

# FOR SALE

# 1672 W 6TH AVE

Rare Armoury District Investment/Owner-User Opportunity



BARRARD STREET BRIDGE

DOWNTOWN VANCOUVER

GRANVILLE STREET BRIDGE

QUANTUM PARK BY CONCORD PACIFIC

SENAKW DEVELOPMENT

SUBJECT PROPERTY

 **corbel**  
COMMERCIAL REAL ESTATE SERVICES





# THE OPPORTUNITY

Corbel Commercial is pleased to exclusively offer for sale 1672 W 6th Avenue, located at the corner of Pine Street and West 6th Avenue in Vancouver's highly sought-after Armoury District.

This offering represents a rare opportunity to acquire a high-quality, income-producing asset within one of Vancouver's most supply-constrained and rapidly evolving employment districts, with long-term flexibility under the Broadway Plan.

The efficient, functional layout accommodates a wide range of operators, while the C-3A zoning provides flexibility for various retail, service, and commercial business opportunities.

The unit's size and configuration offer practical usability for owner-occupiers, while also appealing to investors seeking well-located commercial exposure with long-term growth potential.

# SALIENT FACTS

<b>Civic Address</b>	1672 W 6th Avenue, Vancouver BC
<b>Strata Lot Size<sup>1</sup></b>	675 SF (Approx.)
<b>Legal Description</b>	STRATA LT 4, PLN LMS344, DL 526, NWLD
<b>PID</b>	017-764-980
<b>Zoning</b>	C-3A (Commercial)
<b>Strata Fee</b>	\$375.43/month
<b>Property Tax</b>	\$6,863.03 (2025)
<b>Availability</b>	Immediately
<b>Asking Price</b>	<b>\$788,000.00</b>

<sup>1</sup>All sizes are approximate and subject to verification.

# THE FEATURES



Rare opportunity to secure long-term strata ownership in a tightly held retail market with limited availability



Well suited for owner-users, investors, or boutique operators seeking a strategic, high-exposure location



Efficient unit size, ideal for operators looking to acquire and control their own real estate rather than lease



Large windows providing abundant natural light and signage opportunities



Excellent ceiling heights



Ample street parking in the immediate area



Private washroom



Strategic Armoury District location offering exceptional connectivity to Downtown, False Creek, Kitsilano, and the Broadway Corridor



Proximity to transformational master-planned developments, including the Senakw Indigenous-led project and Concord Pacific's future redevelopment of the former Molson Brewery lands





## THE LOCATION

### *At the centre of Vancouver's Next Major Growth Node*

Situated between the Burrard and Granville Street corridors, the Armoury District occupies one of the most strategically positioned enclaves in Vancouver, seamlessly linking Downtown, False Creek, Kitsilano, and the Broadway corridor. Long established as a hub for design-oriented retail, professional services, and luxury automotive showrooms, the district is now entering a new phase of transformation driven by two of the city's most significant redevelopment initiatives.

North-west of the property is the Senakw development, a landmark Indigenous-led, 10.5-acre master-planned community delivering over 6,000 rental homes and approximately 400,000 square feet of commercial space. As one of the largest rezonings in Vancouver's history, Senakw is fundamentally reshaping land values, density expectations, and commercial demand throughout the Burrard Bridge and South False Creek gateway. Immediately to the north is Concord Pacific's Quantum

Park (the former Molson Brewery Lands), which will be redeveloped into a high-density, mixed-use waterfront district comprising residential, office, retail, and public amenities.

Together, these two projects will introduce tens of thousands of new residents, workers, and visitors into the surrounding area, permanently elevating the economic gravity and land value profile of the Armoury District.

Located at the foot of these two transformational developments, the subject property is positioned within a rapidly emerging high-density urban spine connecting Downtown, Burrard Bridge, False Creek, and the Broadway Plan. As density and population intensify, properties in this corridor are increasingly being underwritten for both strong interim cash flow and long-term redevelopment potential, making this one of Vancouver's most compelling growth precincts.

# TRANSFORMATIONAL SCALE

1672 W 6th Avenue is positioned at the epicentre of two of Vancouver’s most significant master-planned redevelopments — Senakw and Concord Pacific’s Quantum Park (Molson Brewery Lands) — together forming a new high-density, mixed-use urban node at the south end of the Burrard Street Bridge. This convergence is transforming a historically low-rise industrial area into one of the city’s most compelling emerging development corridors, fundamentally reshaping land values, density norms, and redevelopment expectations. The scale and proximity of these projects are recalibrating developer underwriting along the Burrard Bridge corridor, establishing higher land value benchmarks, redefining corridor intensity, and setting reference points for future rezonings and policy evolution. As low-density parcels become increasingly scarce, the subject property benefits from elevated long-term optionality within a corridor defined by growth, scale, and sustained investment relevance.

## ○ Catalyze Land Values and Density Norms

These master planned development’s scale are reshaping developer underwriting along the Burrard Bridge corridor, increasing both base land values and density expectations for surrounding sites.

## ○ Redefine Corridor Intensity

These project’s proximity materially shifts the implied price floor for adjacent land, permitting higher residual land values under contemporary and future policy frameworks.

## ○ Benchmark Potentiality for Future Rezonings

Serves as a reference case for potential policy evolution and density uplifts in neighbouring districts, tightening the supply of low-density parcels and elevating redevelopment optionality.

## Senakw

- Massive scale and precinct transformation: ~10.5-acre Indigenous-led master plan at the south foot of Burrard Street Bridge, one of Vancouver’s most strategically positioned urban sites.
- ~6,000 purpose-built rental homes planned, including significant affordable housing, delivering ~4,000,000+ sf of new built form across multiple high-rise towers.
- Expected population growth of ~9,000+ residents at full build-out — a new housing node feeding Downtown, False Creek, and Broadway economic catchments.
- Phase 1 momentum: ~1,400 units in three towers topped out and delivering by 2026, anchoring new critical mass and early precinct activation.
- Retail, workspace, and public realm components expanding employment and local spending power — supporting mixed-use demand beyond residential.



\*Artistic rendering of the Senakw development

## Quantum Park by Concord Pacific

Former Molson Brewery Lands - Currently in planning phase



- Major mixed-use master-planned redevelopment by Concord Pacific on approximately 7.6 acres at the south end of the Burrard Street Bridge.
- Envisioned ~1.8 million SF of development comprising residential, office, retail, and public amenities.
- Planned for approximately 3,000 residential homes across multiple high-rise buildings.
- Potential to include roughly 300,000 SF of office and commercial space, supporting employment and daily population growth in the area.
- Designed to create a new high-density waterfront district with activated public realm, plazas, and retail streets.
- One of the largest remaining under-developed urban sites in Vancouver, setting new benchmarks for land values and density expectations throughout the Armoury District and South False Creek corridor.



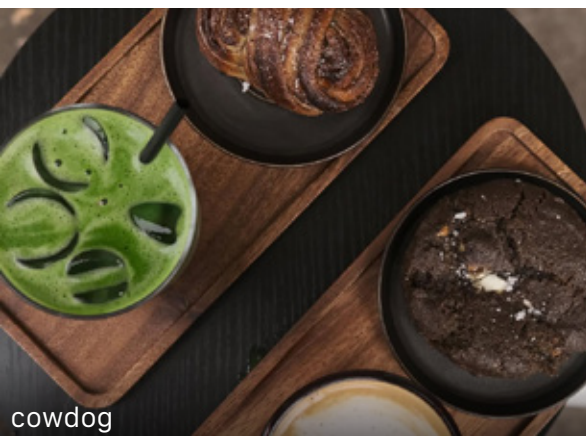
Granville Island



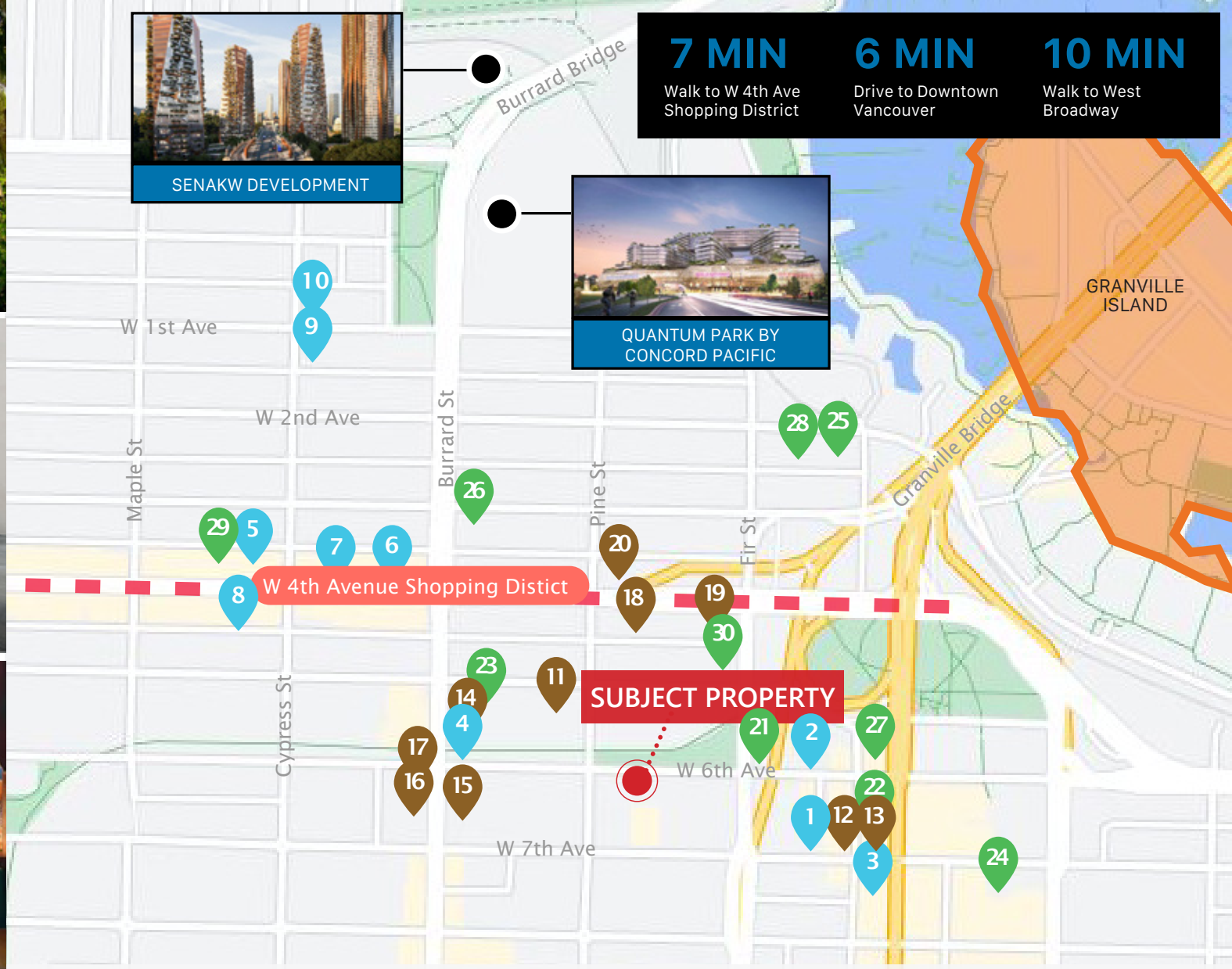
Ellipsis



Tokoyan



cowdog



### RESTAURANTS

1. Café Salade de Fruits
2. Grapes & Soda
3. Paul's Omelettery
4. Novo Italian
5. Tacofino
6. Ramen Danbo
7. Maenam
8. Fred's
9. Toyokan
10. Oddfish Restaurant

### BUSINESSES + SERVICES

11. The BMW Store
12. Sundays
13. Atkinson's
14. Fifth Avenue Cinemas
15. Regency Lexus
16. Polestar
17. Lotus
18. NOFRILLS
19. Tesla
20. West Coast Sports

### CAFÉS + CASUAL FARE

21. Beaucoup Bakery
22. Cheesecake Etc
23. Elysian Coffee
24. Daan Go Cake Lab
25. ELLIPSIS
26. TV Dinner Coffee & Grocery
27. Cheesecake Etc
28. Oidé Coffee
29. cowdog
30. Las Autenticas Tacos

## Contact Us

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