



North Vancouver



Kitsilano



**Alpine Fir
Portfolio**



Richmond



Marpole

Rarely Available 100% Market Metro Vancouver
Rental Portfolio Comprising 108 Units in 4 Buildings

Portfolio Summary

On behalf of Alpine Fir Holdings (the “Vendor”), CBRE Limited is pleased to offer for sale the Alpine Fir Portfolio (the “Portfolio” or the “Offering”), a collection of four purpose-built 100% market rental apartment buildings strategically located throughout Metro Vancouver. All properties are held under common ownership and may be acquired collectively as a Portfolio or individually, providing flexible acquisition optionality. The Portfolio represents a rare opportunity to acquire substantial scale across some of the region’s most desirable urban rental submarkets, including Kitsilano, Lower Lonsdale, Richmond City Centre, and Marpole.

The Alpine Fir Portfolio comprises four low-rise market rental properties totaling 108 residential suites across Vancouver, North Vancouver, and Richmond. The Portfolio includes a mix of studio, one-bedroom, and two-bedroom suites and is currently 100% occupied, with the opportunity to increase rents substantially on tenant turnover. Each property benefits from strong locational fundamentals, including proximity to rapid transit, major employment centers, convenient retail hubs, and numerous community amenities.

Select assets within the Portfolio offer future redevelopment potential, with zoning and Official Community Plan policies supportive of increased density or modernization. Collectively, the Portfolio offers investors a combination of stable income, rental rate upside, and long-term development potential.

108

Total Number of Units

80

1-Bedroom Units

20

2-Bedroom Units

8

Studio

Portfolio Map



Portfolio Overview

	(1) West 5th Apartments	(2) Woodglen Apartments	(3) Hamlet Manor	(4) Seaview Apartments																												
Address	2232 West 5th Avenue	8291 Bennett Road	8710 Hudson Street	326 West 1st Street																												
City	Vancouver	Richmond	Vancouver	North Vancouver																												
Sub-Market	Kitsilano	St. Albans – City Centre	Marpole - Hudson	Lower Lonsdale																												
Occupancy	100%	100%	100%	100%																												
Property Type	Low-Rise Market Rental	Low-Rise Market Rental	Low-Rise Market Rental	Low-Rise Market Rental																												
Construction Type	3-Storey + PH Wood-Frame	4-Storey Wood-Frame	3-Storey Wood-Frame	4-Storey Wood-Frame																												
Zoning Designation	RM-4 - Multiple Dwelling	ZLR35 - Low Rise Apartment	RM-3A - Multiple Dwelling	RM-1 - Medium Density Apartment																												
Maximum Density	20-Storeys 6.50x FSR	8-Storeys 3.00x FSR	(Undefined)	6-Storeys 2.60x FSR																												
Site Size	12,000 SF (100' x 120')	36,996 SF (~136' x ~272')	12,090 SF (130' x 93')	17,475 SF																												
Year Built	1964	1979	1969	1977																												
Unit Mix	<table border="1"> <tr><td>Studio</td><td>5 Units</td></tr> <tr><td>1-Bed</td><td>14 Units</td></tr> <tr><td>2-Bed</td><td>1 Unit</td></tr> <tr><td>Total:</td><td>20 Units</td></tr> </table>	Studio	5 Units	1-Bed	14 Units	2-Bed	1 Unit	Total:	20 Units	<table border="1"> <tr><td>Studio</td><td>3 Units</td></tr> <tr><td>1-Bed</td><td>23 Units</td></tr> <tr><td>2-Bed</td><td>12 Units</td></tr> <tr><td>Total:</td><td>38 Units</td></tr> </table>	Studio	3 Units	1-Bed	23 Units	2-Bed	12 Units	Total:	38 Units	<table border="1"> <tr><td>1-Bed</td><td>16 Units</td></tr> <tr><td>2-Bed</td><td>4 Units</td></tr> <tr><td>Total:</td><td>20 Units</td></tr> </table>	1-Bed	16 Units	2-Bed	4 Units	Total:	20 Units	<table border="1"> <tr><td>1-Bed</td><td>27 Units</td></tr> <tr><td>2-Bed</td><td>3 Units</td></tr> <tr><td>Total:</td><td>30 Units</td></tr> </table>	1-Bed	27 Units	2-Bed	3 Units	Total:	30 Units
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West 5th Apartments

2232 West 5th Avenue, Vancouver, BC

20 Units +/- 12,000 SF Site Size 100% Occupied

Executive Summary

West 5th Apartments is a well-maintained low-rise purpose-built rental property located at 2232 West 5th Avenue in the highly coveted Kitsilano neighbourhood. The 3-storey wood-frame building comprises 20 market residential suites and benefits from an exceptional location steps from West 4th Avenue, Kitsilano Beach, and extensive bus connectivity to Downtown Vancouver, UBC, and the Broadway corridor. Supported by favourable zoning and Broadway Plan policies, West 5th Apartments offers long-term redevelopment optionality with a maximum allowable density of up to 20-storeys (6.50x FSR), positioning the property for future value enhancement through densification.

Location Highlights

- **Low Vacancy Rate:** With a reported vacancy rate of 1.7% (CMHC, October 2025), Kitsilano continues to reflect strong rental absorption and limited available inventory.
- **Prime Retail Corridor:** West 4th Avenue attracts sustained foot traffic with leading retailers including Lululemon, Patagonia, Arc'teryx, Aritzia, and Whole Foods.
- **Major Transit Improvements:** The 5.7 km Broadway Subway extension, completed in 2027, will significantly enhance regional connectivity in the area and supports long-term value.

Woodglen Apartments

8291 Bennett Road, Richmond, BC

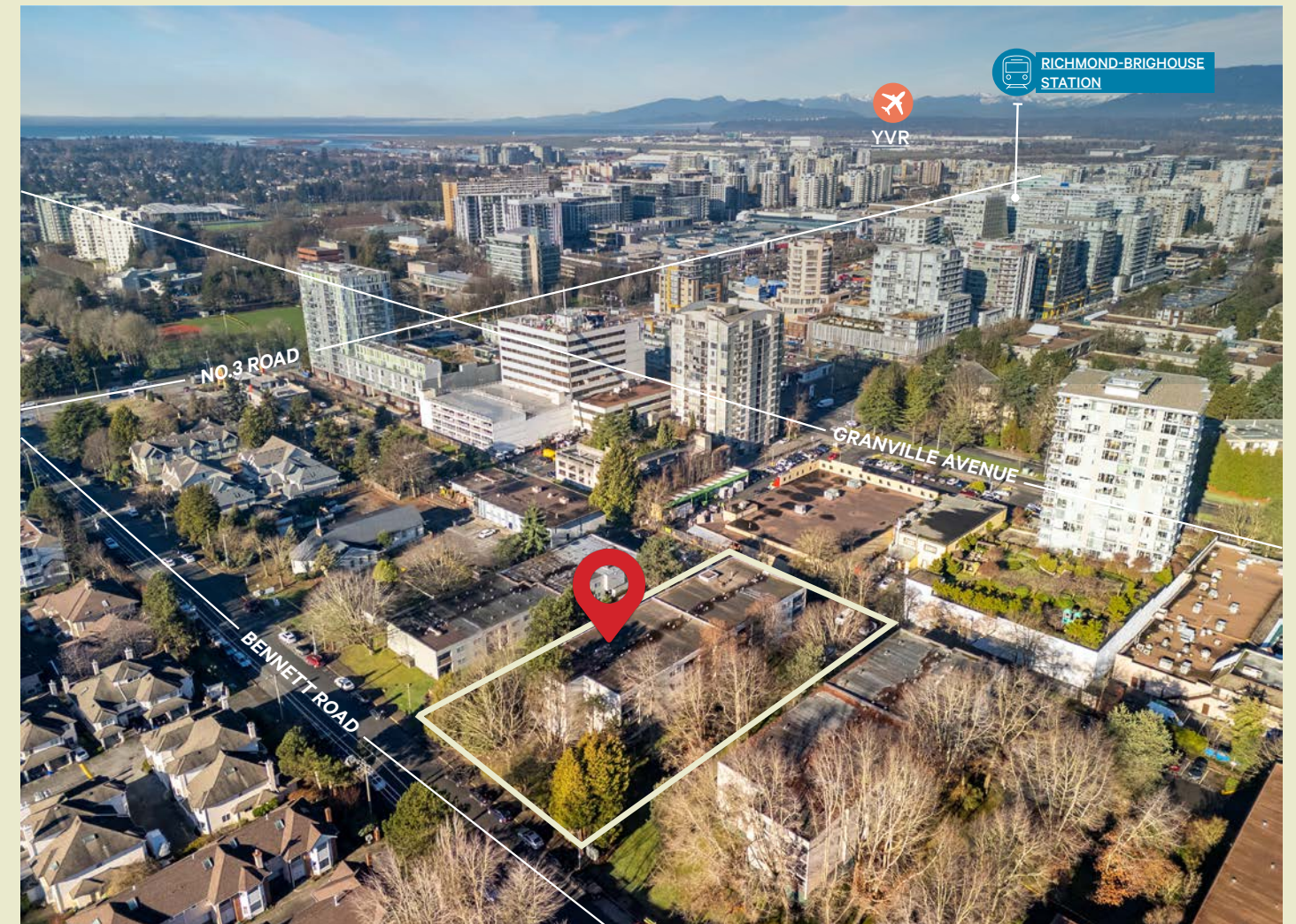
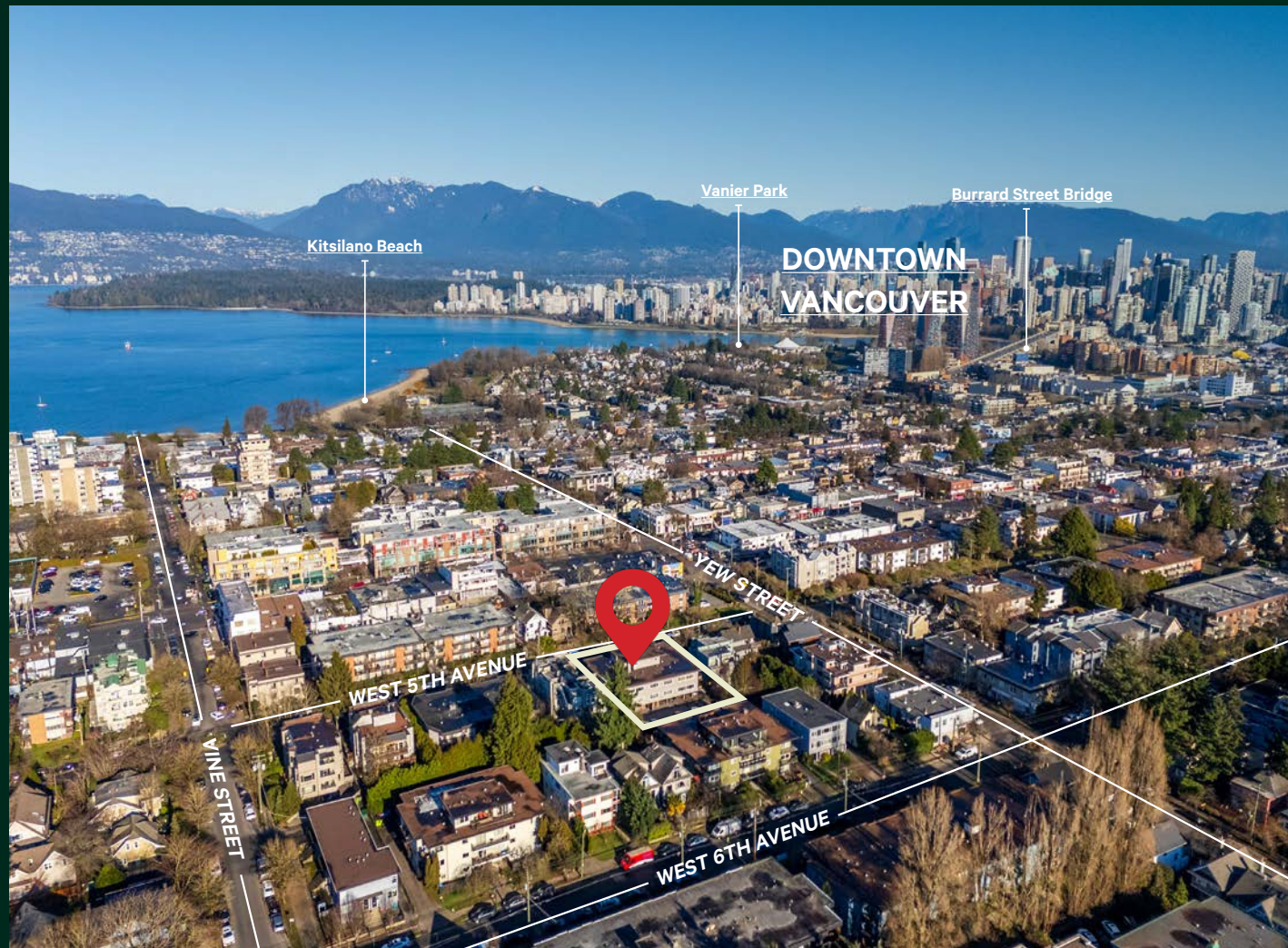
38 Units +/- 37,000 SF Site Size 100% Occupied

Executive Summary

Woodglen Apartments is a 4-storey wood-frame market rental property located at 8291 Bennett Road in Richmond's St. Albans neighbourhood, nearby Richmond City Centre. The property comprises 38 market residential suites situated on a large, efficiently configured site close to the Canada Line, CF Richmond Centre, and major civic amenities. With zoning and Official Community Plan policies supportive of increased density of up to 8-storeys (3.00x FSR) under Transit-Oriented Area guidelines, Woodglen Apartments offers a rare long-term redevelopment potential in one of Metro Vancouver's most supply-constrained urban areas with a vacancy rate of 3.1% (CMHC, October 2025).

Location Highlights

- **Regional Connectivity Hub:** Provides seamless access to major transportation corridors, including Highway 99 and the Oak Street Bridge, and key regional destinations such as Vancouver, Delta, and YVR.
- **Transit-Oriented Location:** A 15-minute walk to Brighthouse Station on the Canada Line, supporting strong renter demand due to direct SkyTrain access.
- **Diverse, Growing Population:** A multicultural population, proximity to YVR, and expanding employment sectors continue to reinforce rental demand.



Hamlet Manor

8710 Hudson Street, Vancouver, BC

20 Units +/- 12,000 SF Site Size 100% Occupied

Executive Summary

Hamlet Manor is a well-located 3-storey purpose-built market rental property situated at 8710 Hudson Street in Vancouver's Marpole neighbourhood, benefiting from exceptional connectivity to Marine Drive transit and major regional arterials, including Granville Street. The property comprises 20 residential suites and is set within a quiet, established neighbourhood with convenient proximity to retail amenities, regional transportation corridors, and Vancouver International Airport. Hamlet Manor offers investors a combination of strong tenant demand and long-term stability within an established rental submarket.

Location Highlights

- **Transit-Oriented Location:** Proximity to major transit routes, including the Marine Drive Canada Line Station, offering direct connectivity to Downtown Vancouver, YVR, and Richmond.
- **Amenity-Rich Neighbourhood:** Within a well-established network of retail, services, parks, and community amenities offering strong tenant appeal and daily convenience.
- **Growing Residential District:** The neighbourhood is undergoing growth under the Marpole Community Plan, promoting future housing, transportation, and community infrastructure while reinforcing long-term value.

Seaview Apartments

326 West 1st Street, North Vancouver, BC

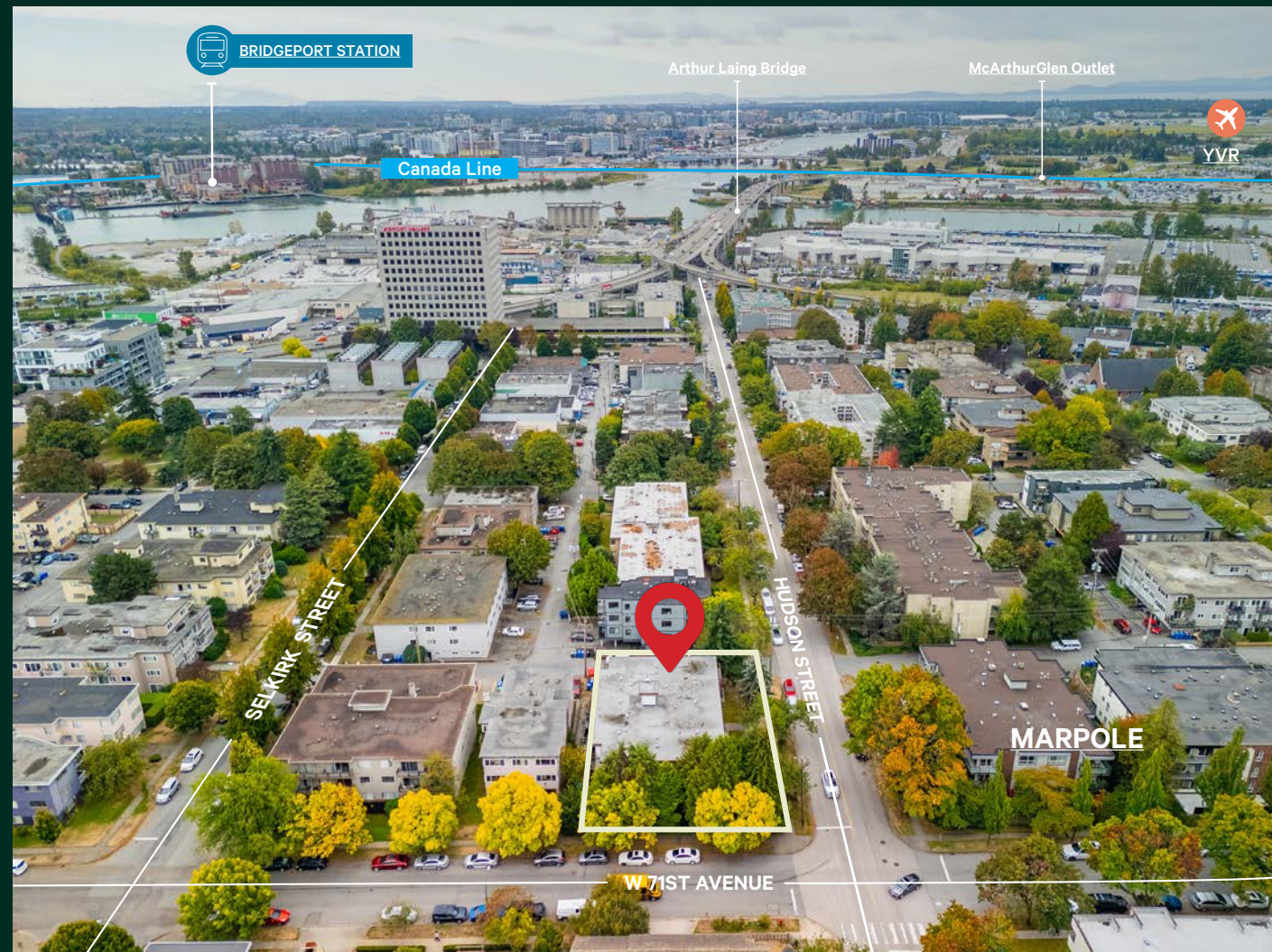
30 Units +/- 17,500 SF Site Size 100% Occupied

Executive Summary

Seaview Apartments is a 4-storey, low-rise market rental property located at 326 West 1st Street in the heart of North Vancouver's Lower Lonsdale neighbourhood. The property comprises 30 residential suites and benefits from close proximity to the SeaBus terminal, Lonsdale Quay, waterfront amenities, and a rapidly evolving mixed-use urban core. In addition to its strong locational fundamentals, the property offers future redevelopment potential of up to 6-storeys and 2.60x FSR, enhancing its long-term value. Seaview Apartments represents an attractive investment opportunity supported by sustained appreciation potential within one of Metro Vancouver's most dynamic waterfront communities.

Location Highlights

- **Convenient Connectivity:** Situated steps from Lonsdale Quay with direct access to the 12-minute SeaBus to Downtown Vancouver, reinforcing strong commuter appeal and rental demand.
- **Vibrant Urban Amenities:** Located within Lower Lonsdale's highly walkable district, offering immediate access to markets, restaurants, breweries, galleries, and waterfront public spaces.
- **Growing High-Density District:** Positioned in one of North Vancouver's fastest-growing urban centres, supported by a Walk Score of 97, diverse housing supply, and resilient tenant demand.





Alpine Fir
Portfolio

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