

Grandview Properties Park



**An Established Commercial
Landmark with Six Properties**





Introduction

At Vancouver’s gateway, Grandview Properties Park is an established commercial landmark. Exceptionally positioned at the corner of Grandview Highway and Boundary Road, the City’s welcome point, this 15.27 acre mixed-use property spans a full city block. With six properties and more than 282,900 square feet of gross leasable area, it is home to a strong mix of international, national, and regional tenants.

Grandview Properties Park unites scale, visibility, and connectivity at one of Vancouver’s most strategic urban crossroads, creating an enduring destination at the City’s front door.

Tenant Mix:
Walmart
Vancouver Film Studios
Chevron
Keslow Camera
Iron Age Manufacturing
Impact Office Furnishings

Owners invite offers on all or part of the property.

Please contact the listing team for more details.

Core Attributes

- 15.27 acres at Vancouver’s front door
- 282,900 sf GLA across six buildings
- Net operating income (2026): \$5,647,803
- A full city block at Grandview and Boundary
- Strategic urban crossroads of Metro Vancouver
- Mixed use retail and industrial property with scale and adaptability

Address	Gross Land Area	Asking Price
1 3505 Grandview Hwy.	0.79 acres	Contact listing team
2 3585 Grandview Hwy.	6.40 acres	Contact listing team
3 2727 Boundary Rd.	2.14 acres	Contact listing team
4 3605 Grandview Hwy.	2.06 acres	\$22,000,000
5 3645 Grandview Hwy.	2.00 acres	\$23,500,000
6 3695 Grandview Hwy. 2755 Boundary Rd.	1.88 acres	\$25,000,000
● Total	15.27 acres	Contact listing team

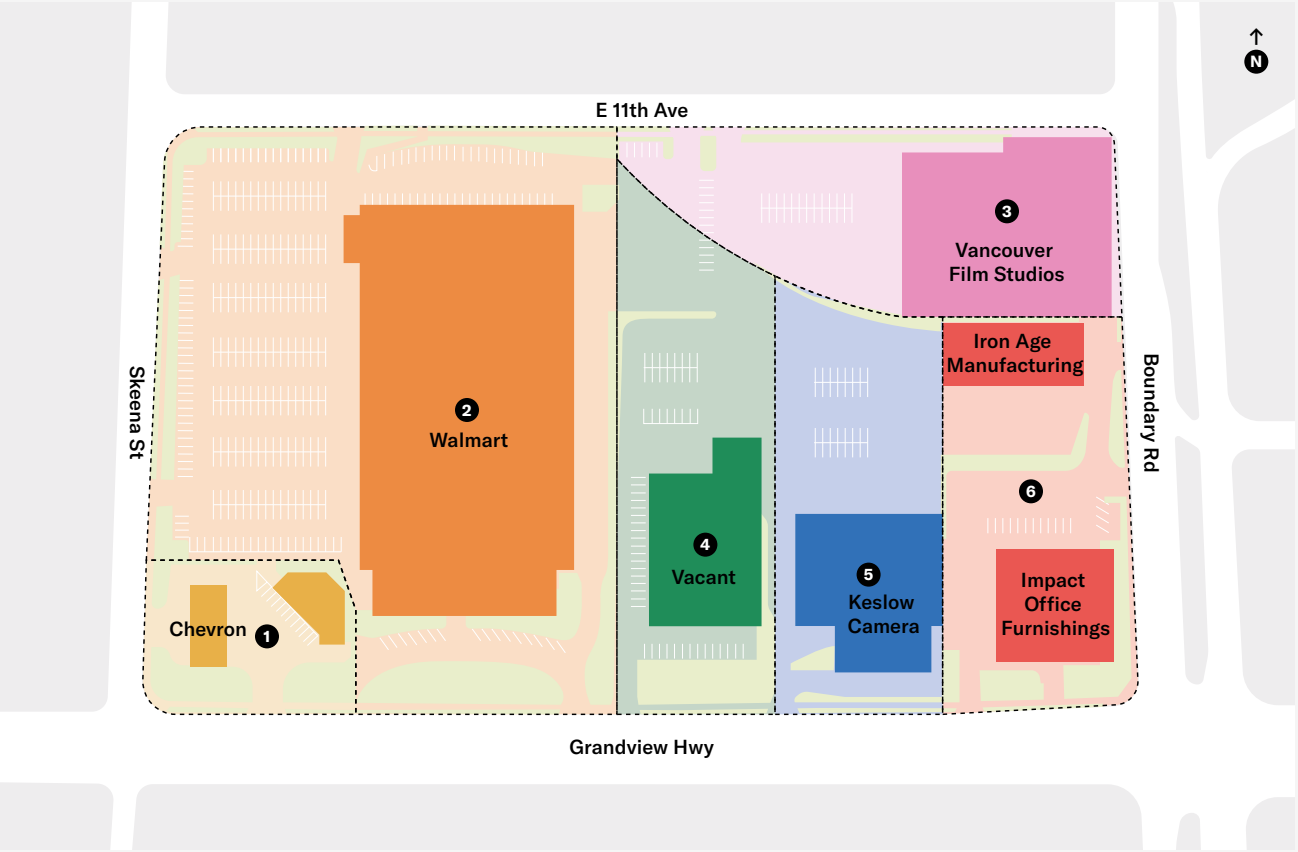
Investment Overview

Combining scale, location, and immediate income, the property appeals equally to investors seeking stable returns and owner-users requiring substantial urban footprints.

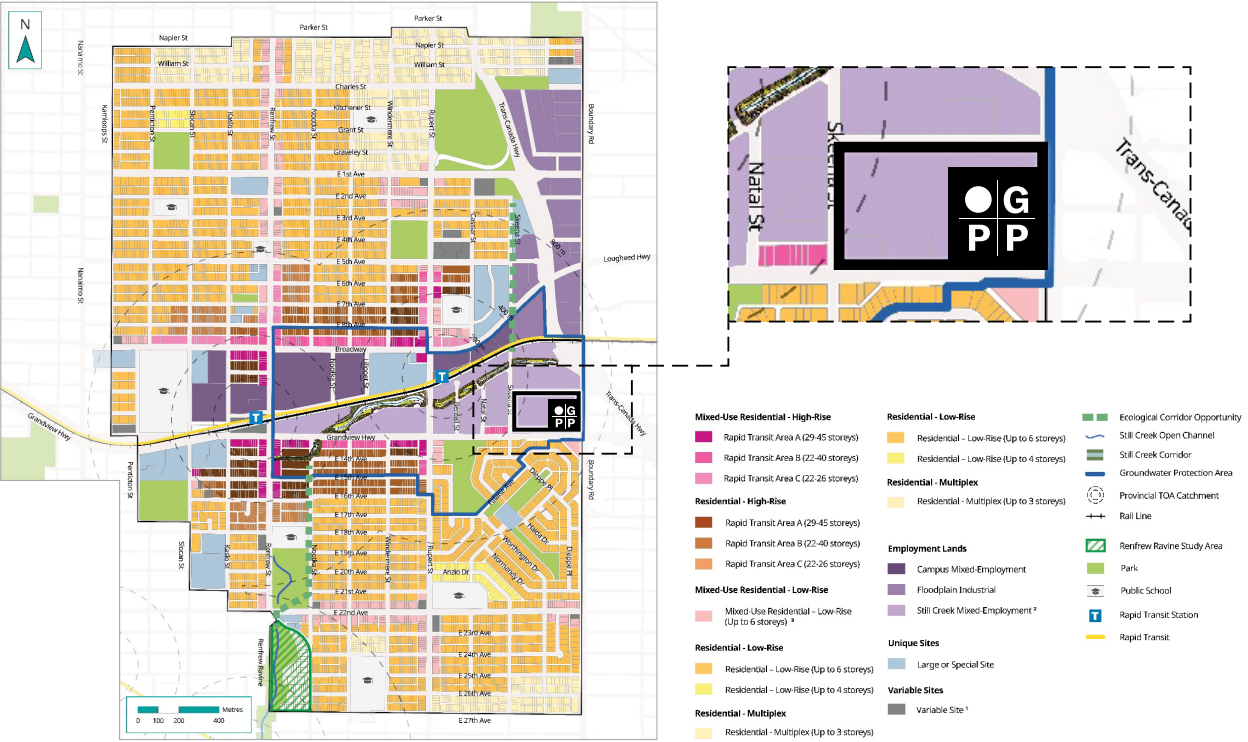
Anchored by Walmart and supported by a diverse tenant mix, the property provides stable income today with attractive near-term growth potential. Its inclusion in the recently approved Rupert and Renfrew Area Plan positions it as a premier covered land play in a neighbourhood poised for significant densification. Adopted in July 2025, the plan envisions the lands surrounding the Rupert and Renfrew SkyTrain stations

as an active, high-density urban node. Under its land use guidelines, large-format grocery and drug stores as well as the redevelopment of existing retail will be encouraged along Grandview Highway, further enhancing the property’s strategic appeal to national retailers and developers.

With limited large-format sites in Vancouver, stabilizing interest rates, and renewed investor demand, Grandview Properties Park stands out as a regional anchor opportunity. Its zoning and scale offer both immediate utility and exceptional long-term value creation potential.



Rupert and Renfrew Land Use Map



A Connected Vancouver Address

A Commercial Hub at Vancouver's Doorstep

Grandview Properties Park offers a strategic location at a well-recognized address. Businesses here benefit from proximity to established neighbours such as Bridge Studios, Vancouver Film Studios, StormTech Headquarters, and leading automotive dealerships including Mercedes-Benz, BMW and Harley Davidson. The property provides a strong foundation for long-term income and growth, where industry and community intersect.

Prime Visibility

Prominently positioned at Grandview Highway and Boundary Road, the property offers exceptional frontage along one of Vancouver's busiest arterial corridors. Direct access to the Highway 1 on-ramp makes for seamless logistics for any business.



A Vibrant Neighbourhood

Located in Vancouver's Renfrew-Collingwood community, steps from Falaise Park and surrounded by established urban amenities in an established residential area.



Retail at Your Doorstep

Immediate access to a strong shopping hub, with major retailers including Save-On-Foods, Canadian Tire, and Real Canadian Superstore just minutes away. Dining options include Triple-O's on site with Boston Pizza, Starbucks and Wendy's within walking distance.



Seamless Connectivity

Enjoy direct access to the Highway 1 on-ramp and effortless transit connections. Rupert SkyTrain Station is just 700 metres or a 13-minute walk away. Multiple transit options along the Central Valley Greenway, just one block north, support convenient multi-modal mobility.



Walk Score

87
Very Walkable

Transit Score

72
Excellent Transit

Bike Score

68
Very Bikeable

Daily Traffic Counts

+95,787
Vehicles per Day

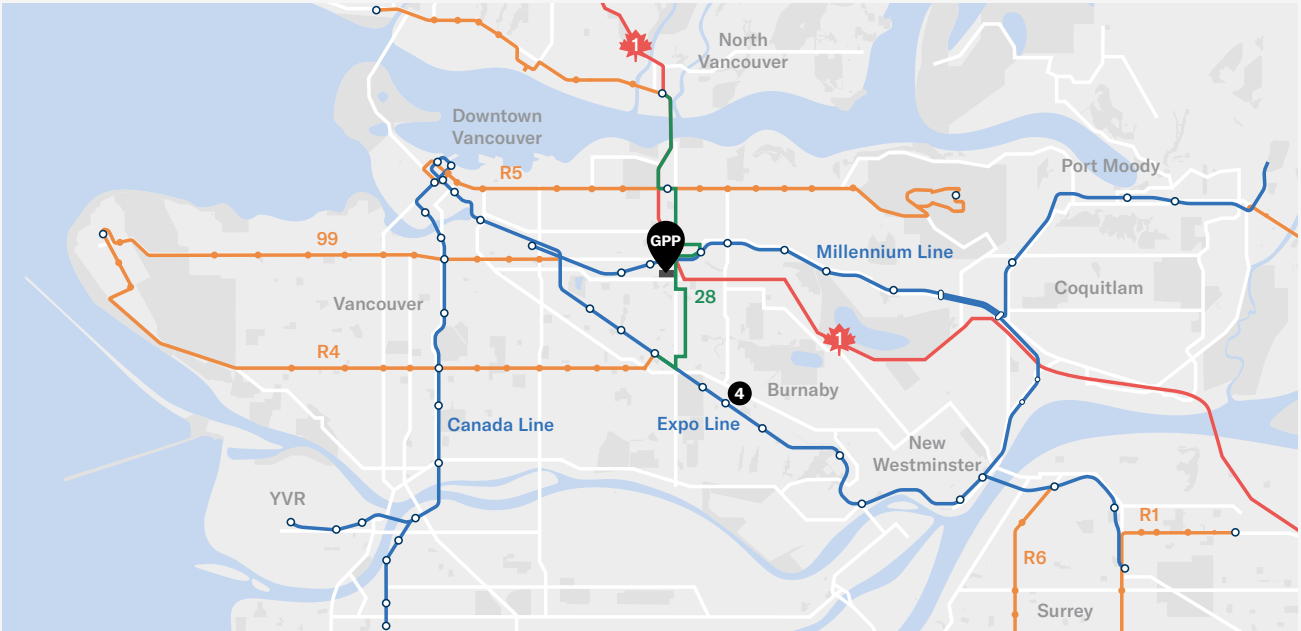
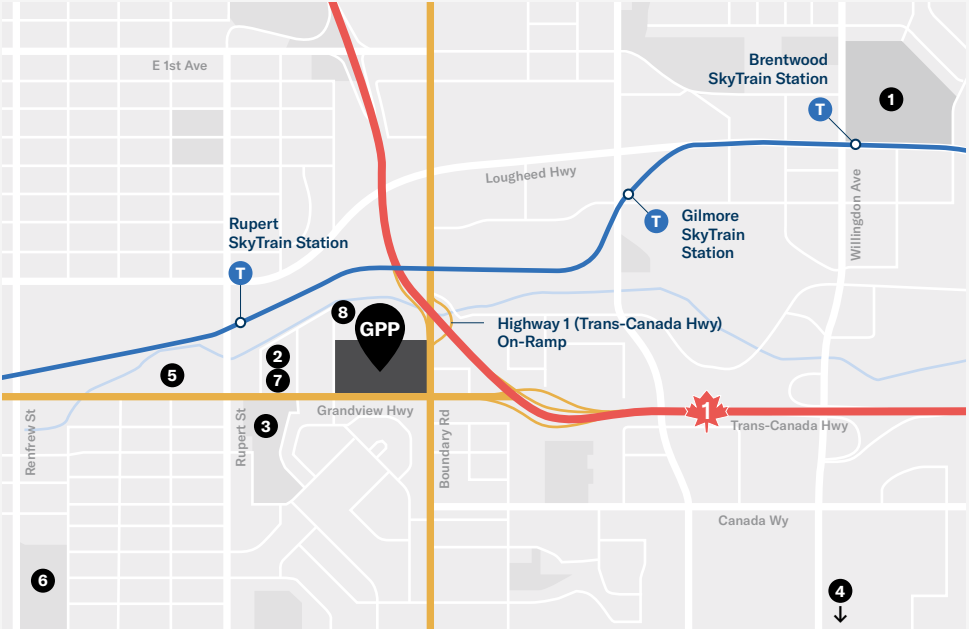
52,870
VPD along
Grandview Hwy

42,917
VPD along
Boundary Rd

Map Legend

1. Brentwood Town Centre (The Amazing Brentwood)
2. Canadian Tire
3. Falaise Park
4. Metropolis at Metrotown
5. Real Canadian Superstore
6. Renfrew Community Park
7. Save-On-Foods
8. Vancouver Film Studios

- Major Road Network
- Trans-Canada Highway
- SkyTrain
- Rapid Bus Transit
- Bus Route 28



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