

ALLIANCE ON VANGUARD

By Alliance Partners



DO YOU KNOW ?

* Metro Vancouver region could run out of industrial land supply by 2020.

温哥华将于2020年极度稀缺工业土地。

* Vancouver's industrial availability is at the lowest on record and the second lowest in North America.

温哥华的工业土地稀缺性在全加拿大为史上最高时期，并为全北美第二。

* Cannot add more industrial land by pushing outward, it is surrounded by the ocean, the mountains and the US border.

The amount of industrial land within the market is set, increasing the pressure placed on supply if demand continues going up.

无法向外拓展土地来增加工业用地面积，温哥华被海域、山脉环绕，并紧邻加美国境线。市场上现有工业土地量已是定数，工业土地的需求量不断上涨，供不应求的局面直接导致租金不断上涨。

* Lease Vacancy rate in Richmond is 1.9% in 2017, below 5 year average of 3% vacancy. The shortage in supply continues to drive up rents.

列治文市工业厂房出租闲置率在2017年已低至1.9%，远低于过去5年闲置率平均值的3%。

* Port of Vancouver' s cargo volumes continues to break record.

温哥华港口的货船增加量每年都破新纪录。

* Increase in businesses such as retail and e-commerce require such industrial spaces for warehouses.

物流、网络销售、电子商务等产业供需链，不停增加对仓储厂房的需求。

Why Alliance On Vanguard?

**Owning the Future of
Commercial Real Estate**

About ALLIANCE PARTNERS

Two Guys With A Vision

Alliance was founded by Michael Chiang and Gordon Yeh to shift the real estate status quo, with creative ideas and solutions for tired practices. We pursue development projects that others may overlook. We don't judge a book by its cover. We dig deeper and discover what makes a project special.

Our intensive backgrounds in construction and development, from industrial to commercial to residential, provide a foundation to expand from. We understand the business, always mindful of the bottom line, and we care about Vancouver's future. We're the next generation of developers' entrepreneurial, open-minded, and really into keeping nature around.

RECENT PROJECTS

Location: Vancouver
Type: Residential
Size: 6 Townhomes
Status: In Development
Completion: 2019
Sale & Marketing: MLA Canada

MONOGRAM



Situated at the center of Grandview-Woodland, Monogram aims to combine form with function and become the perfect home for the young professional of today. With a slick contemporary design and a virtually unobstructed view of Downtown Vancouver, you'd be looking forward to coming home every night after work.

Located just two blocks from Commercial Drive, Monogram is a short distance from everywhere you would need to go. And when it's time to relax, you will be within walking distance of all the amenities of one of Vancouver's historic neighbourhoods-the area has everything from eateries and boutiques to pubs and cafes.

RECENT PROJECTS

Location: Vancouver Type: Office+Industrial
Completion:2020 Status: In Development
Size: 55,000 SF Sales & Marketing: Avison Young

Alliance on Clark encapsulates our belief that beauty and design should not be sacrificed for function. We aren't just constructing another building; We want to turn heads and change people's notions on what the modern industrial building should look like.



ALLIANCE ON VANGUARD

by Alliance Partners



Location: 4720-4740 Vanguard Road,

Richmond

Type: Retail + Office

Size: 4.8 acres / over 200, 000 SF

Building: 2

Number of Unit: 67

Unit Size: approx. 2,000 ~ 4,500 sf

Alliance On Vanguard

是列治文多年来第一个叠层式楼中楼工商零售楼盘!

位置: 4720-4740 Vanguard Rd, Richmond

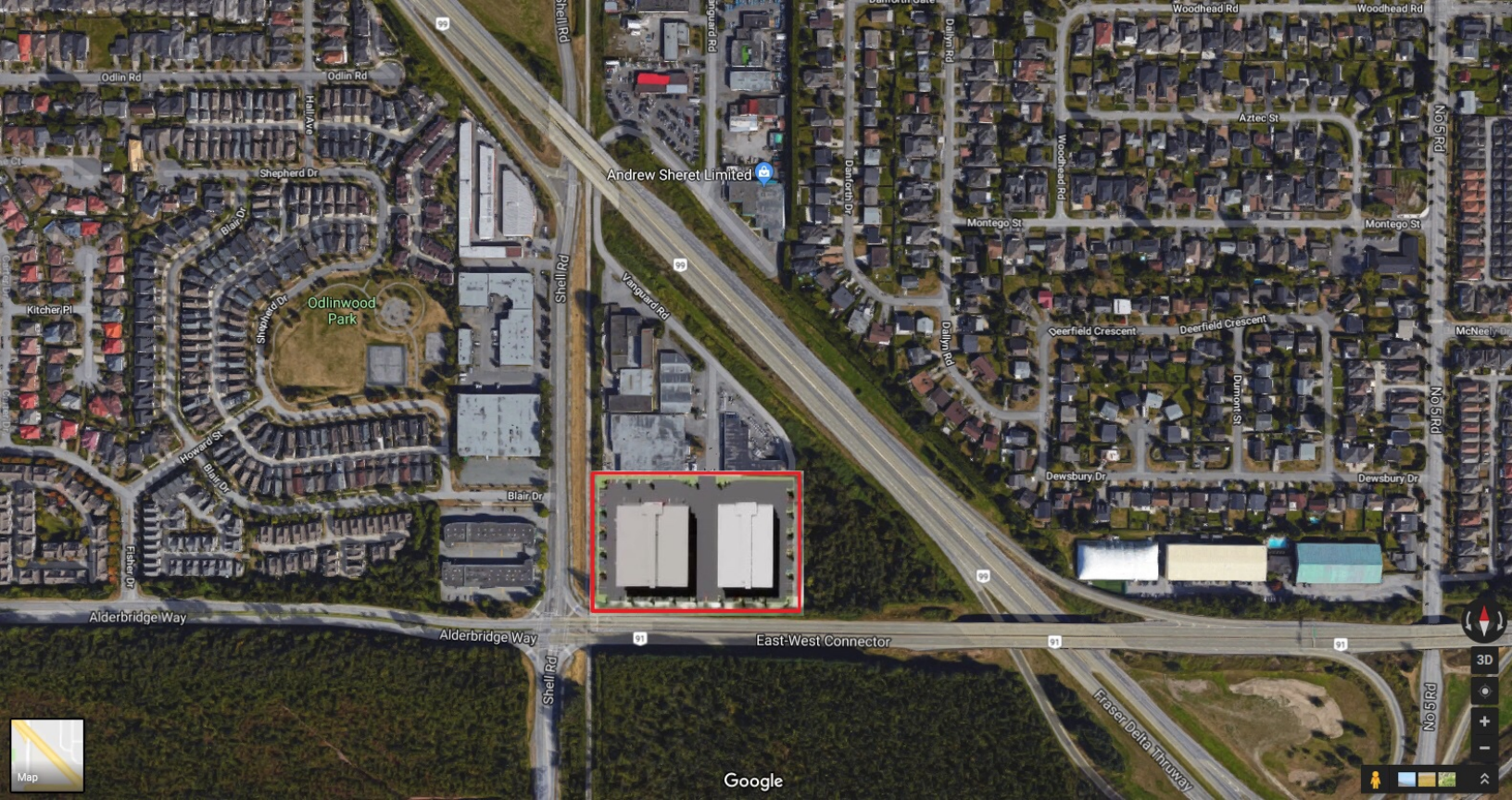
占地: 4.8英亩, 面积超过200,000平方英尺

建筑: 2栋

单位: 67

单位面积: 约2,000-4,500尺





Andrew Sheret Limited

Odlinwood Park

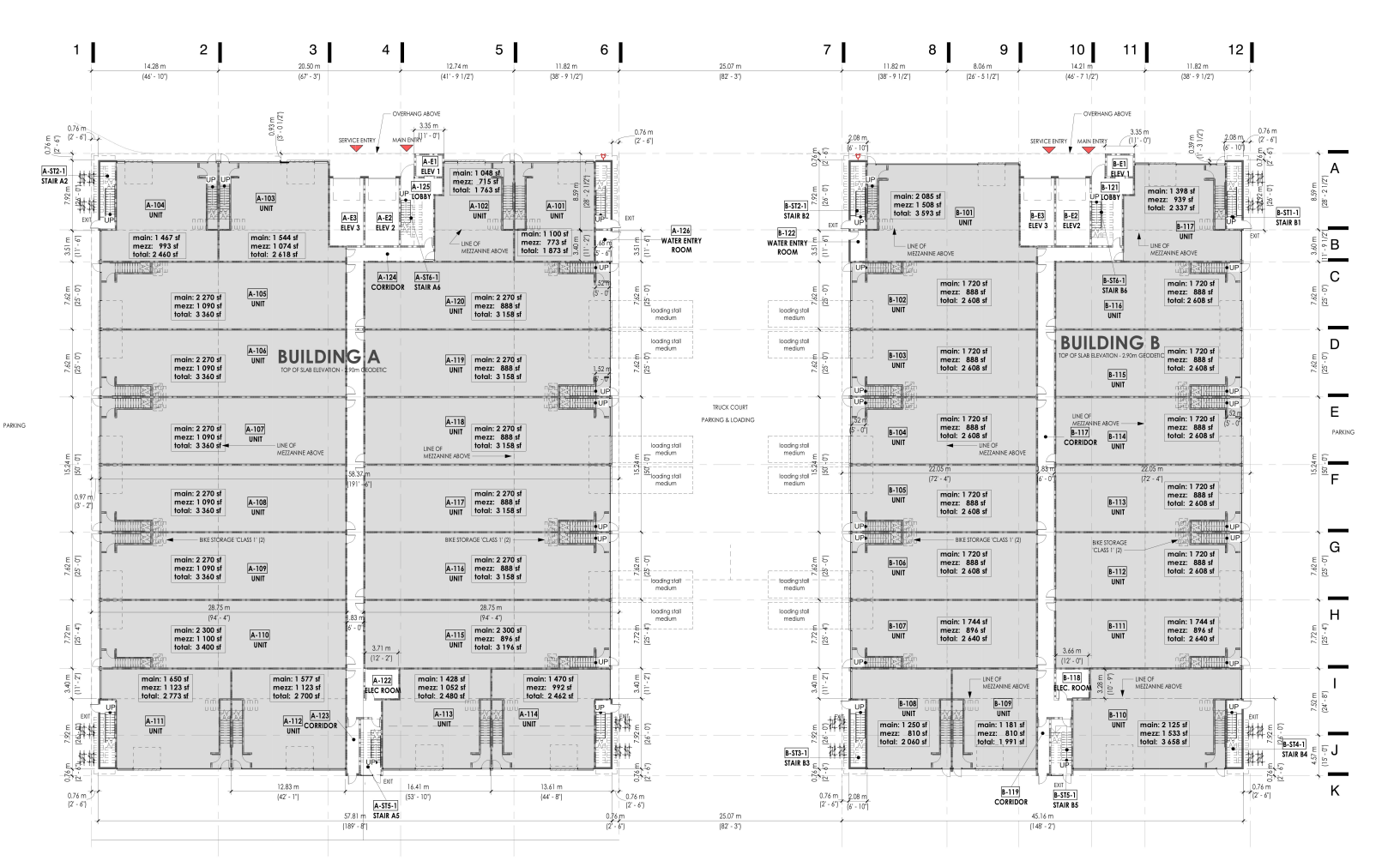


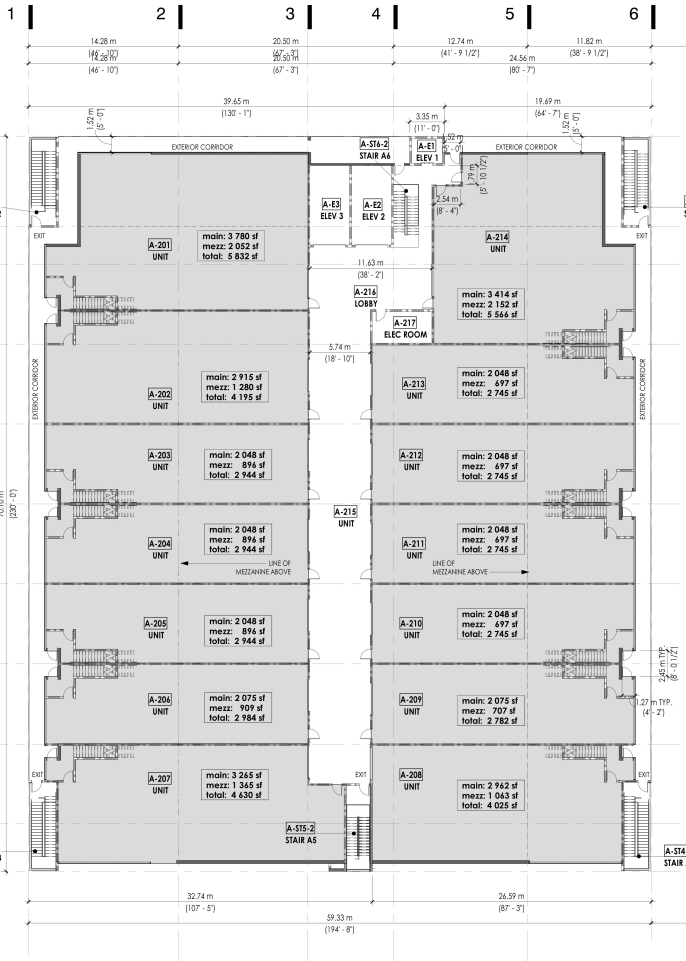
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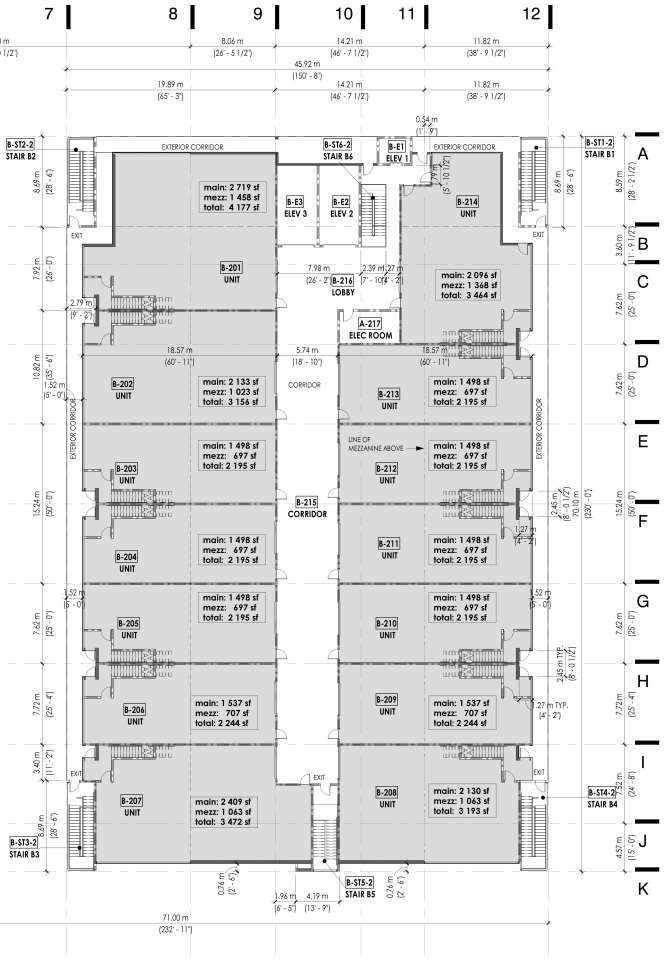








BUILDING A



BUILDING B

Key Facts

Location

Richmond

Completion

2020 FALL

Type

Industrial + Retail

Size

Over 200,000 sf

ALLIANCE ON VANGUARD

Brand New, Industrial/Retail Spaces to own in North Richmond.

BUILDING INTERIOR SPECIFICATIONS:

22' clear ceiling heights

1 Grade/dock loading doors per unit

ESFR Sprinkler system included

High efficiency LED lighting system

100 amp 600 volts, 3-Phase electrical service per unit

Rough-in plumbing for washrooms included

Modern architectural design offers strong corporate image

Ample glazing allowing an abundance of natural light

NEARBY BUSINESS/AMENITIES:

Auto West BMW

Mercedes Benz No.1 Collision

Mini Richmond

Shoppers Drugmart

McDonald's

Continental Seafood Restuarant

Steve Nash Fitness

Denny's

Shark Club Richmond

Chop Steakhouse and Bar

Kiyo Sushi

Church's Chicken

Dominos

L.A. Chicken

Lotus Restuarant

Tandoori Kona

Himalaya Restuarant

Little Ongpin

Richmond Nature Park

Odlinwood Park

PUBLIC TRANSPORTATION:

405 Busline - No.5 Road & Cambie

410 Busline - 22nd Street Station & Queens Borough

C96 Busline to E Cambie & Brighthouse Station

Canada Line Aberdeen Station via 410 Busline



ALLIANCE

201
202

204

206

BOSCH

109

110





IR1 ZONING

PERMITTED USES

Industrial Retail (IR1, IR2)

Permitted Uses

auction, minor
building or garden supply
child care
commercial storage
commercial vehicle parking and storage
contractor service
education, commercial
equipment, minor
emergency service
government service
greenhouse & plant nursery
health service, minor
industrial, general
library and exhibit
manufacturing, custom indoor
office

parking, non-accessory
recreation, indoor
recycling depot
recycling drop-off
restaurant
restaurant, drive-through
retail, second hand
service, business support
studio
utility, minor
vehicle body repair or paint shop
vehicle repair
warehouse sales

Secondary Uses

residential security/operator unit

Additional Uses

hotel
religious assembly
retail, general

项目简介:

2栋建筑

叠层式楼中楼户型单位

每个单位配2-4个车位不等, 另有访客停车

独立的装载门

22 英尺高顶天花板

配备管道与电路设备

每栋楼各有2个货运电梯

分期支付定金共20%

2020年秋季成交

優勢:

- 1、没有海外买家税
- 2、地点优越, 交通方便。可通往大温哥华地区的所有主要枢纽和商业设施。可快速抵达99号和91号高速公路, 距离YVR, 列治文中心, 温哥华市中心和温哥华港仅数分钟路程
- 3、IR1 IR2 土地性质用途广泛, 包括: 办公室, 店铺, 健身房, 咖啡店, 餐廳, 展示中心, 仓库储仓室等
- 4、现代感玻璃设计
- 5、地税、管理费等由租客自行承担
- 6、租金回报率高, 租金稳定
- 7、贷款相对住宅容易

Project Summary

2 Buildings

Loft style units

Each unit comes with 2-4 parking. Visitor parking available

Individual private loading gate

22' ceiling height

Electricity and Plumbing included per unit

Each building comes with 2 commercial service elevators

Deposit structure: 20%

Completion : 2020 Fall

Key Features

- 1、No Foreign Buyer Tax
- 2、Central location. Close to all the main roads, business center and shopping malls. Only minutes away from Hwy 91, Hwy 99, YVR, Richmond Center, downtown Vancouver and UBC
- 3、Wide range of permitted use under IR1 and IR2 zoning, including Office, Retail, Gym, Cafe, Restaurant, Show room, Warehouse, Daycare, etc
- 4、Contemporary design with glass windows throughout
- 5、High and stable return on rent
- 6、Commercial Tenant pays for property tax, maintenance fee and insurance
- 7、Easier financing compared with residential properties



TROVE

TROVE EXTERIOR
CONCEPT EXTERIOR RENDERING



Located on Westminster Highway & Knight Street

Commercial Use and Private Use

IB1 Zoning

44 units and almost sold out

Sold build-able range of \$525

TROVE

MARANELLO
CONCEPT INTERIOR PACKAGE RENDERING



COMPARABLE:

TROVE



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