



3432

LOUGHEED HIGHWAY

VANCOUVER, BC



MIXED-EMPLOYMENT DEVELOPMENT OPPORTUNITY

THE OPPORTUNITY

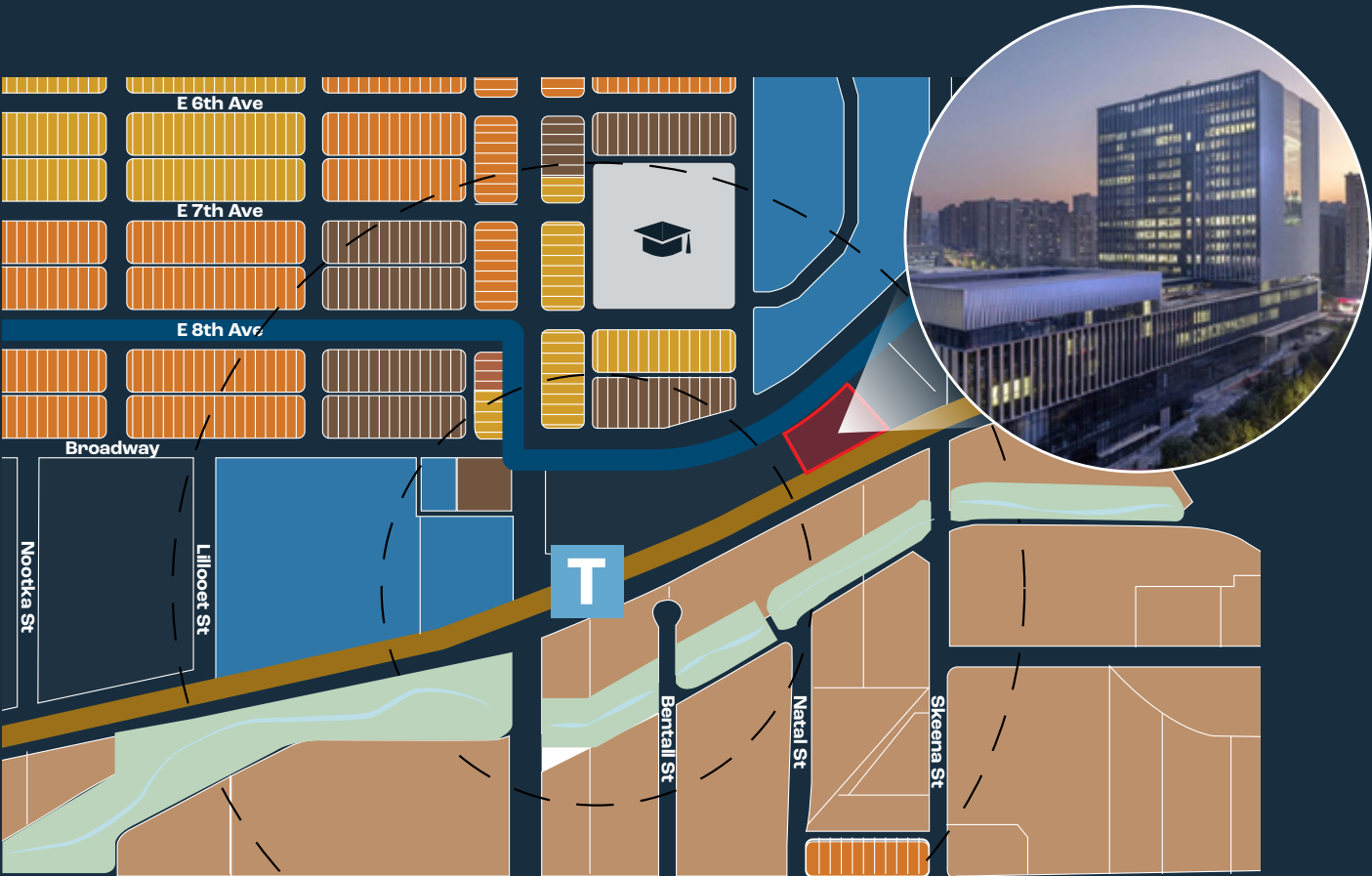
On behalf of Gizella Pastry ULC (the “Vendor”), JLL (the “Advisor”) is pleased to present the opportunity to acquire a 100% freehold interest in 3432 Lougheed Highway, Vancouver. The offering encompasses approximately 50,921 square feet (SF) of land with frontage along Lougheed Highway.

This transit-oriented development opportunity provides developers and owner-occupiers with a site with up to 152,763 SF development density under the existing I-2 zoning and up to 280,065 SF under the proposed new area plan. Located just 350 meters to the west, the Rupert Millennium Line SkyTrain Station provides convenient access to Downtown Vancouver and many other prominent nodes within Metro Vancouver. Broadway Tech Centre, an award-winning 17-acre office campus is located just 800 meters to the east.

ZONING & LAND USE

The new draft Rupert and Renfrew Station Area Plan (subject to city council approval) designates the property as a Campus Mixed-Employment area permitting Industrial, institutional, office, cultural, retail/service, and recreational (fitness centres only) uses.

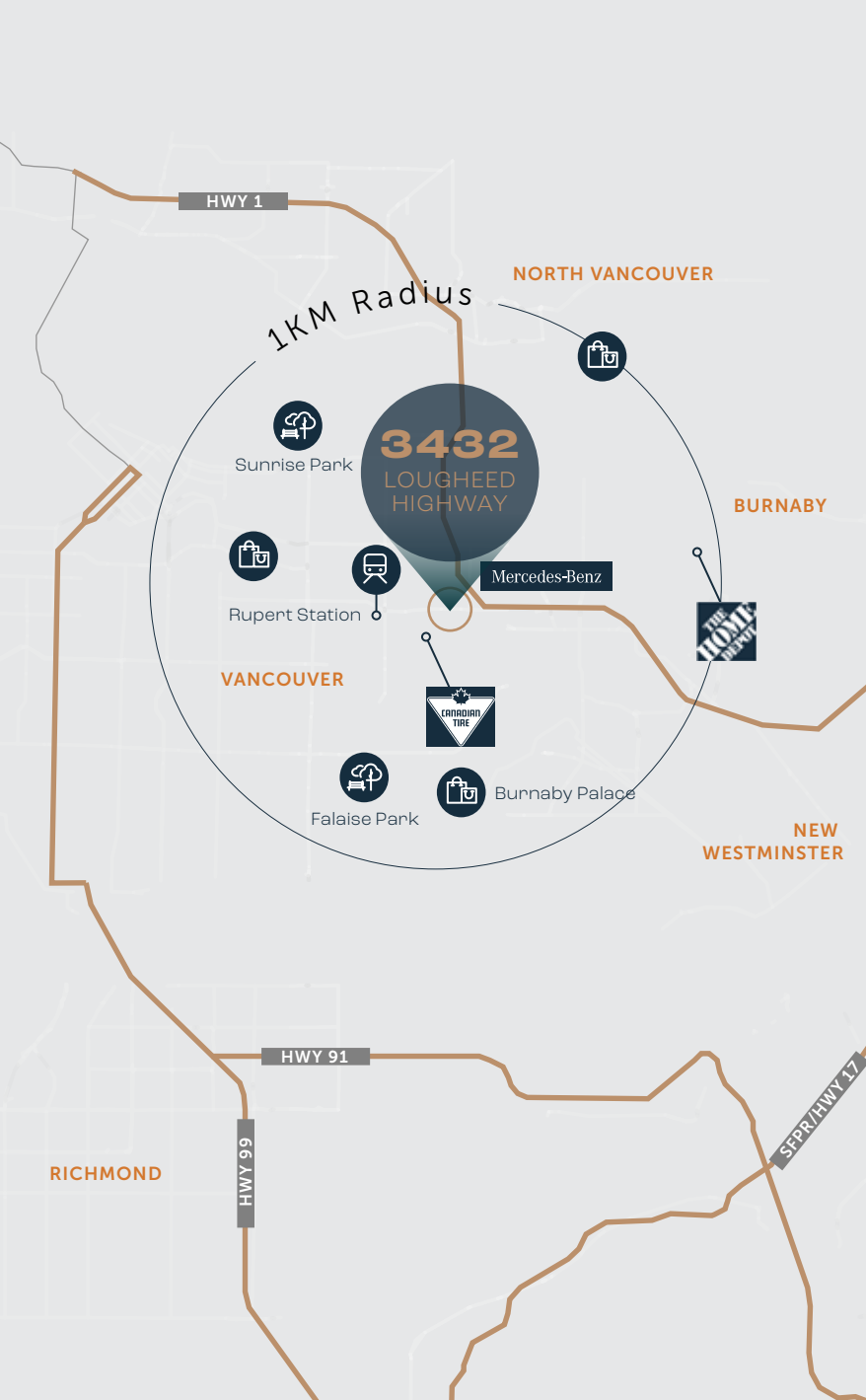
The maximum proposed density is proposed as 5.5 FSR and up to 30 storeys or 426 feet.



PROPERTY DETAILS

Civic Address	3432 Lougheed Highway, Vancouver
PID(s)	007-571-801
Legal Description	LOT B, BLOCK 1, PLAN VAP21250, DISTRICT LOT THSL, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN VAP21250, SE 1/4 OF NE 1/4 OF SEC 38
Zoning	I-2 industrial
Site Area	50,921 square feet
Maximum Buildable Area	152,763 square feet existing zoning 280,065 square feet proposed zoning
Frontage	220' of frontage along Lougheed Highway
Asking Price	\$9,900,000





79
WALK
SCORE

75
TRANSIT
SCORE

69
BIKE
SCORE

	RUPERT STATION	2 MIN
	HIGHWAY 1	5 MIN
	THE AMAZING BRENTWOOD	8 MIN
	DOWNTOWN VANCOUVER	18 MIN
	VANCOUVER INT'L AIRPORT	35 MIN
	DELTAPORT	40 MIN
	US BORDER	55 MIN

THE LOCATION

This high-exposure property is located on Lougheed Highway with convenient access to the Trans-Canada Highway (Highway 1). Nearby amenities include Brentwood Town Centre, Cactus Club, Whole Foods, Costco, Canadian Tire, Grand Villa Casino Hotel, Walmart, The Home Depot, and many more.

LOUGHEED



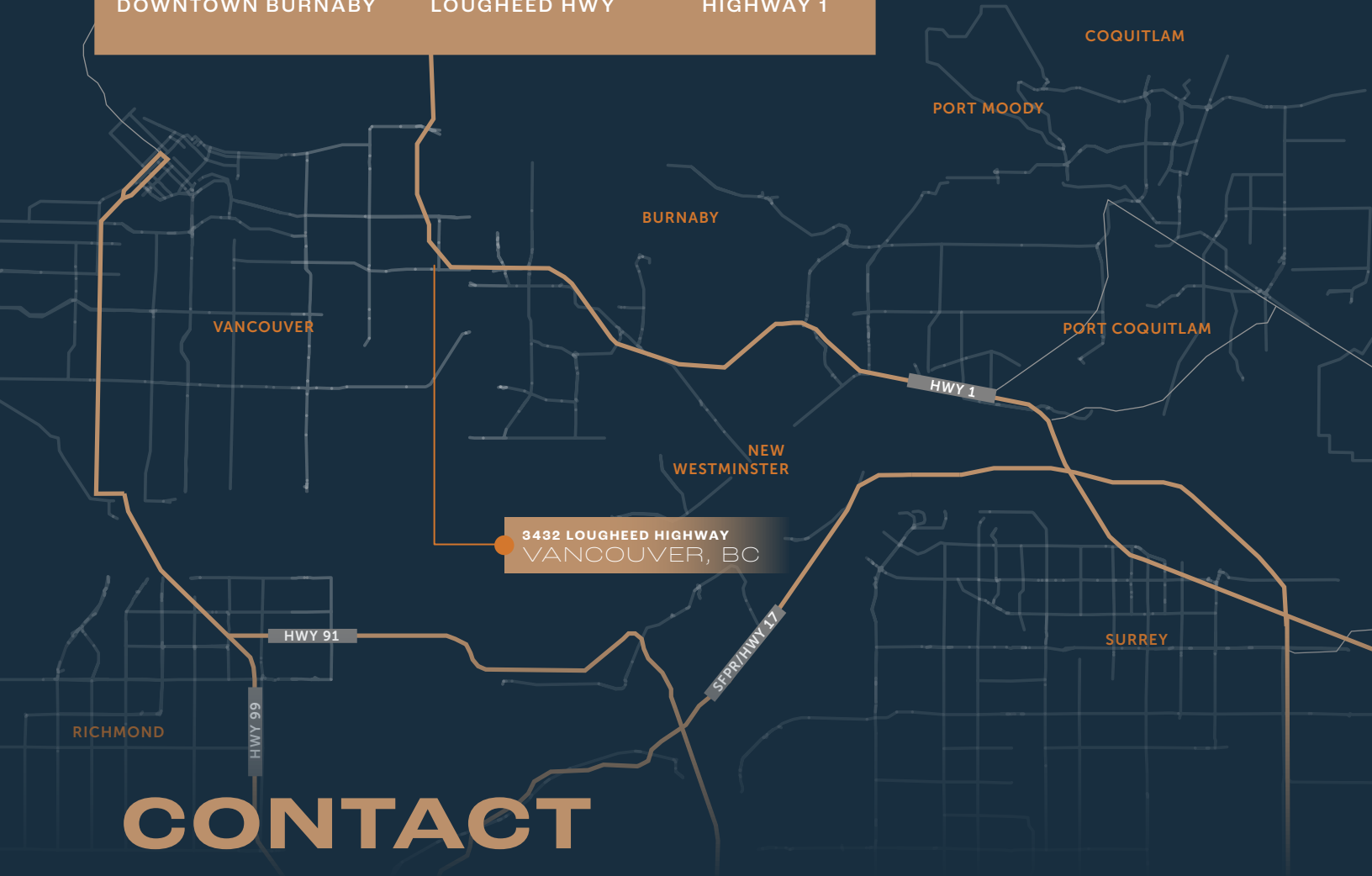
9 MINS
DOWNTOWN BURNABY



2 MINS
LOUGHEED HWY



5 MINS
HIGHWAY 1



3432 LOUGHEED HIGHWAY
VANCOUVER, BC

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