THE CORONA APARTMENTS

1847 BARCLAY STREET, VANCOUVER BC



A FULLY-OCCUPIED BOUTIQUE RENTAL APARTMENT BUILDING IN DOWNTOWN VANCOUVER'S VIBRANT WEST END

CBRE

National Investment Team — VANCOUVER

Executive Summary

A FULLY OCCUPIED 24-UNIT APARTMENT BUILDING ON BARCLAY & WEST DENMAN STREET

CBRE Limited is pleased to offer for sale The Corona Apartments (the "Property" or the "Offering"), a 24-unit market rental apartment building located at 1847 Barclay Street in Downtown Vancouver's West End neighbourhood. The 4-storey wood-frame Property comprises 13,690 SF of net rentable area on an 8,646 SF site.

The Property features 6 studio units and 18 one-bedroom units, with an average suite size of 570 SF. The Offering is fully-occupied and combines stable in-place income with the opportunity to capture rental growth over time through turnover and suite improvements.

Located walking distance to Denman Street, Stanley Park, Vancouver's Central Business District, and just three blocks from English Bay Beach, the Property offers residents exceptional access to the waterfront, outdoor recreation, and a diverse mix of retail, dining, and everyday amenities.

The Property's highly-coveted West End location, efficient unit mix, and recent capital improvements provide a strong foundation for stable cash flow, future rental growth, with potential for long-term redevelopment.



PROPERTY OVERVIEW

Address	1847 Barclay Street, Vancouver, BC
PID	015-739-457
Construction	3 & 4-Storey Wood-Frame
Site Area	8,646 SF (66' x 131')
Construction Type	Wood Frame
Year Built	1953
Net Rentable Area	13,690 SF
Unit Count	24 Market Rental Units
Zoning	RM-5B - Multiple Dwelling



Investment Highlights

PRIME WEST END LOCATION

Situated in the heart of Vancouver's West End, the Property offers residents walkable access to English Bay, Stanley Park, Denman Street, Robson Street, and throughout Downtown Vancouver, supporting long-term tenant demand and rental growth.

STABLE IN-PLACE INCOME

A fully occupied 24-unit apartment building featuring an efficient mix of studio and one-bedroom suites, providing secure cash flow within one of Metro Vancouver's most established rental markets.

RENTAL GROWTH POTENTIAL

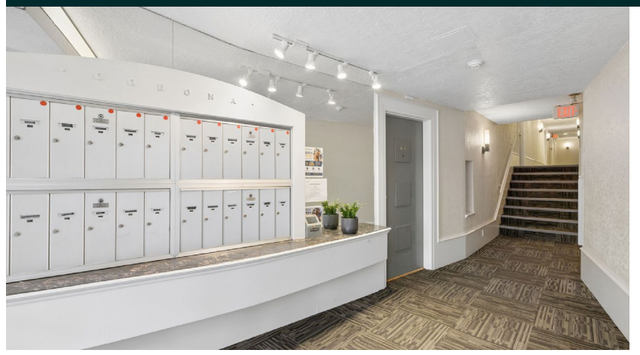
In-place rents remain below market levels, offering the opportunity to enhance revenue over time through natural tenant turnover and continued rental growth.

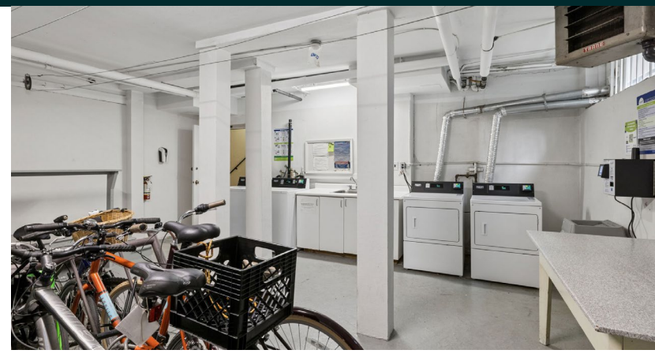
WELL-MAINTAINED ASSET & RECENT CAPITAL EXPENDITURES

A well-maintained rental asset offering secure storage lockers, bike storage, on-site parking, and a history of capital investment. Recent improvements include a DHW boiler replacement (2024), a replaced common area and hallway carpet (2019), and a roof replacement (2019 & 2023), supporting long-term tenant appeal while reducing near-term capital expenditure requirements.

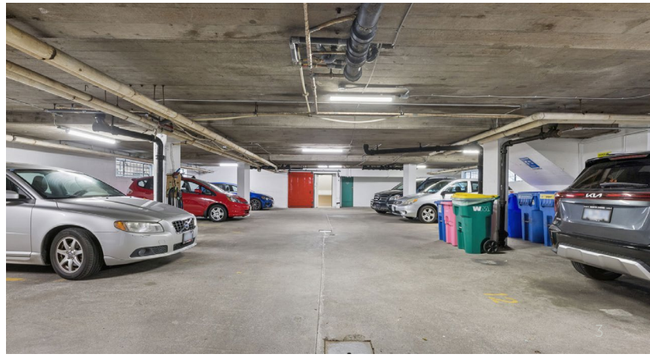
FLEXIBLE LONG-TERM POSITIONING

The Property offers stable income while providing future optionality through continued rental operation or potential assembly-driven redevelopment (subject to municipal approvals and policy requirements).









The Property

100%
Occupancy

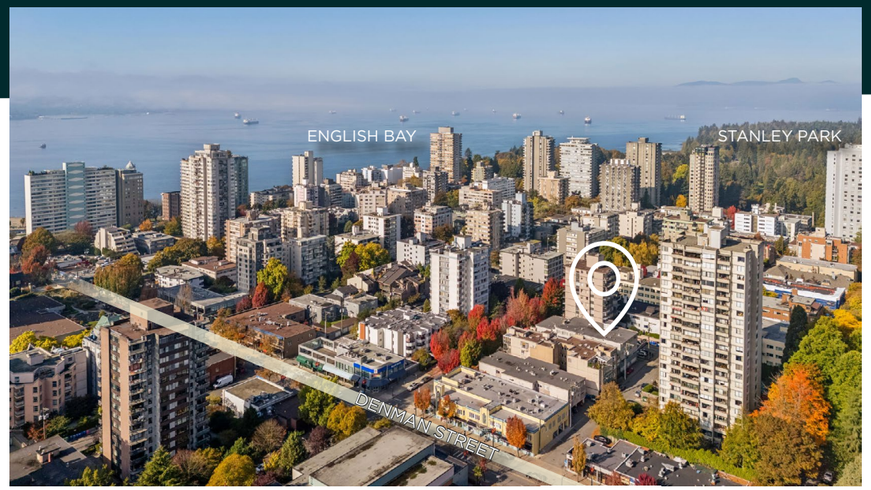
24
Units

RM-5B
Zoning

570 SF
Avg. Unit Size

8,646 SF
Site Size

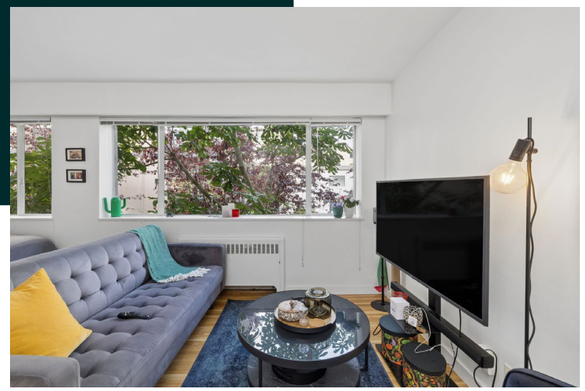
13,690 SF
Total NRA



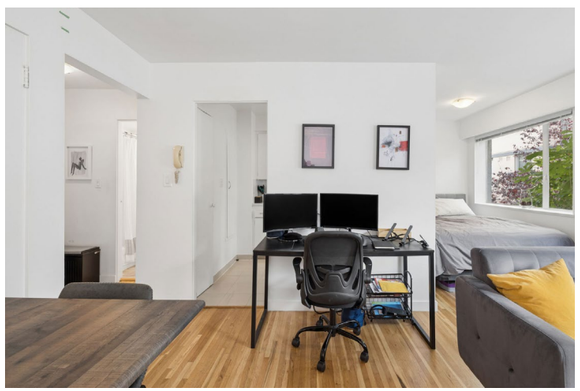
UNIT MIX SUMMARY

Unit Type	Number of Units	Total Rentable Area	Average Unit Size
Studio	6	2,633 SF	439 SF
One Bedroom	18	11,057 SF	614 SF
Total	24	13,690 SF	570 SF









Planning & Land Use

Existing Zoning	RM-5B - Multiple Dwelling District (West End)
Current Use	Market rental apartment building
OCP / Community Plan	Vancouver ODP / West End Community Plan
Current Density	Approximately 1.50 FSR (subject to detailed zoning review)
Potential Assembly Density*	2.75 FSR may be achievable through a qualifying site assembly (subject to City approval)

**Redevelopment is subject to rental replacement, housing agreement and tenant-relocation requirements.*

Location Demographics

	West End	Downtown Vancouver
Average Household Income (2026)	$110,168.92	$153,890.08
Projected Average Household Income (2036)	$155,988.50	$216,358.88
% Change	*41.6%*	*40.6%*
Population (2026)	53,364	79,562
Projected Population (2036)	57,247	89,684
% Change	*7.3%*	*12.7%*

Location Overview

PREMIER WEST END LOCATION

Situated on Barclay Street just steps from Denman Street, The Corona Apartments is ideally positioned within Vancouver's West End, one of Canada's most established and sought-after rental neighbourhoods.

STEPS FROM WATERFRONT

Convenient access to Stanley Park, English Bay, the Seawall, and an extensive network of parks and public spaces. This rare proximity to Vancouver's premier waterfront continues to distinguish the West End as one of the city's most desirable residential communities.

WALKABLE URBAN CONVENIENCE

Surrounded by an exceptional collection of restaurants, cafés, grocery stores, retail destinations, King George Secondary School, and everyday services. The neighbourhood's pedestrian-oriented character supports a highly walkable lifestyle.

DIRECT CONNECTIVITY TO THE DOWNTOWN CORE

Located minutes from Vancouver's central business district, the Property offers direct connectivity to major employment centres, transit networks, shopping destinations, and entertainment venues.

EXCEPTIONAL LONG-TERM RENTAL FUNDAMENTALS

The West End remains one of Metro Vancouver's most resilient and supply-constrained rental markets. Supported by a limited land base, established apartment inventory, and consistently strong renter demand.



THE CORONA APARTMENTS

1847 BARCLAY STREET, VANCOUVER BC

CYNTHIA JAGGER
PERSONAL REAL ESTATE CORPORATION
Executive Vice President
CBRE National Investment Team
778-838-7383
cynthia.jagger@cbre.com

CLAYTON SKIPPER
Associate
CBRE National Investment Team
778-372-1952
clayton.skipper@cbre.com

DUNCAN MACLEAN
PERSONAL REAL ESTATE CORPORATION
Executive Vice President
CBRE National Investment Team
604-662-5163
duncan.maclean@cbre.com

VINCENT MINICHIELLO
PERSONAL REAL ESTATE CORPORATION
Senior Vice President
CBRE National Investment Team
604-662-5191
vincent.minichiello@cbre.com

CBRE

National Investment Team — VANCOUVER

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.