

Raphael

POINT GREY RESIDENCES



Project Rendering

FOR SALE & LEASE

High Profile West Point Grey Commercial Strata Units

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Marcus & Millichap

LANDA
GLOBAL PROPERTIES



Opportunity Overview

Prime opportunity to purchase or lease commercial space within an urban, four-storey, boutique Landa Global development located on the southeast corner of Alma Street and West 10th Avenue in West Point Grey. Designed by Rafii Architects, Raphael's contemporary style is blended with traditional architecture to create an elegant European design aesthetic. The project features a marble exterior, classical columns, expansive windows, and a light and dark colour scheme that creates a unique sense of drama. Raphael comprises 35 luxury residences and 9,254 SF* of prime commercial space at grade level.

Raphael is ideally located in Vancouver’s coveted West Point Grey neighbourhood, bordering the neighbourhoods of Dunbar and Kitsilano. West Point Grey is known for its charming tree-lined streets, large homes, lush parks, and beautiful beaches. This area is one of Vancouver’s most desirable places to live and is home to many urban professionals, families, and students. Downtown Vancouver, UBC, and the Vancouver International Airport are all conveniently accessible from Raphael via vehicle or public transportation. Overall, West Point Grey is a highly sought-after neighborhood in Vancouver, offering a blend of natural beauty, residential charm, and modern conveniences.

Salient Details

Municipal Address:	3668 West 10th Avenue Vancouver, BC V6R 2G3
Gross Leasable Area:	9,254 SF (six units)*
Zoning:	C-2 Commercial**
Parking:	14 commercial parking stalls***
Available:	Q4 2024

*Approximate and subject to change.
**Tenants are responsible for verifying permissible uses per the zoning.
***Potential opportunity to purchase a parking stall along with a strata unit.



Floor Plan

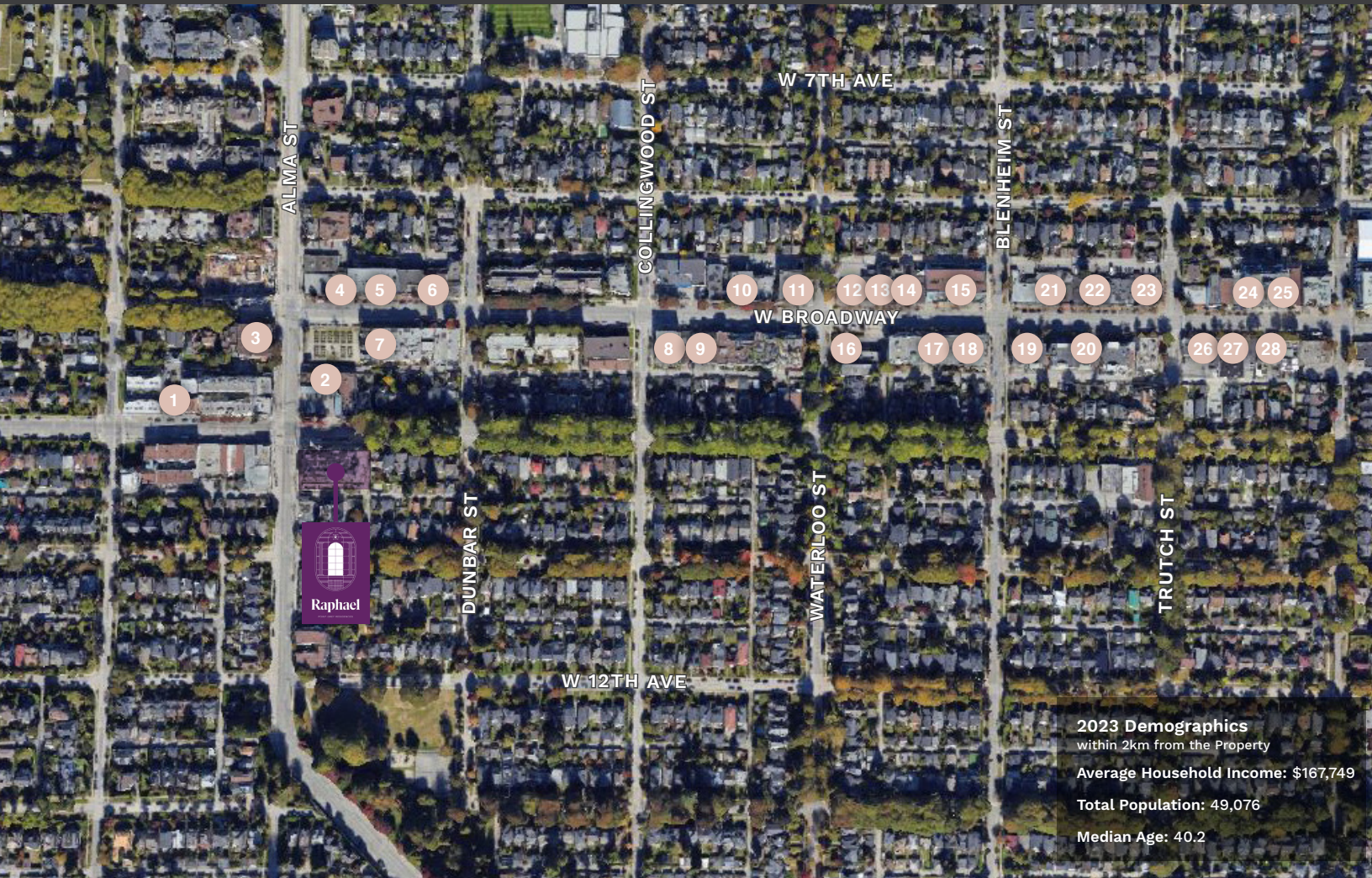


Available Units

Strata Lot	Gross Leasable Area*	Ceiling Height*	Asking Rent	Additional Rent*	Asking Price
SL 1	1,471 SF	13' 5"	\$60 PSF	\$20 - \$21 PSF	\$2,942,000
SL 2	1,259 SF	13' 0"	\$65 PSF	\$20 - \$21 PSF	\$2,518,000
SL 3	1,180 SF	12' 10"	\$65 PSF	\$20 - \$21 PSF	\$2,360,000
SL 4	1,216 SF	12' 4"	\$65 PSF	\$20 - \$21 PSF	\$2,432,000
SL 5	1,629 SF	12' 1.5"	\$70 PSF	\$20 - \$21 PSF	\$3,583,800
SL 6	2,499 SF	10' 4" Alma Side: 13' 3"	\$60 PSF	\$20 - \$21 PSF	\$4,998,000

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Neighbourhood Tenants

- | | | | |
|--------------------------------|-----------------------|------------------------|---------------------------|
| 1. Rajio Japanese Public House | 8. True Confections | 15. Rep1 Fitness | 22. Good Co. Kits |
| 2. Browns Socialhouse | 9. Hynes' Irish Pub | 16. TD | 23. Olympia Pizza |
| 3. Jo's Italian Deli | 10. The Eatery | 17. Angry Otter Liquor | 24. Oakberry |
| 4. Mainichi Sushi | 11. Storm City Coffee | 18. McDonalds | 25. Yum Ice Creamery |
| 5. Point Grey Nail & Spa | 12. Vancity | 19. Sleep Country | 26. Canadian Western Bank |
| 6. The Wolf and Hound | 13. Elwoods | 20. Lola Kid's Clothes | 27. Nostos Taverna |
| 7. Caffè W | 14. Salon Kanako | 21. Ca Croustille | 28. Branches & Knots |

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