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FOR SALE

2020 ARBUTUS ST, VANCOUVER, BC

FINANCIAL INSTITUTION ANCHOR | PROMINENT KITSILANO LOCATION

- ✓ CIBC ANCHORED - REPRESENTING 62.9% OF TOTAL NOI
- ✓ 75' OF WEST 4TH AVENUE FRONTAGE
- ✓ CIBC RECENT 5-YEAR RENEWAL EFFECTIVE JUNE, 2024
- ✓ NORTH AMERICAN KOMMUNITY FITNESS INC. RECENT 8-YEAR RENEWAL EFFECTIVE APRIL, 2025

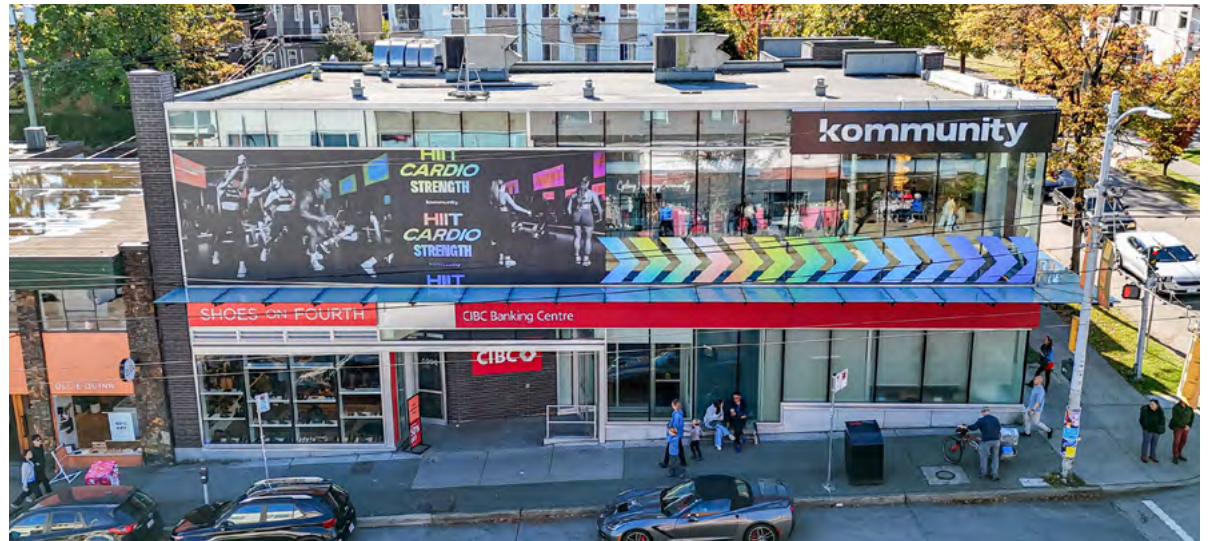
Marcus & Millichap

OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to acquire 2020 Arbutus Street, Vancouver, B.C. (the “Subject Property”). The Subject Property is anchored by the Canadian Imperial Bank of Commerce (“CIBC”), complemented by North American Kommunity Fitness Inc. and Global Shoe Connection Inc., with all tenants operating under triple-net leases that provide stable cash flow with minimal landlord responsibility. Situated at the corner of West 4th Avenue and Arbutus Street in Kitsilano, the site benefits from exceptional exposure and on-site parking at the epicenter of one of Vancouver's strongest retail corridors.



WEST 4TH X ARBUTUS ST



SALIENT DETAILS

Address:	2020 Arbutus St, Vancouver, B.C.	
Legal Description:	LOT 1, BLOCK 245, PLAN EPP26437, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT	
PID:	028-979-541	
Zoning:	C-2B - Commercial	
Year Built:	2014	
Site Size:	0.18 Acres	
Parking:	9 On-Site Stalls	
Tenant:	Canadian Imperial Bank of Commerce (CIBC)	
	North American Kommunity Fitness Inc. (o/a Kommunity) <i>Subleased to The Cycle Collective Ltd.</i>	
	Global Shoe Connection Inc.	
Rentable Area:	CIBC	4,672 SF
	Kommunity	3,750 SF
	Global Shoe Connection Inc.	1,259 SF
	Total	9,681 SF
Lease Expiry:	CIBC	June 27, 2029
	Kommunity	April 21, 2033
	Global Shoe Connection Inc.	September 19, 2029
Renewal Options:	CIBC	3 x 5 Years**
	Kommunity	2 x 5 Years*
	Global Shoe Connection Inc.	1 x 5 Years*
NOI (Jan 2026):	\$754,452	
Cap Rate:	4.08%	
Price:	\$18,500,000	

*Fair Market Rent, but Not Less than Previous Year's Rent

**Fair Market Rent



PROPERTY HIGHLIGHTS



Financial Institution Anchor

Secured by CIBC, one of Canada's largest financial institutions, with a market capitalization of over CAD \$100 billion. CIBC represents 62.9% of the total annual NOI.



Income Upside

In-place rents are currently below market, providing investors with future rental income upside.



Triple-Net (NNN) Lease Structure

All tenants operate under NNN leases, providing stable cash flow with minimal landlord responsibilities.



West 4th Avenue Frontage

High profile location along Kitsilano's West 4th Avenue retail corridor with 75' feet of frontage.



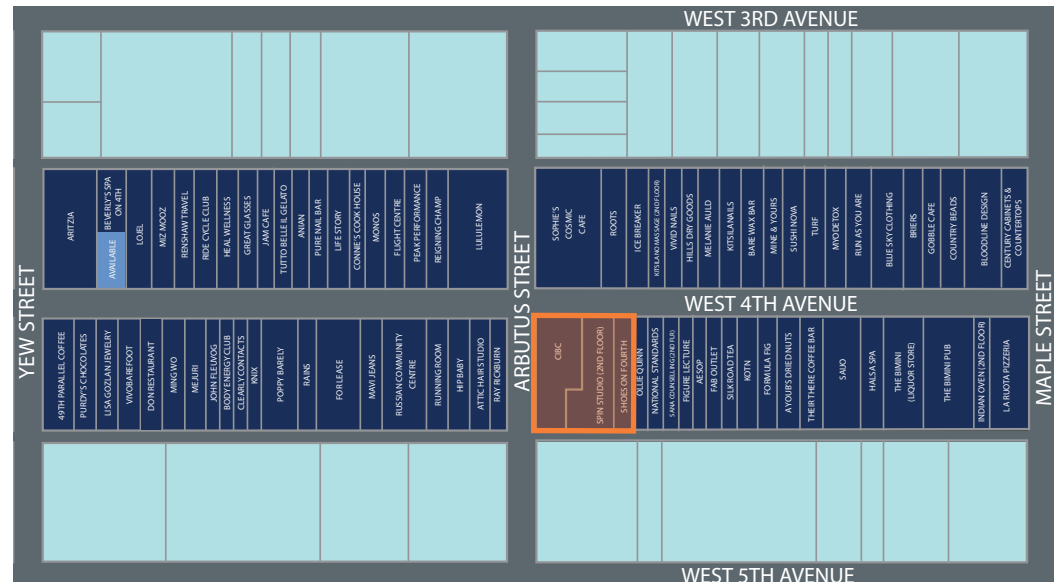
Key Retail Destination

West 4th Avenue is a destination shopping district in Vancouver, located in the heart of one of the city's most established and sought-after retail neighbourhoods, with virtually zero available space and excess tenant demand.



On-Site Parking

The Subject Property benefits from 9 on-site parking stalls, generating \$11,400 in additional income per annum.



LOCATION OVERVIEW



📍 DEMOGRAPHICS	5 KM		
	5 KM	10 KM	Vancouver
2024 Population	399,441	918,643	3,020,991
2029 Population	439,997	1,004,820	3,324,872
Population Growth (2019-2024)	13.50%	11.10%	12.50%
Population Growth (2024-2029)	10.20%	9.40%	10.10%
Average Household Income	\$141,999	\$137,998	\$136,513

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