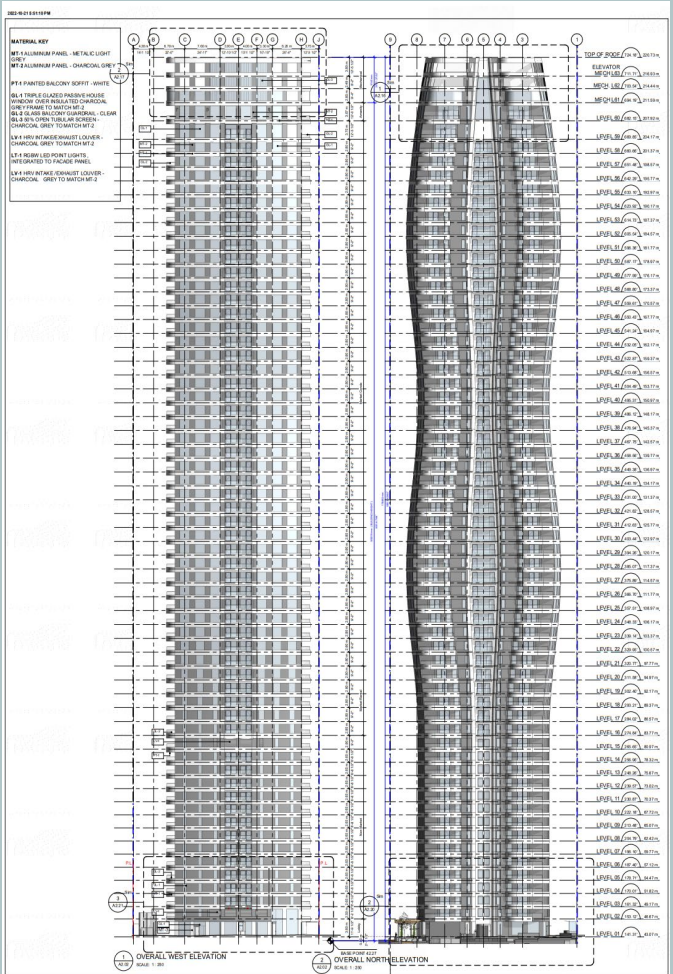
Vancouver’s Tallest Luxury Tower with Over 60 Storeys



Current Approved Development Plan

Site Size	17,307 SF
Gross Buildable Area	498,631 SF
Approved FSR Floor Area	427,801 SF
Approved Floor Space Ratio	24.7x FSR
Building Storeys	60 Storeys
Building Height	585 feet
Number of Units	146 market rental 358 condominium 504 total
Parking	268 Stalls 0.53 stall per unit

Approved of Form of Development



A Gateway to Downtown Vancouver

- » Located at the apex of Vancouver’s Downtown Peninsula, near the corner of Thurlow and Nelson Streets close to the financial core, 1075 Nelson Street provides convenient access to Burrard Station on the Expo Line.
- » Centrally located with access to all that Downtown Vancouver has to offer right at residents’ front door, the Property is in immediate walking distance to grocery (IGA, Urban Fare), high-end retail on Alberni Street, convenient shopping along Robson Street, world-class restaurants, movie theatres, fitness centres, and entertainment and nightlife.
- » Vancouver’s Central Business District is a high-tech employment hub featuring offices of some of the world’s largest companies (Amazon, Shopify, Microsoft, Facebook, TELUS, Salesforce), and is less than a kilometre away providing an abundance of employment opportunities for future residents.

Exceptional Central Downtown Location Within Immediate Walking Distance to Central Business District and World-Class Amenities

TRANSIT SCORE
100

WALK SCORE
97

WALK TIMES

11 MIN BURRARD STATION	18 MIN STANLEY PARK	13 MIN SUNSET BEACH
9 MIN FINANCIAL CORE	9 MIN PACIFIC CENTRE	5 MIN ROBSON STREET

ROBSON STREET

1. Starbucks	20. CinCin Ristorante	40. The North Face
2. Tim Hortons	21. Cactus Club	41. SportChek
3. Coco Rico Cafe	22. Muji	
4. A Taste of India	23. Foot Locker	BURRARD STREET
5. CB2	24. Nike	42. Italian Kitchen
6. Scotiabank	25. Aritzia	43. JOEY Restaurant
7. Cafe W	26. COS	44. IGA
8. Blue Horizon Hotel	27. Starbucks	ALBERNI STREET
9. Meet Fresh	28. Paul	45. Tiffany & Co.
10. MoMo Sushi	29. Adidas	46. Cartier
11. Ebisu	30. Saje Wellness	47. COAST
12. Blenz Coffee	31. Sephora	48. Black & Blue
13. London Drugs	32. Zara	49. Tory Burch
14. Earl's Kitchen	33. Indigo	50. Yves Saint Laurent
15. Breka Bakery	34. Arc'teryx	51. Moncler
16. Hello Nori	35. Lush	52. Louis Vuitton
17. New Balance	36. Swarovski	53. Hermès
18. Roots	37. L'Occitane	
19. Laudurée	38. Victoria's Secret	
	39. Lululemon	

1075 Nelson Street

THE BUTTERFLY BY WESTBANK

Unparalleled Panoramic Views of The Pacific Coast



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Walking Distance to Luxury Retail



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