



Investment Opportunity

3106 Cambie Street, Vancouver

High Profile Freestanding Retail Income Property

CBRE

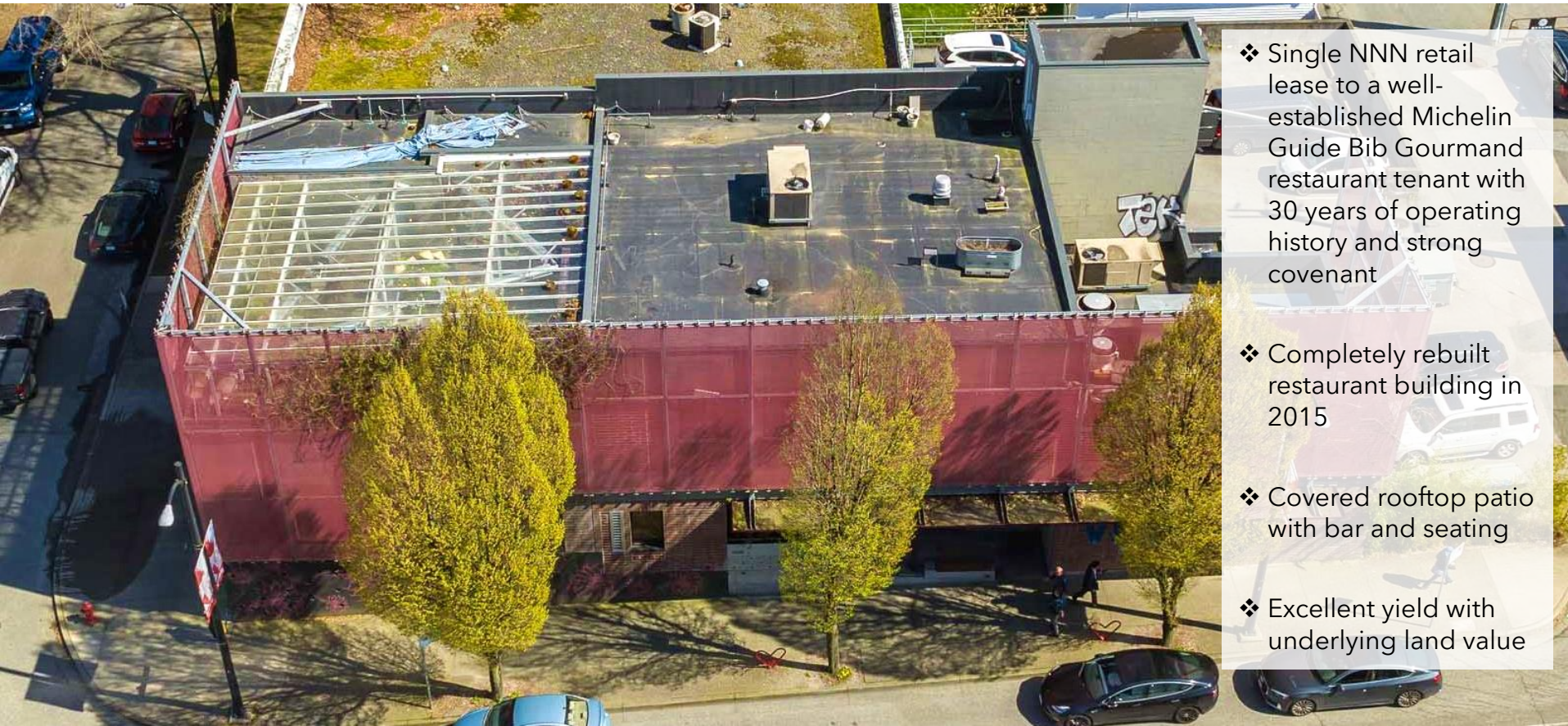


OPPORTUNITY

CBRE Limited and TRG Commercial are pleased to present the opportunity to acquire 100% interest in a fully leased landmark retail investment property located in the heart of the Cambie Village area of Vancouver's West side. This is a rare opportunity to acquire a premium quality retail asset fully rebuilt to a high end restaurant specification in 2015, with extremely strong in place income from an established single tenant with strong covenant. Enjoy a hassle-free incomparable yield for a Vancouver West trophy asset with pride of ownership and underlying future land value from the existing C-2C zoning as well as Broadway Plan and Transit Oriented Density Area designations.

EXISTING IMPROVEMENTS

The subject is improved with a freestanding 3 level building with a gross floor area of 8,000sf which was completely rebuilt in 2015 by Wales McClelland Construction, including a fully custom build interior/exterior restaurant with state-of-the-art kitchen and prep kitchen, installation of sprinkler and fire suppression system throughout the building, split systems and roof top units for dining areas, demand control ventilation for exhaust fan and make up air unit in kitchen areas. The restaurant has an 85-person seating capacity in the dining area and a 40-seat lounge, with additional seating in upstairs private rooms and the covered rooftop patio and bar.



- ❖ Single NNN retail lease to a well-established Michelin Guide Bib Gourmand restaurant tenant with 30 years of operating history and strong covenant
- ❖ Completely rebuilt restaurant building in 2015
- ❖ Covered rooftop patio with bar and seating
- ❖ Excellent yield with underlying land value

CIVIC ADDRESS	3106 Cambie Street, Vancouver, BC										
LEGAL ADDRESS	PID #: 014-568-675. LOT 1, BLOCK E, PLAN VAP1530, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT										
SITE SIZE	4,937.5 sf (39.5' x 125')										
NET RENTALBLE AREA	<table border="0"> <tr> <td>Basement</td> <td>468 sf</td> </tr> <tr> <td>First floor</td> <td>3,760 sf</td> </tr> <tr> <td>Second floor</td> <td>1,929 sf</td> </tr> <tr> <td>Rooftop Patio</td> <td>722 sf</td> </tr> <tr> <td>Total</td> <td>6,879 sf</td> </tr> </table>	Basement	468 sf	First floor	3,760 sf	Second floor	1,929 sf	Rooftop Patio	722 sf	Total	6,879 sf
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Rooftop Patio	722 sf										
Total	6,879 sf										
PARKING	2 surface stalls and one level of underground parking with 4-5 stalls. Street parking on W. 15 th and Cambie.										
ZONING / AREA PLAN	C-2C Commercial / Broadway Plan Uptown South Area C (FUSC)/ TOA Tier 3										
FSR / MAX DENSITY	3.50 under C-2C 4.0-4.5 FSR under FUSC with minimum frontage of 100'										
GROSS TAXES (2023)	\$68,457.30										
CURRENT NOI	\$420,000										
TENANCY	Fully leased to single tenant, until August 2030 with renewal options.										
ASKING PRICE	\$7,988,888										
CAP RATE ON ASKING	5.26%										

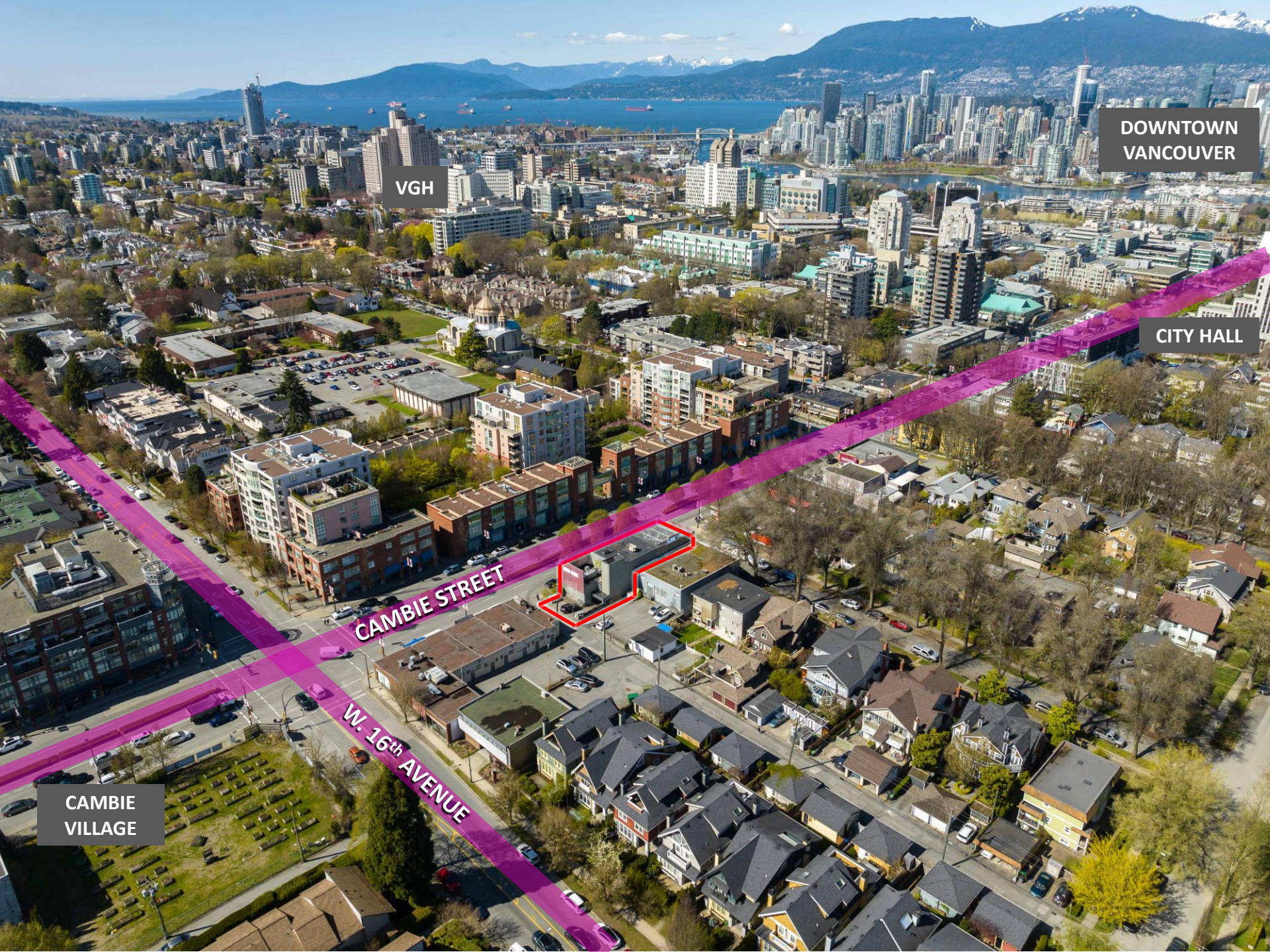


LOCATION

Nestled in the heart of Vancouver, Cambie Village offers a vibrant and diverse community surrounded by the city's finest amenities. Conveniently located between the bustling downtown core and the picturesque landscapes of Queen Elizabeth Park, Cambie Village effortlessly combines urban living with natural beauty. Situated along the Cambie Corridor and bookended by both the Broadway-City Hall and King Edward Canada Line SkyTrain stations, the area is directly connected on transit to Downtown Vancouver, the future Broadway Line, Oakridge, Richmond, and Vancouver International Airport.

The Property is located at the corner of W. 15th Avenue and Cambie Street and is within in the Uptown South - Area C of the Broadway Plan, which allows a 4.0-5.5 FSR for strata and rental development with a 100' min frontage. It is also located within the 800 meters of the Broadway-City Hall SkyTrain Station in the Tier 3 category as a Transit Oriented Density Area.





DOWNTOWN VANCOUVER

VGH

CITY HALL

CAMBIE STREET

W. 16th AVENUE

CAMBIE VILLAGE

Please contact us for additional information and offering instructions:



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