

# FOR SALE

1268 Pacific Boulevard, Vancouver, B.C.

## STRATA UNIT IN VANCOUVER'S YALETOWN

OWNER-OCCUPIER OR VALUE-ADD OPPORTUNITY (VACANT POSSESSION POSSIBLE)



PACIFIC BOULEVARD

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# INVESTMENT OPPORTUNITY



Owner-occupier or value-add opportunity.



Strata unit tenanted by Varnish Nails & Beauty, situated within a mixed-used strata complex located at Drake Street and Pacific Boulevard in Vancouver's Yaletown.



Vacant Possession Possible: Well-positioned opportunity for owner-occupier given the location, exposure and accessibility, and the price per square foot (\$1,560 / Sq. Ft.) relative to comparable CRUs in Vancouver.



Below market rents; opportunity to acquire the Subject Property and raise rents to market upon lease expiry (or prior with vacant possession possible).



Existing tenant has no further options to renew, providing flexibility in May 2028



# SALIENT DETAILS

**Municipal Address:** 1268 Pacific Boulevard, Vancouver, B.C.

**PID:** 023-247-037 & 023-247-045

**Strata Lots:** 95 & 96

**Zoning:** [CD-1 \(297\)](#)

**Rentable Area:** Main Floor: 1,214 Sq. Ft.  
Upper Floor: 1,093 Sq. Ft.  
Total: 2,307 Sq. Ft.

**Year Built:** 1995

**Tenant:** Varnish Nails & Beauty

**Term Until:** 30-Apr-2028

**Parking:** Two Stalls

**Renewal Options:** NIL

**NOI:** Aug-2024: \$85,991 (\$37.3 / Sq. Ft.)

**Price:** \$3,600,000 (\$1,560 / Sq. Ft.)



# LOCATION HIGHLIGHTS



Yaletown offers a dynamic blend of work, play, and living. With an array of amenities and seamless transportation, Yaletown stands as a coveted destination for residents and retailers in Downtown Vancouver



The Subject Property is in a prime location in Yaletown with proximity to the Roundhouse Community Centre and David Lam Park, surrounded by high-rise apartments and condos, and just steps away from Yaletown's vibrant nightlife on Hamilton and Mainland Street



Transit Oriented: 2-minute walk to Yaletown-Roundhouse Station (SkyTrain) and close to high frequency bus routes on Homer Street and Pacific Street



High Median Household Income\*: \$93,340



Projected Population Growth\* (2022-2027): 12.0%



\*1 KM from the Subject Property



## Neighbourhood Tenants

1. Long Table Distillery
2. Chang 'An
3. Ancora
4. Breka Bakery & Cafe
5. Fresh St. Market
6. London Drugs
7. Autostrada Osteria
8. Scotiabank
9. F45
10. Spin Society
11. Shoppers Drug Mart
12. Matchstick Coffee
13. Jaybird
14. Choices
15. JJ Bean
16. The Cross
17. Cactus Club Cafe
18. Brix and Mortar
19. Cioppinos
20. Elisa
21. Blue Water Cafe
22. The Parlour
24. BMO
25. The Keg
26. Banter Room
27. Earls
28. Robba da Matti
29. Starbucks
30. Glory Juice
31. Tartine Bread & Pies
32. Giardino
33. White Spot



**SUBJECT PROPERTY**

**YALETOWN**

**ROUNDHOUSE  
COMMUNITY  
CENTRE**

DAVID  
LAM PARK



WALK SCORE

99

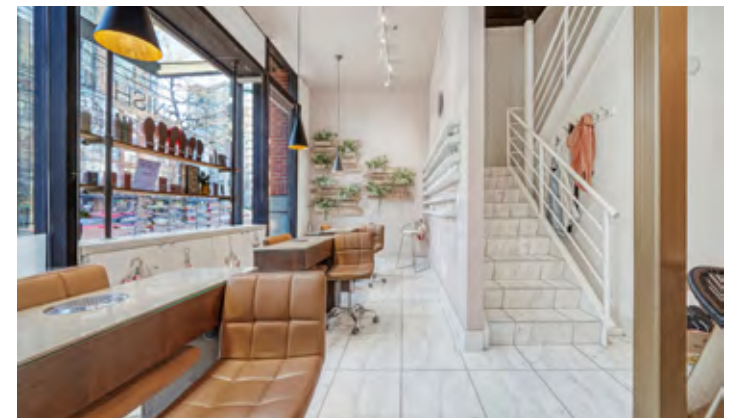


TRANSIT SCORE

98

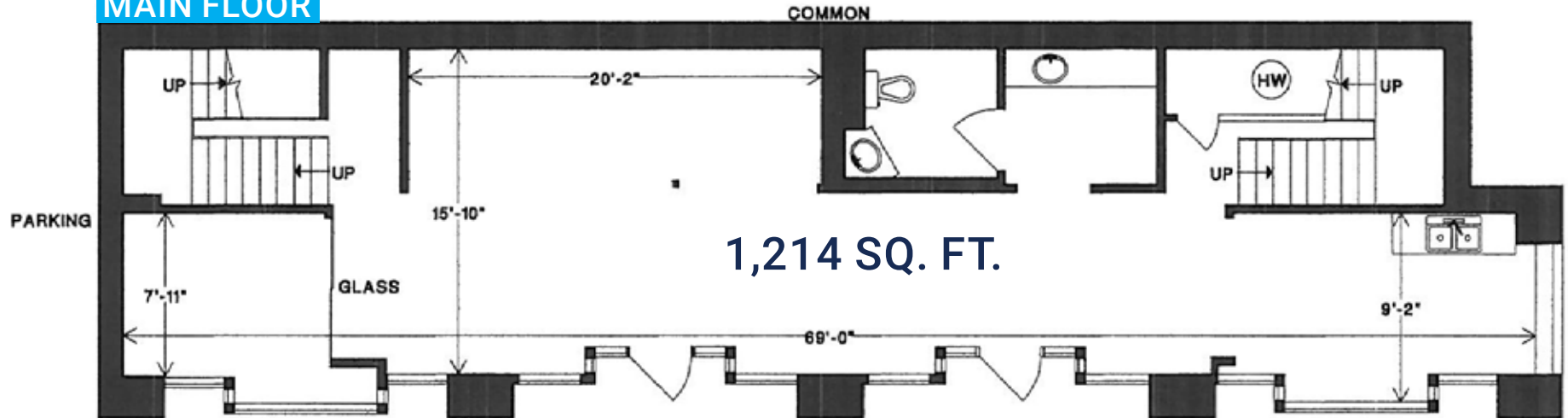
Radius	Average Household Income	Population Growth (2022-2027)	Total Daytime Population
1 KM	\$93,340	12.0%	70,431
3 KM	\$86,631	8.0%	399,667
5 KM	\$90,045	7.8%	563,743

# PROPERTY PHOTOS

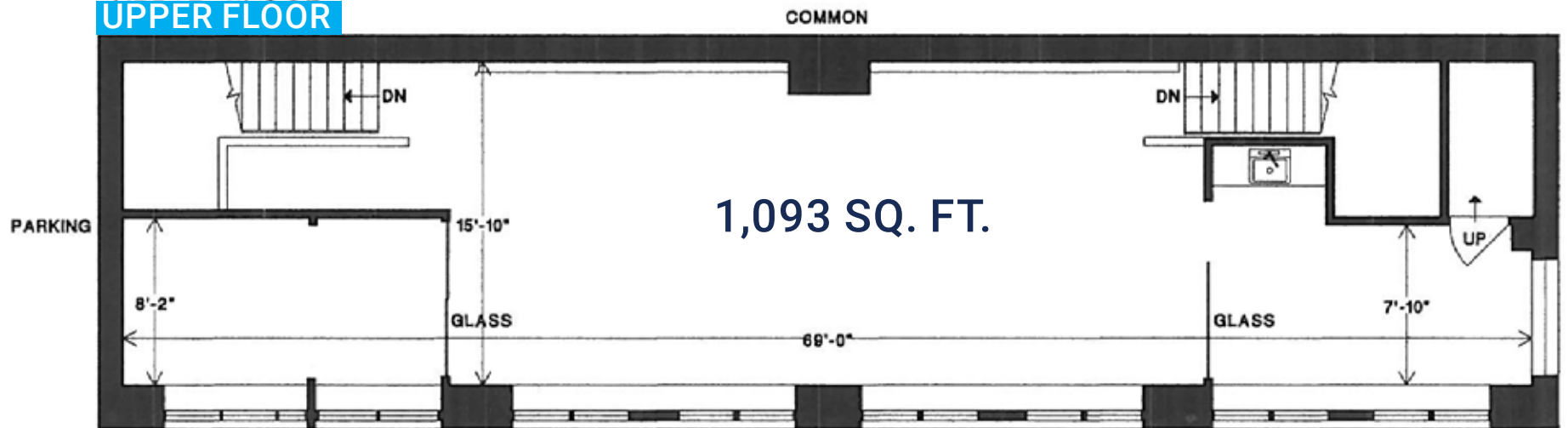


# FLOOR PLANS

## MAIN FLOOR



## UPPER FLOOR



# FOR SALE

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### CONTACT INFORMATION

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