

FOR SALE

Fully Leased Investment Opportunity
in the Heart of Commercial Drive

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CBRE



1350 COMMERCIAL DRIVE

Vancouver, BC

ADRIAN BERUSCHI

PERSONAL REAL ESTATE CORPORATION

CBRE Limited
Senior Vice President, Retail
604 662 5138
adrian.beruschi@cbre.com

ARASH REZAI

PERSONAL REAL ESTATE CORPORATION

Lee & Associates
Principal
604 630 3406
arash.rezai@lee-associates.com

JAMES BAYLEY

PERSONAL REAL ESTATE CORPORATION

Lee & Associates
Principal
604 630 3385
james.bayley@lee-associates.com

THE LOCATION

The Subject Property is ideally located on the corner of Commercial Drive and Kitchener Street along the most vibrant commercial strip of Commercial Drive. The available Property is surrounded by various authentic merchants, cool restaurants, and charming specialty boutiques that make up the area known as “The Drive”. This sought-after neighbourhood offers a diverse selection of eateries, local cafes, pubs, quaint shops and services, as well as is surrounded by a dense residential area.

Situated just a 1-minute walk from Grandview Park and a short bus or drive to the major Commercial-Broadway Station, the Property sees consistent daytime, nighttime, and weekend traffic. The area is well-served by multiple transit lines and is conveniently located in proximity to Downtown Vancouver and Highway-1.



INVESTMENT HIGHLIGHTS



Exceptional corner location with 64' of frontage onto Commercial Drive



High traffic counts with exposure to +14,800 vehicles per day



Strong commercial retail node with high volumes of foot traffic



Home to Little Italy - an iconic pocket of Metro Vancouver



Notable parking with 5 stalls of surface parking and 1 loading stall



Leased to two strong tenant covenants providing stable income

SALIENT DETAILS

Civic Address	1350 Commercial Drive, Vancouver, BC V5L 3X6		
PID	011-948-922, 011-948-931		
Building Area ¹	1350 Commercial Drive	2,089 SF	
	1380 Commercial Drive	2,746 SF	
	Total	4,835 SF	
Site Area	7,232 SF (64' x 113')		
Tenancy	Rosemary Rock Salt Famoso Restaurants Inc. ³		
Parking	5 stalls (+ 1 loading stall)		
Zoning	C-2C Commercial		
Year Built	1976		
Gross Taxes	\$63,975.10		
NOI ²	Contact Agents		
Asking Price	\$6,500,000		

¹ Unit of measurement provided by seller. Subject to verification.
² Signed CA required for income summary & dataroom access.
³ Famoso Restaurants Inc. has been sold to new ownership and will be undergoing re-branding.

THE OPPORTUNITY

Presenting a unique opportunity to acquire a fully tenanted retail investment property at 1350 Commercial Drive.

The opportunity comprises two commercial units with a total combined area of 4,835 square feet on 7,232 square feet of land. The units are occupied by two well-known tenants with strong covenants: Famoso Italian Pizzeria and Rosemary Rocksalt Bagels.

For further information on Net Operating Income (NOI) and lease details, please contact agents.



NEIGHBOURHOOD RETAILERS

- + LIVIA Forno e Vino
- + Don't Argue Pizza
- + Santa Barbara Market
- + The Charlatan
- + The Flamingo Room
- + Havana Vancouver
- + Sing Sing
- + Sula Indian Restaurant
- + The Lunch Lady
- + Choices Market
- + Sopra Sotta Pizzeria
- + BC Liquor
- + Bar Corso
- + Loula's
- + La Mezcaleria
- + Pax Romana
- + The Bench Bakehouse
- + Liberty Wine Merchants
- + La Grotta Del Formaggio
- + Cafe Calabria
- + Mintage
- + Persia Foods
- + Velveteen Vintage
- + Kin Kao
- + Pepino's
- + Caffè La Tana

PARKS & SCHOOLS

- + Grandview Park
- + Woodland Park
- + McSpadden Park
- + Britannia Elementary & Secondary School
- + Queen Victoria Annex
- + St. Francis of Assisi School



FOR SALE

1350 Commercial Drive
Vancouver, BC



CONTACT

ADRIAN BERUSCHI

PERSONAL REAL ESTATE CORPORATION

CBRE Limited
Senior Vice President, Retail
604 662 5138
adrian.beruschi@cbre.com

ARASH REZAI

PERSONAL REAL ESTATE CORPORATION

Lee & Associates
Principal
604 630 3406
arash.rezai@lee-associates.com

JAMES BAYLEY

PERSONAL REAL ESTATE CORPORATION

Lee & Associates
Principal
604 630 3385
james.bayley@lee-associates.com

CBRE Limited | Suite 2500 - 1021 West Hastings Street, Vancouver, BC V6E 0C3

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envision Analytics, Microsoft Bing, Google Earth.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CBRE