

FOR SALE



3290 GRANDVIEW HIGHWAY, VANCOUVER, B.C.
SINGLE-TENANT NNN FINANCIAL INSTITUTION



PRIME RETAIL LOCATION

- ✓ INSTITUTIONAL COVENANT
- ✓ CAREFREE NNN LEASE
- ✓ HIGH-DENSITY DEVELOPMENT SITE

Marcus & Millichap



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CONFIDENTIALITY AGREEMENT

OPPORTUNITY

The Vendor has exclusively engaged Marcus & Millichap to market its 100% freehold interest in 3290 Grandview Highway, Vancouver, British Columbia (the "Subject Property"). The Subject Property is a single-tenant NNN bank branch leased to Bank of Montreal (BMO), situated on a signalized corner at Grandview Highway (40,000 VPD) and Rupert Street (30,000 VPD) in East Vancouver. The offering provides a passive, institutional-covenant income stream with high-density redevelopment potential under the Rupert and Renfrew Station Area Plan.



HIGHLIGHTS



FINANCIAL INSTITUTION TENANTED ASSET

100% leased to Bank of Montreal (BMO), one of Canada's largest financial institutions. Founded in 1817, BMO is Canada's 4th largest bank by market capitalization, representing one of the most creditworthy commercial covenants available in the market.



NNN LEASE

Secured by a triple-net (NNN) lease expiring January 31, 2030, with 3 x 5-year renewal options at fair market rent, placing all operating costs with the tenant and eliminating landlord responsibilities.



ESTABLISHED COMMERCIAL NODE

The Subject Property is positioned within one of East Vancouver's premier essential service retail corridors, surrounded by Real Canadian Superstore, Canadian Tire, Walmart, Save On Foods, RONA, Vancouver Film Studios, Broadway Tech Centre, and more.



TRANSIT-ORIENTED LOCATION

Situated at a signalized corner on Grandview Highway (40,000 VPD) with immediate proximity to Rupert Station on the Millennium Line, providing direct rapid transit access to Downtown Vancouver and to major suburban centres such as Burnaby's Brentwood Town Centre and Coquitlam Centre.



FUTURE REDEVELOPMENT OPPORTUNITY

The Subject Property is located within the Rupert and Renfrew Station Area Plan (July 2025), permitting high-density mixed-use redevelopment up to 45 storeys through privately-initiated rezoning. Permitted height varies by tenure type, with higher densities unlocked by below-market rental or childcare components. Given the lot size of 8,996 SF, tower-scale redevelopment would require land assembly with adjacent parcels.



BROADWAY TECH CENTRE



RENFREW CENTRE



Rupert Station



VANCOUVER TECHNICAL SECONDARY SCHOOL



RENFREW PUBLIC LIBRARY & COMMUNITY CENTRE



Vancouver Film Studios
3500 CORNETT ROAD

SALIENT DETAILS

Address:	3290 Grandview Highway, Vancouver, B.C.
Legal Description:	LOT 9, EXCEPT PART IN EXPLANATORY PLAN 7944, BLOCK S SECTION 42 TOWN OF HASTINGS SUBURBAN LANDS PLAN 11660
PID:	006-793-894
Year Built:	1960
Zoning:	C-1 - Commercial
Parking:	10 Stalls (2.25 Stalls / 1,000 SF)
Land Size:	8,996 SF (0.21 Acres)
	Ground Floor: 2,237 SF
Rentable Area:	Basement: 2,217 SF
	Total: 4,454 SF
Lease Expiry:	January 31, 2030
Renewal Options:	3 x 5 Years*
NOI (Aug 1, 2026 + 12M):	\$135,119
Cap Rate:	3.50%
Price:	\$3,860,000

*Fair Market Rent for similar premises



BMO TENANT HIGHLIGHTS



Canada's 4th largest bank by market capitalization (~\$145 Billion CAD)



\$5.9 billion in annual net income (FY Oct-2025)



13 million clients in Canada and the U.S.



53,000+ full-time equivalent employees (as at October 31, 2025)

MARKET OVERVIEW

LOCATION & ACCESSIBILITY

Located in the Renfrew-Collingwood neighbourhood of East Vancouver, the Subject Property sits at a signalized corner on Grandview Highway with immediate access to Highway 1, Boundary Road, and the Millennium Line at Rupert Station.



TRANSIT & CONNECTIVITY

Rupert Station on the Millennium Line sits steps from the Subject Property, providing direct rapid transit access to Downtown Vancouver in approximately 15 minutes, Brentwood Town Centre in 4 minutes (2 stops eastbound), and Coquitlam Town Centre in approximately 28 minutes. The line runs frequently throughout the day, connecting the Subject Property to three of Metro Vancouver's major urban centres without a transfer.



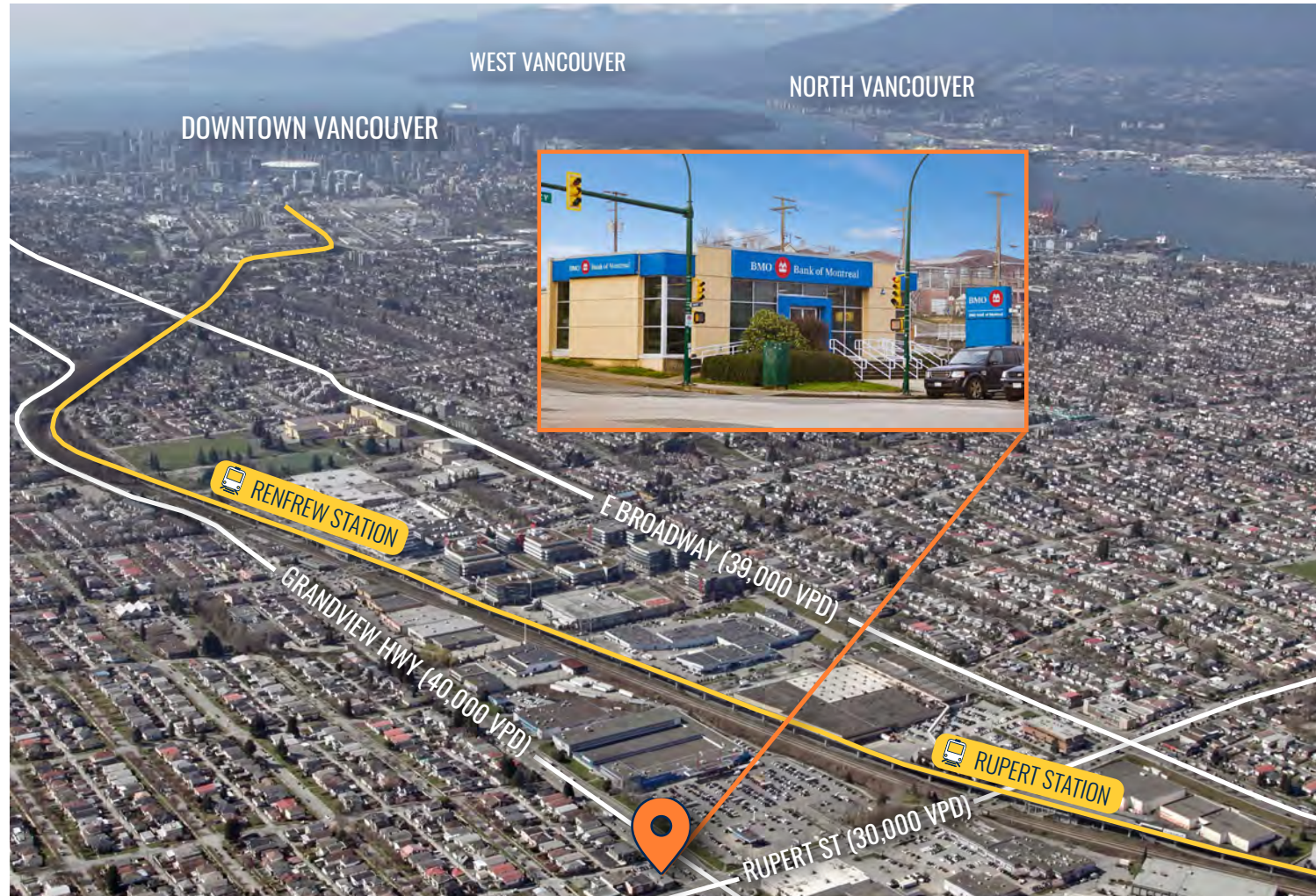
DAYTIME POPULATION & EMPLOYMENT

The Subject Property benefits from proximity to Broadway Tech Centre, a 1.1 million SF urban business campus housing BC Lottery Corp., Nintendo of Canada, HSBC, RBC, and other major employers, supporting a daytime population of 4,000 to 6,000 people.



DEVELOPMENT & GROWTH

The Rupert and Renfrew Station Area Plan anticipates the addition of approximately 10,100 new homes, 18,700 residents, and more than 8,000 jobs over the next 25 years, with four major residential developments currently in planning or rezoning within the immediate trade area.



DEMOGRAPHICS

3290 Grandview Highway, Vancouver, B.C.	3KM	5KM	Greater Vancouver Area
Total Population	175,114	419,167	3,107,209
Average Household Income	\$127,905	\$126,448	\$145,635
Population Growth (2020-2025)	8.30%	8.30%	13.20%
Projected Population Growth (2025-2030)	2.70%	3.20%	6.70%

SURROUNDING CONSIDERATIONS & DEVELOPMENTS

	PROJECT	STATUS	DETAILS
A	3200 East Broadway	In Planning	10 Towers ~3,800 homes
B	2808-2888 E Broadway (Sightline)	In Planning	4 Towers ~1,959 homes
C	2406-2484 Renfrew St (Easthill)	In Planning	31 Storey 344 rental homes
D	Skeena Terrace (BC Housing)	Rezoning Approved	15 Buildings ~1,924 homes



DOWNTOWN VANCOUVER
15 MIN DRIVE


VANCOUVER AIRPORT (YVR)
20 MIN DRIVE

3290 GRANDVIEW HIGHWAY

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