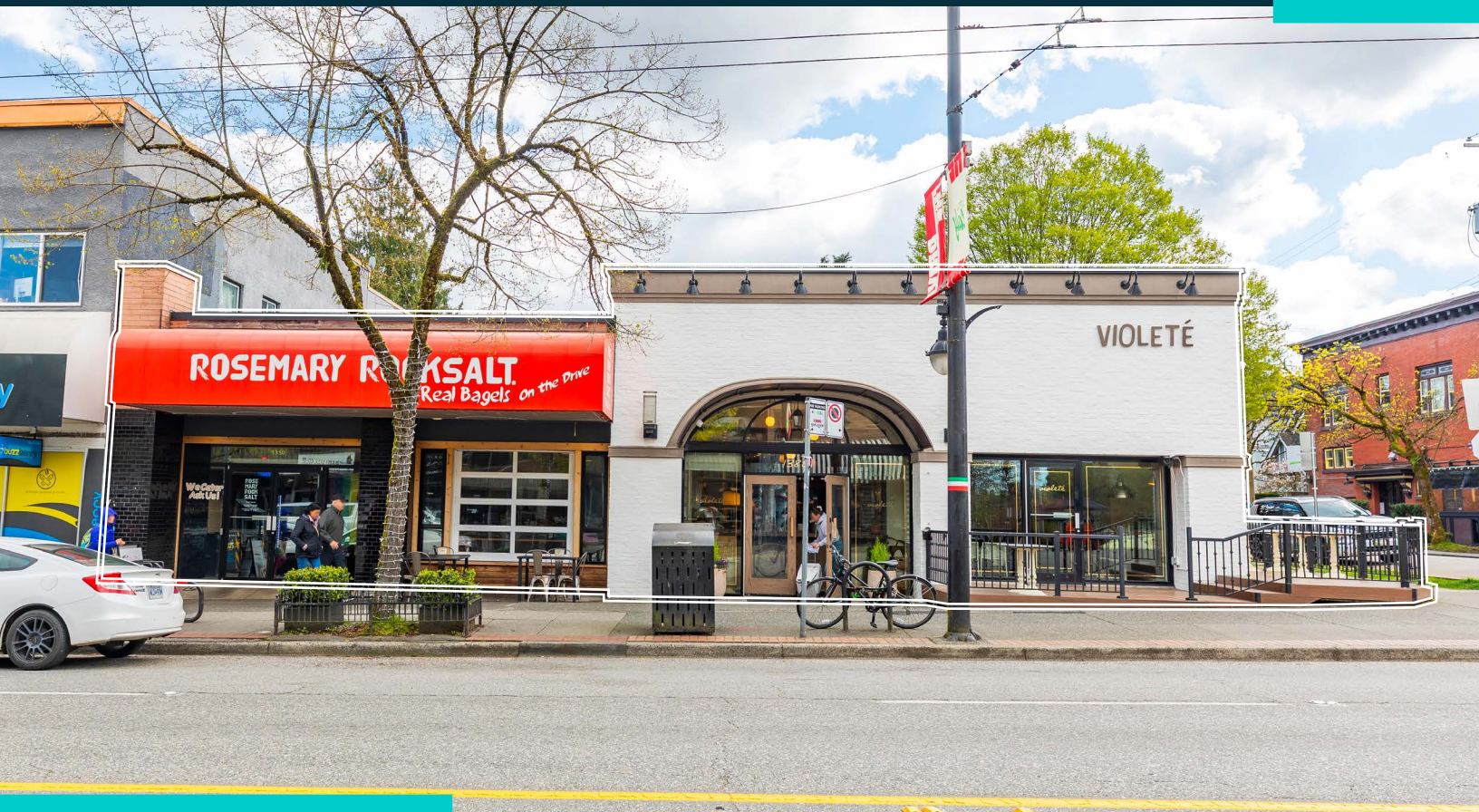


FOR SALE

Fully Leased Investment Opportunity
in the Heart of Commercial Drive

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CBRE



1350 COMMERCIAL DRIVE

Vancouver, BC

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THE LOCATION

The Subject Property is ideally located on the corner of Commercial Drive and Kitchener Street along the most vibrant commercial strip of Commercial Drive. The available Property is surrounded by various authentic merchants, cool restaurants, and charming specialty boutiques that make up the area known as “The Drive”. This sought-after neighbourhood offers a diverse selection of eateries, local cafes, pubs, quaint shops and services, as well as is surrounded by a dense residential area.

Situated just a 1-minute walk from Grandview Park and a short bus or drive to the major Commercial-Broadway Station, the Property sees consistent daytime, nighttime, and weekend traffic. The area is well-served by multiple transit lines and is conveniently located in proximity to Downtown Vancouver and Highway-1.



INVESTMENT HIGHLIGHTS



Exceptional corner location with 64' of frontage onto Commercial Drive



High traffic counts with exposure to +14,800 vehicles per day



Strong commercial retail node with high volumes of foot traffic



Home to Little Italy - an iconic pocket of Metro Vancouver



Notable parking with 5 stalls of surface parking and 1 loading stall



Leased to two strong tenant covenants providing stable income

SALIENT DETAILS

Civic Address	1350 Commercial Drive, Vancouver, BC V5L 3X6	
PID	011-948-922, 011-948-931	
Building Area¹	1350 Commercial Drive	2,089 SF
	1380 Commercial Drive	2,746 SF
	Total	4,835 SF
Site Area	7,232 SF (64' x 113')	
Tenancy	Rosemary Rock Salt Violeté	
Parking	5 stalls (+ 1 loading stall)	
Zoning	C-2C Commercial	
Year Built	1976	
Gross Taxes	\$63,975.10	
NOI²	Contact Agents	
Asking Price	\$6,500,000	

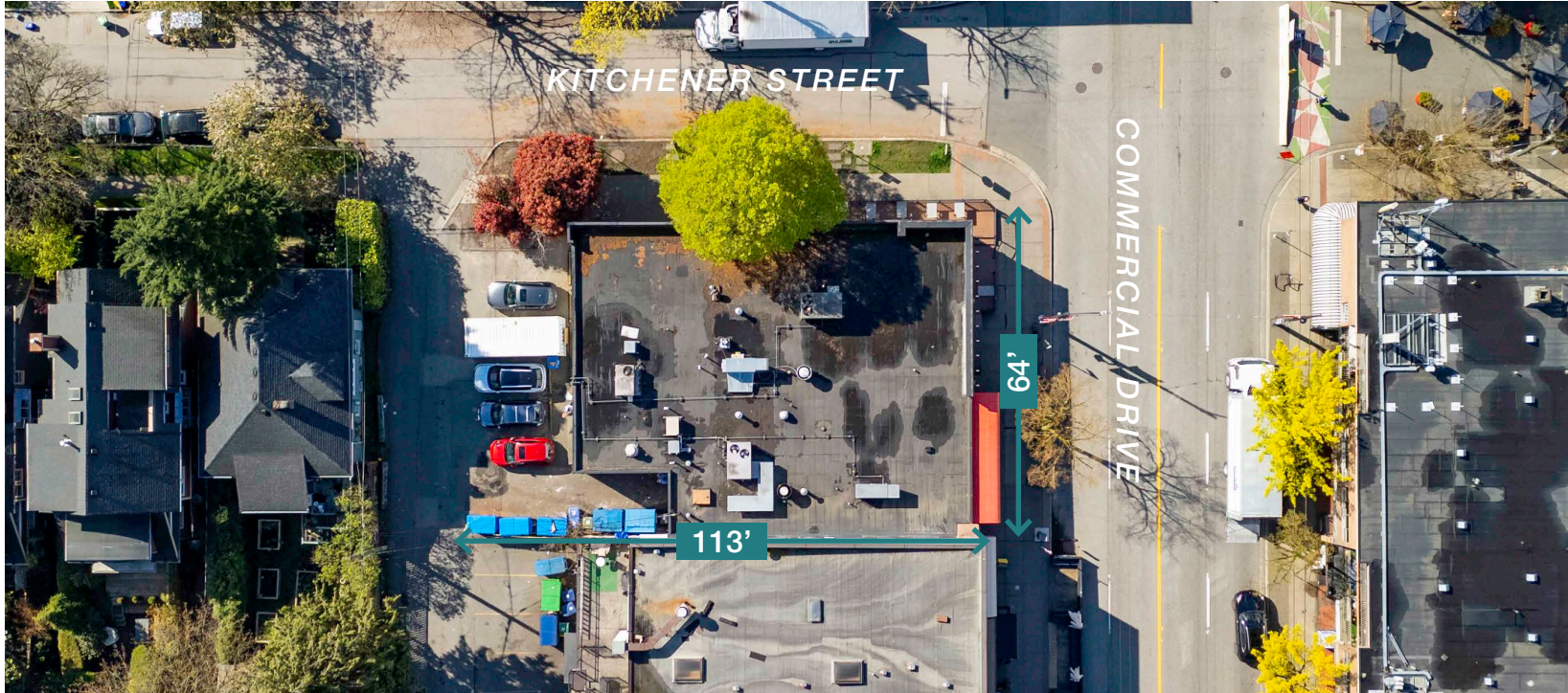
¹ Unit of measurement provided by seller. Subject to verification.
² Signed CA required for income summary & dataroom access.

THE OPPORTUNITY

Presenting a unique opportunity to acquire a fully tenanted retail investment property at 1350 Commercial Drive.

The opportunity comprises two commercial units with a total combined area of 4,835 square feet on 7,232 square feet of land. The units are occupied by two well-known tenants with strong covenants: Violeté and Rosemary Rocksalt Bagels.

For further information on Net Operating Income (NOI) and lease details, please contact agents.



NEIGHBOURHOOD RETAILERS

- + LIVIA Forno e Vino
- + Don't Argue Pizza
- + Santa Barbara Market
- + The Charlatan
- + The Flamingo Room
- + Havana Vancouver
- + Sing Sing
- + Sula Indian Restaurant
- + The Lunch Lady
- + Choices Market
- + Sopra Sotta Pizzeria
- + BC Liquor
- + Bar Corso
- + Loula's
- + La Mezcaleria
- + Pax Romana
- + The Bench Bakehouse
- + Liberty Wine Merchants
- + La Grotta Del Formaggio
- + Cafe Calabria
- + Mintage
- + Persia Foods
- + Velveteen Vintage
- + Kin Kao
- + Pepino's
- + Caffè La Tana

PARKS & SCHOOLS

- + Grandview Park
- + Woodland Park
- + McSpadden Park
- + Britannia Elementary & Secondary School
- + Queen Victoria Annex
- + St. Francis of Assisi School



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