

HIGHLY SOUGHT-AFTER ARMOURY DISTRICT FOR SALE

1510 - 1520 WEST 3RD AVENUE, VANCOUVER, BC

LOCATED IN VANCOUVER'S
THRIVING ARMOURY
DISTRICT NEAR THE
ENTRANCE TO
GRANVILLE ISLAND

ASSET IN CENTRAL
BROADWAY PLAN ALLOWING
FOR SIGNIFICANT
HOTEL, OFFICE, AND
INDUSTRIAL DENSITY

IDEAL FOR
OWNER/OCCUPIERS,
INVESTORS AND
DEVELOPERS ALIKE



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OPPORTUNITY

An exceptional owner user, investment or development opportunity in the heart of Vancouver's boutique design and luxury automotive district. The Armoury District, located just west of Granville Island, has completely transformed into a creative hub, which is now home to some of the city's top interior design firms, tech firms, engineer/architects firms, galleries, fine food purveyors and luxury automotive dealerships.

LOCATION

Located on West 3rd Avenue at Fir Street, the building is ideally situated near the entrance to Granville Island. The location offers easy and convenient access to downtown, Kitsilano, Fairview, Olympic Village and Mount Pleasant via car, bike or transit. This is an ideal location within close proximity to an abundance of amenities including: coffee shops, restaurants, banks, fitness facilities within nearby Granville Island and West 4th Avenue.

Over
75,000
Residents
in Kitsilano & Fairview

45,000
Vehicles Per Day
along Burrard Street, West 4th Avenue,
West 6th Avenue and Granville Street

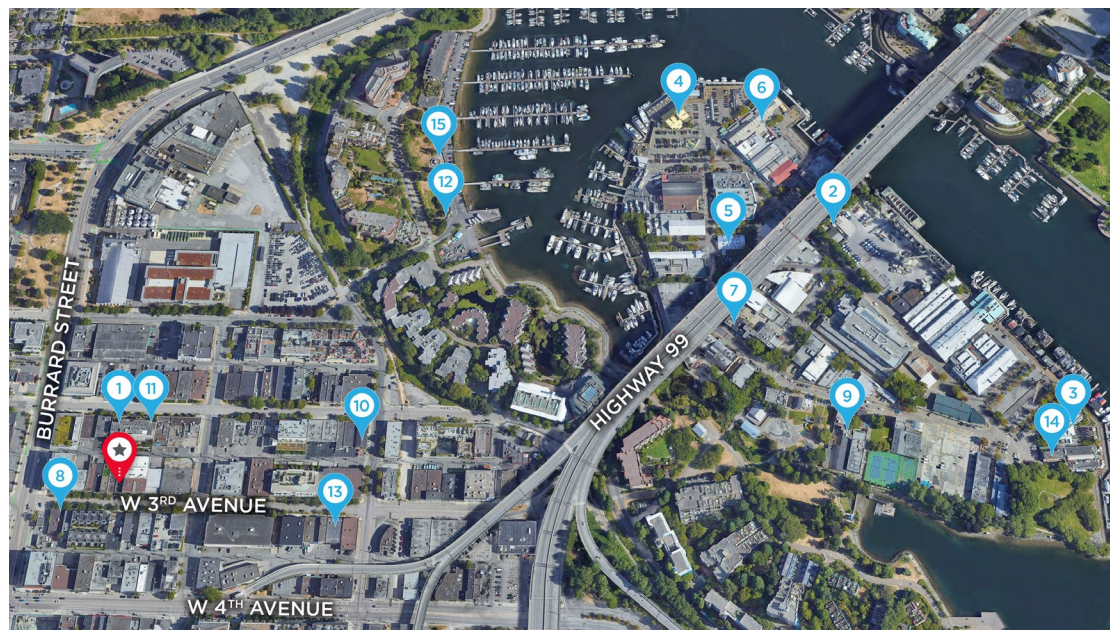
NEARBY AMENITIES

- | | | |
|------------------------|--------------------------------|---------------------------|
| 1 Les Amis du Fromage | 6 Granville Island Market | 11 Patisserie Lebeau |
| 2 The Sandbar | 7 Granville Island Brewery | 12 Go Fish |
| 3 Dockside Restaurant | 8 TV Dinner & Cafe | 13 Brewing August |
| 4 Tap & Barrel Bridges | 9 False Creek Community Centre | 14 Granville Island Hotel |
| 5 The Keg | 10 Prado Café | 15 Mitch's Catch |

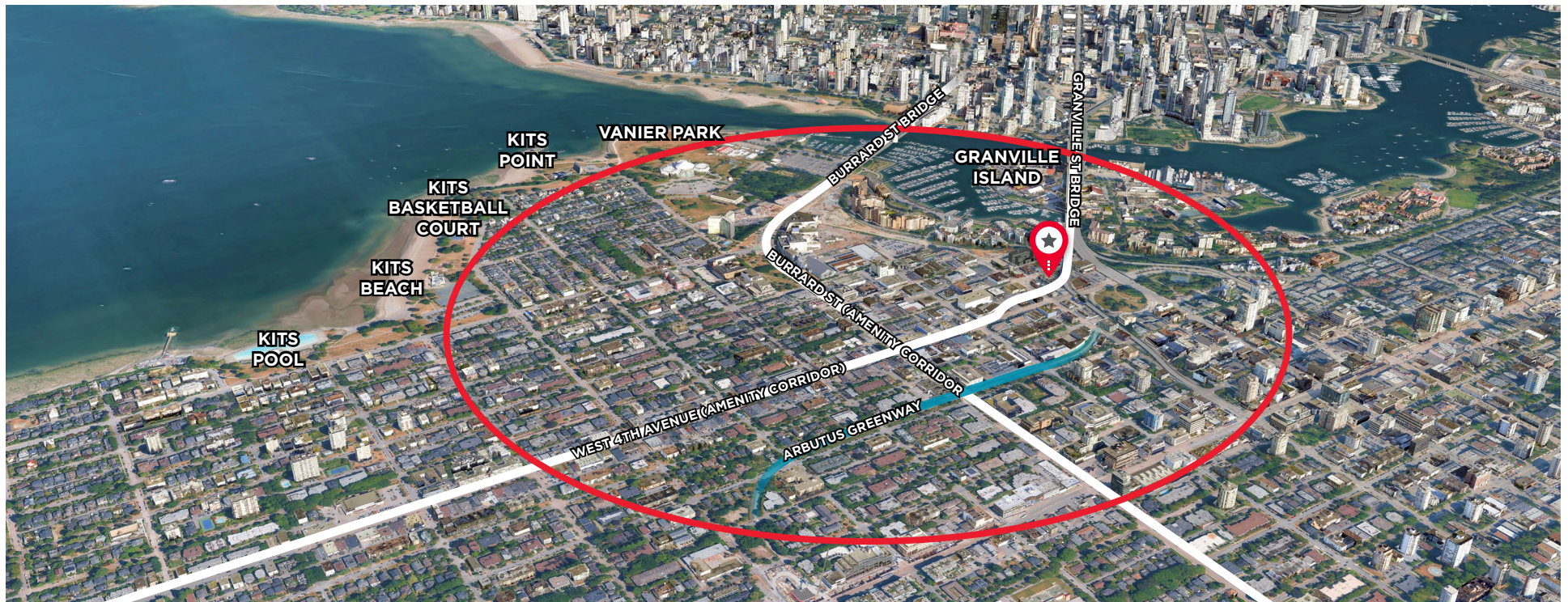
JOIN THE LIKES OF



LIVINGSPLACE



AMENITIES & NOTABLE PROJECTS IN THE AREA



AMENITIES & LIFESTYLE WITHIN A 10-MINUTE WALK



9

CAFES



+20

RESTAURANTS



4

GYMS



+20

SERVICE RETAILERS



5

GROCCERS



Senákw DEVELOPMENT

The Senákw Development is a joint venture between Nch'kay Development Corporation, the economic development arm of the Squamish Nation and Westbank Projects. The site comprises 10.5 acres and once complete, will deliver 4,000,000 square feet with +6,000 rental homes, 1,200 affordable homes and nearly 200,000 square feet of commercial space. The project will be the largest net zero carbon residential project in Canada and will also be the largest First Nations economic development project in Canadian history. Furthermore, Senákw will deliver more than 7.5 acres of public space including neighbourhood amenities such as restaurants, a fitness centre, grocery store and daycare. Once completed, the project will consist of 11 towers to be constructed across four phases with an estimated final completion date of 2033.

MOLSON DEVELOPMENT

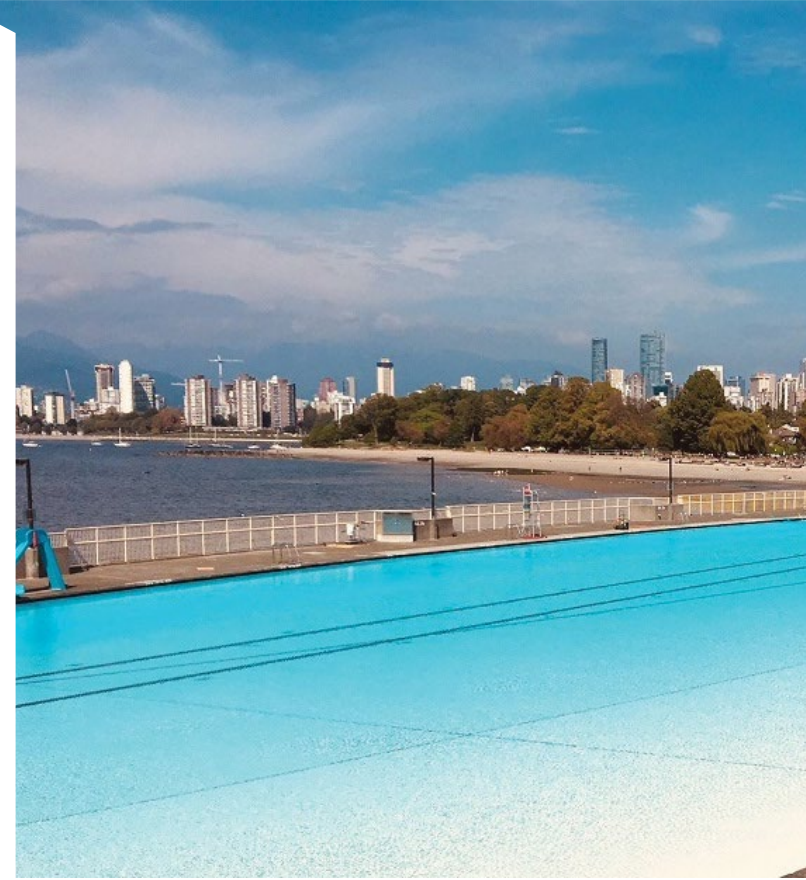
The former Molson Brewery site was acquired by acclaimed Vancouver developer Concord Pacific in 2016. Although this site does not fall within the Broadway Plan, early indications from Concord Pacific suggest that the site facilitate a 1,800,000 square foot high-tech enclave with 300,000 square feet of office, 3,000 homes and a retail component throughout a series of towers upwards of 25 storeys tall. Although no formal plan exists yet, Concord Pacific is currently undertaking the entitlement and planning process with the City of Vancouver with the property slated to become a vibrant addition to Vancouver and serve as a pillar for growth in the surrounding community.



THE ARBUTUS GREENWAY

The Arbutus Greenway was started in 2016 with the intention of becoming one of several walking and biking paths being developed for the purpose of encouraging active and sustainable transportation. The greenway is currently improved with an asphalt path connecting False Creek to the Fraser River. In 2018, City Council endorsed enhancing the path with key safety improvements, coordination of connects to the Arbutus SkyTrain Station and adjacent development. The long-term vision for the Arbutus Greenway is to add a streetcar which aligns with the Arbutus Official Development and Transportation 2040 plans.

AMENITIES & NOTABLE PROJECTS IN THE AREA





A ONE-OF-A-KIND LIFESTYLE PROPOSITION



BUILDING SPECIFICATIONS

GRANVILLE / BURRARD SLOPES - AREA G (FGBG)

The Property falls within the Granville/Burrard Slopes - Area G of the Fairview neighbourhood under the recently ratified Broadway Plan. FGBG is identified as an industrial/employment area intended to enable increased height and density to support innovation and creative economy uses and incentivize the delivery of traditional light industrial functions (production, distribution and repair) in the Burrard Slopes Mixed Employment Area.

The FGBG designation permits industrial, office, retail/service, cultural, and institutional uses up to 10 storeys with a maximum density of 4.5 FSR. The policy restricts any new residential uses as identified by the Metro Vancouver land use designation for Mixed Employment lands.

USES

- Industrial, office, retail/service, cultural and institutional
- The City has recently created a policy path that explicitly supports hotel use on sites like this under the Broadway Plan + Hotel Policy, and then evaluates each site through CD-1 rezoning. The adjacent site currently is in the late stages of entitlement for 16.4 FSR, 17 storey, 160 hotel rooms but requires site specific rezoning

MAX HEIGHT

10 storeys




MAX DENSITY

4.5 FSR

ADDITIONAL POLICIES

- Choice of use for up to 2.5 FSR
- For every ft² of industrial use provided, an additional ft² of office, service, retail, recreational or institutional use is permitted up to a maximum for 4.5 FSR overall
- Restrict any new residential uses, in accordance with the Metro Vancouver land use designation for Mixed-Employment lands
- Vancouver's Hotel Development Policy
The City's policy now supports new hotel rezonings, particularly:
 - Near tourism nodes (Granville Island)
 - Near major transportation infrastructure (Granville Bridge)
 - In employment areas

SALIENT DETAILS

CIVIC ADDRESS	1510 - 1520 West 3rd Avenue, Vancouver		
LEGAL ADDRESS	Lot B of Lots 5 to 15 Block 240 District Lot 526 Plan 91167 Plan VAP9167		
PID	009-743-740		
SITE SIZE	16,981 SF		
BUILDING SIZE	18,425 SF		
FRONTAGE	187 ft. along 3rd Avenue		
ZONING	IC-2		
PARKING	Abundant Parking		
MAIN TENANTS			
NOI	Consult Listing Agents		
LISTING PRICE	\$14,740,000		
DATA ROOM	Due diligence items in the data room available upon signing an NDA		



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