

Parcel 1

3505 Grandview Hwy.

Unique opportunity to acquire a tenanted, high-visibility gas station beside Walmart Supercentre at the corner of Skeena Street and Grandview Highway, one of Vancouver’s busiest arterial routes. The property offers stable income and long-term value in a prime Vancouver corridor.

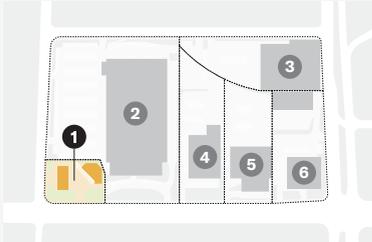
Address	3505 Grandview Hwy Vancouver, BC V2M 2G7
PID	013-551-141
Legal Description	LOT 5 SECTION 39 TOWN OF HASTINGS SUBURBAN LANDS PLAN 22177 EXCEPT PART IN PLAN BCP1896
Gross Land Area	0.79 acres
Tenant	Chevron Canada*
Zoning	I-2 (Industrial) ↗
Property Taxes (2025)	\$150,231.83
Policy Plan	Still Creek Employment ↗

*Lease details can be found in the data room upon signing a Confidentiality Agreement

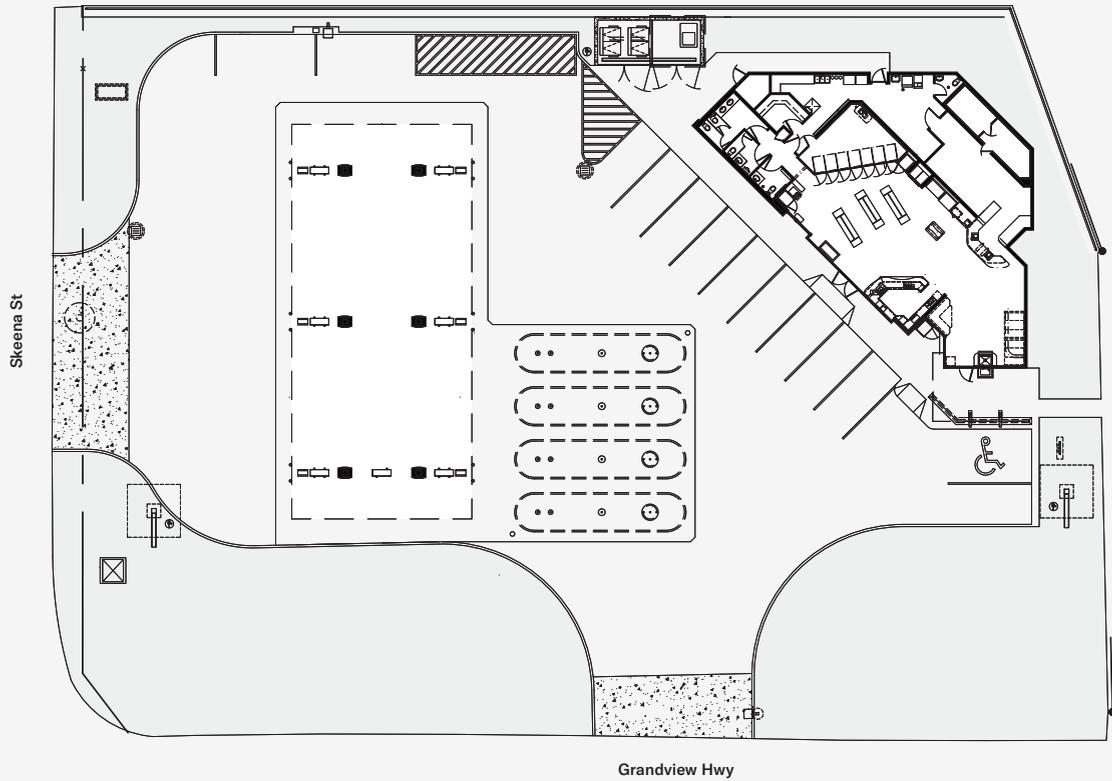




3505 Grandview Hwy. Site Plan



Main Level



Parcel 2

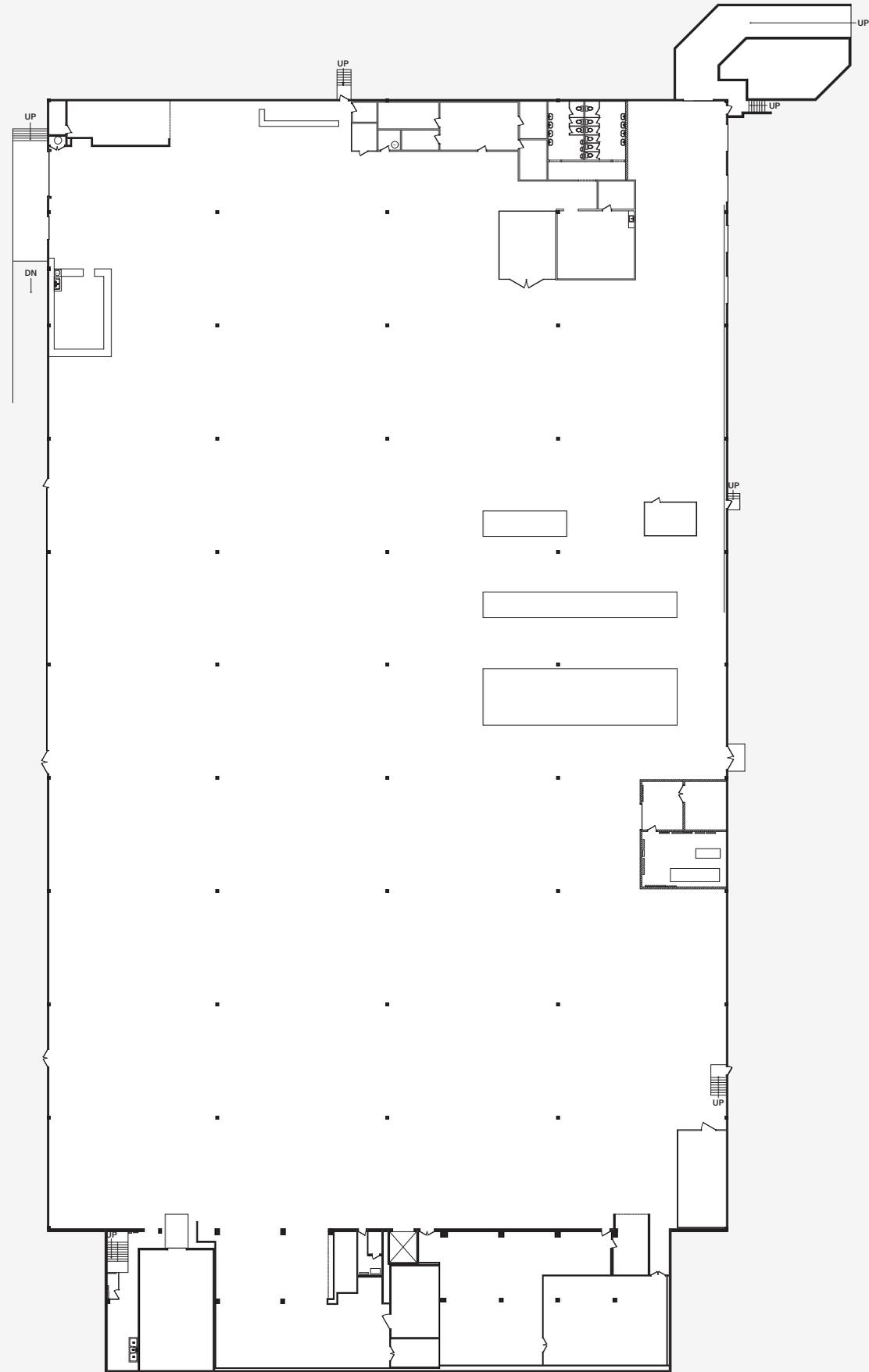
3585 Grandview Hwy.

This freestanding property presents a rare opportunity to acquire a high-profile retail asset, currently leased long-term to the City of Vancouver’s only Walmart Supercentre. Featuring outstanding visibility, strong traffic counts, and seamless access to major arterial routes, the property is surrounded by a robust mix of national and regional tenants and a growing residential population.

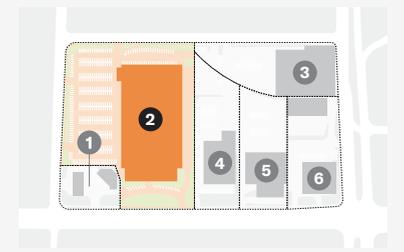
Address	3585 Grandview Hwy Vancouver, BC V2M 2G7
PID	013-551-159
Legal Description	LOT 6 SECTION 39 TOWN OF HASTINGS SUBURBAN LANDS PLAN 22177
Gross Land Area	6.40 acres
Gross Leasable Area	121,896 sf
Tenant	Walmart*
Zoning	CD-1 (452) (Comprehensive Development)
Property Taxes (2025)	\$786,339
Policy Plan	Still Creek Employment

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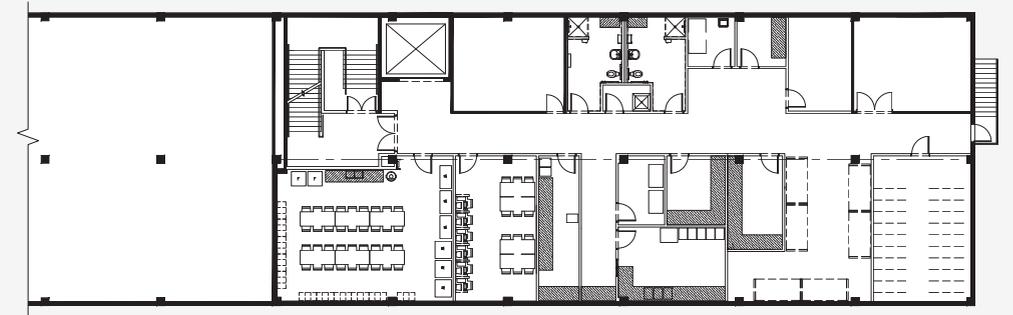
Main Level



3585 Grandview Hwy.
Floorplans



Mezzanine Level



Second Level





3585 Grandview Hwy. Images



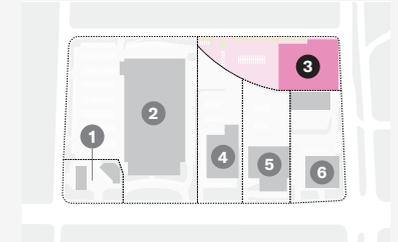
Parcel 3

2727 Boundary Rd.

Exceptional opportunity to acquire a well-maintained industrial and office property with 210 feet of prime exposure to Boundary Road and immediate access to Highway 1. Strategically located directly beside Vancouver Film Studios, one of the largest production facilities outside Los Angeles, and adjacent to Walmart Supercentre, the property offers unparalleled visibility and long-term potential.

Address	2727 Boundary Rd Vancouver, BC V2M 2G7
PID	009-679-588
Legal Description	LOT 1 BLOCKS B AND C SOUTH 1/2 OF SECTION 39 TOWN OF HASTINGS SUBURBAN LANDS PLAN 9384
Gross Land Area	2.14 acres
Gross Leasable Area	57,288 sf
Tenant	Vancouver Film Studios*
Zoning	I-2 (Industrial) [?] CD-1 (452) (Comprehensive Development) [?]
Property Taxes (2025)	\$332,393
Policy Plan	Still Creek Employment [?]

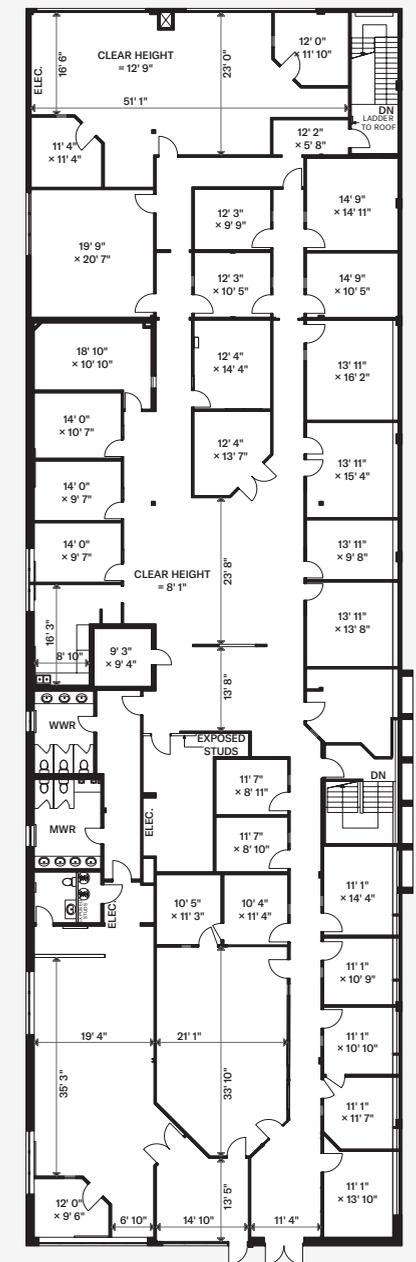
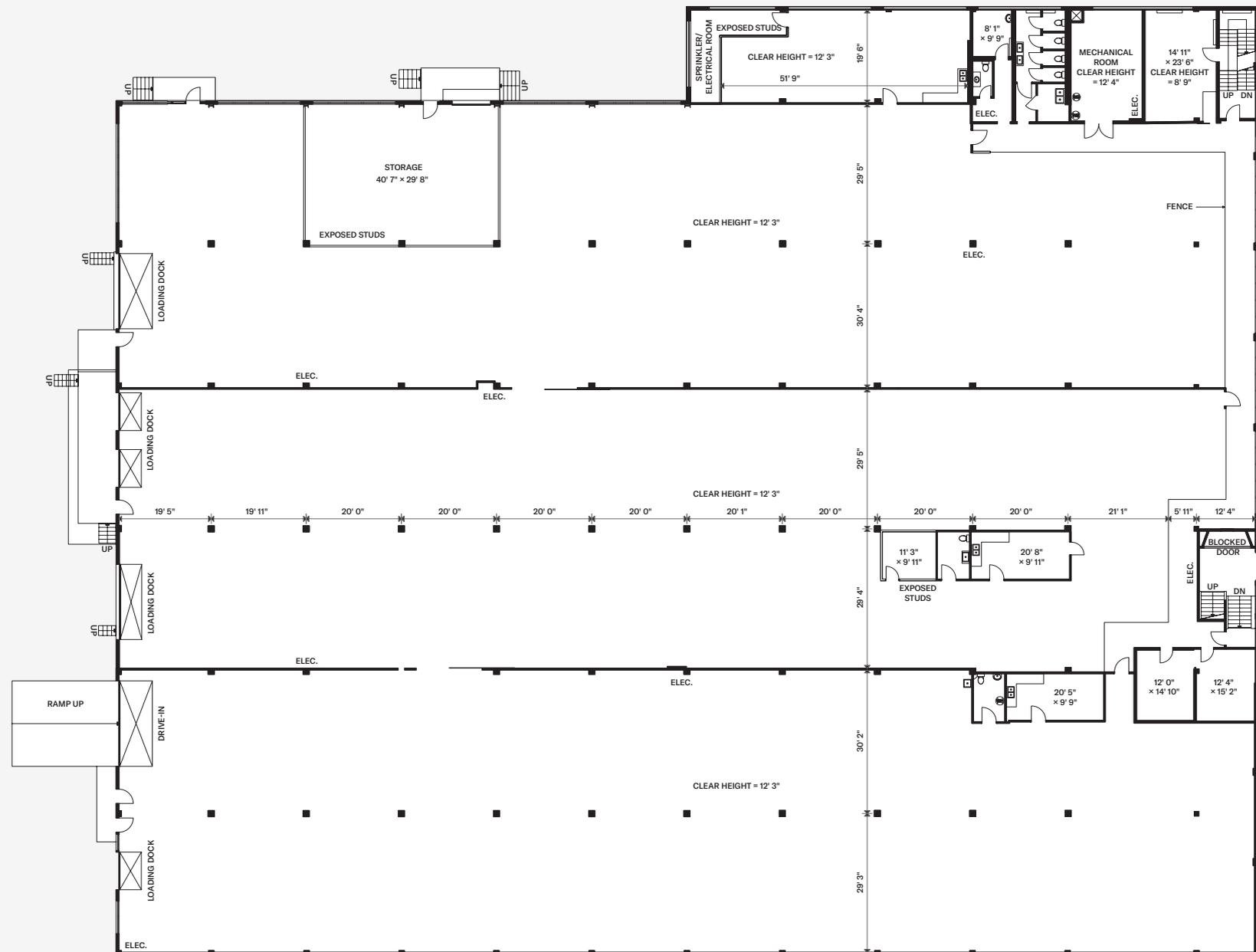
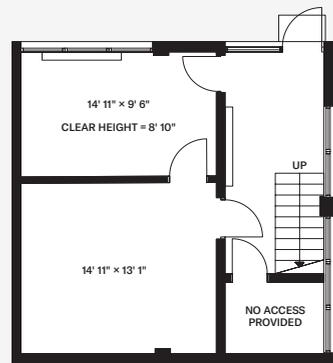
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Basement Level

Main Level

Second Level



Boundary Rd





2727 Boundary Rd. Images



Parcel 4

3605 Grandview Hwy.

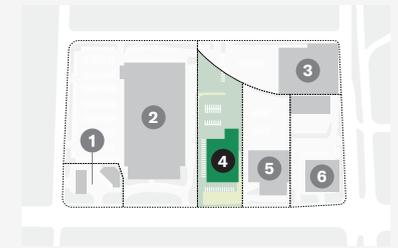
Exclusive opportunity to acquire a freestanding industrial and office property with 165 feet of prime exposure to Grandview Highway. Available with vacant possession, the building features a double-height atrium, one dock-level loading door, private offices, meeting rooms, and stunning views of the North Shore Mountains.

Address	3605 Grandview Hwy Vancouver, BC V2M 2G7
PID	003-387-101
Legal Description	LOT 2 BLOCKS B AND C SOUTH 1/2 OF SECTION 39 TOWN OF HASTINGS SUBURBAN LANDS PLAN 9384
Gross Land Area	2.06 acres
Gross Leasable Area	42,377 sf
Tenant	Vacant
Zoning	I-2 (Industrial) ↗ CD-1 (452) (Comprehensive Development) ↗
Property Taxes (2025)	\$308,626
Policy Plan	Still Creek Employment ↗

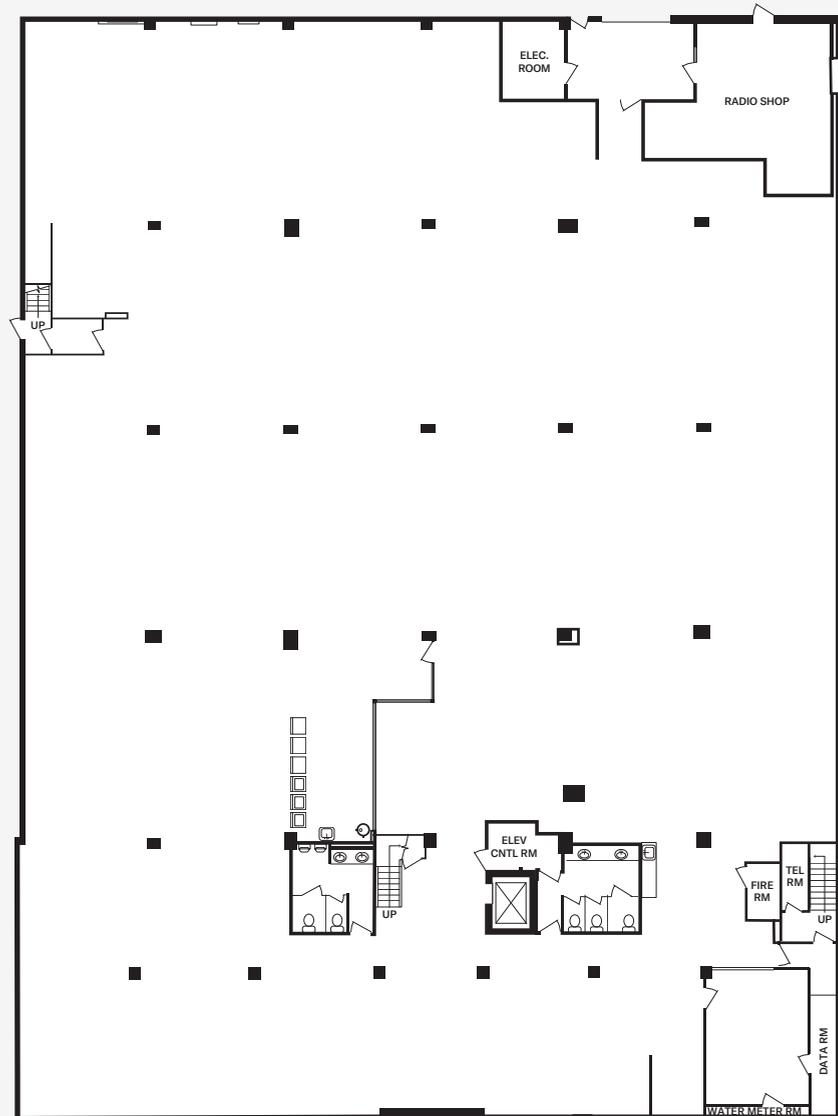
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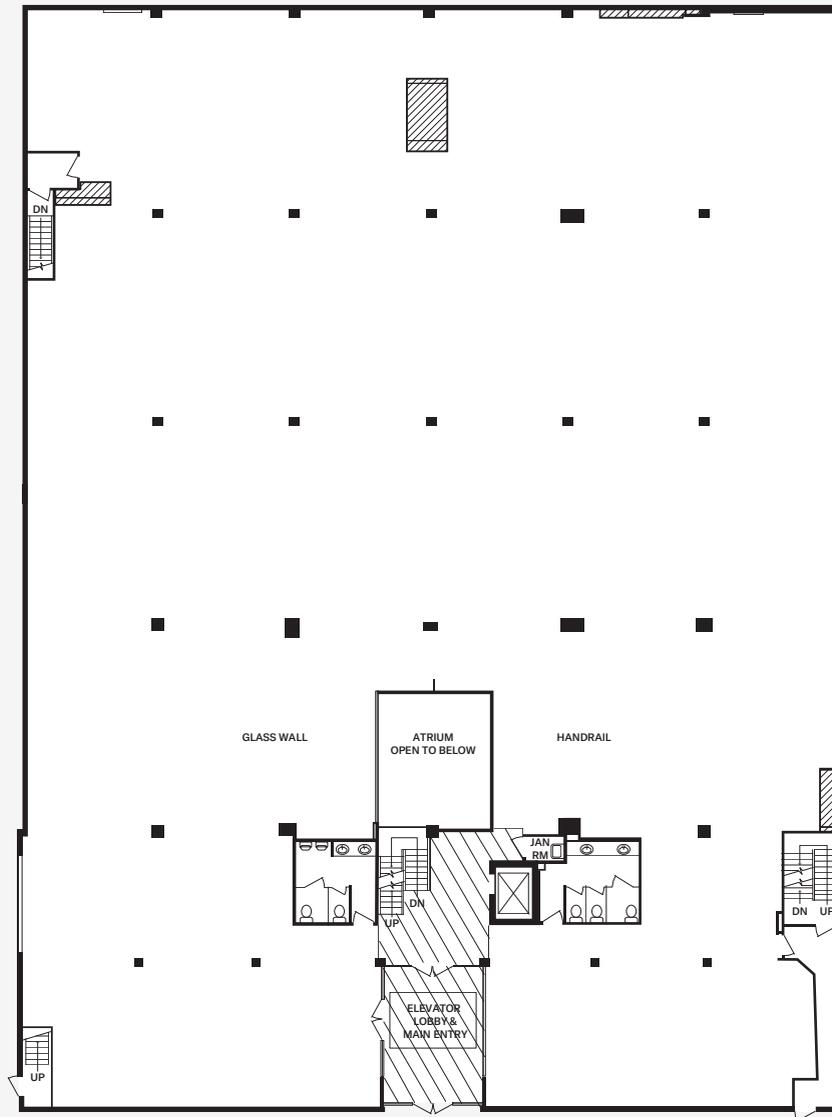
3605 Grandview Hwy.
Floorplans



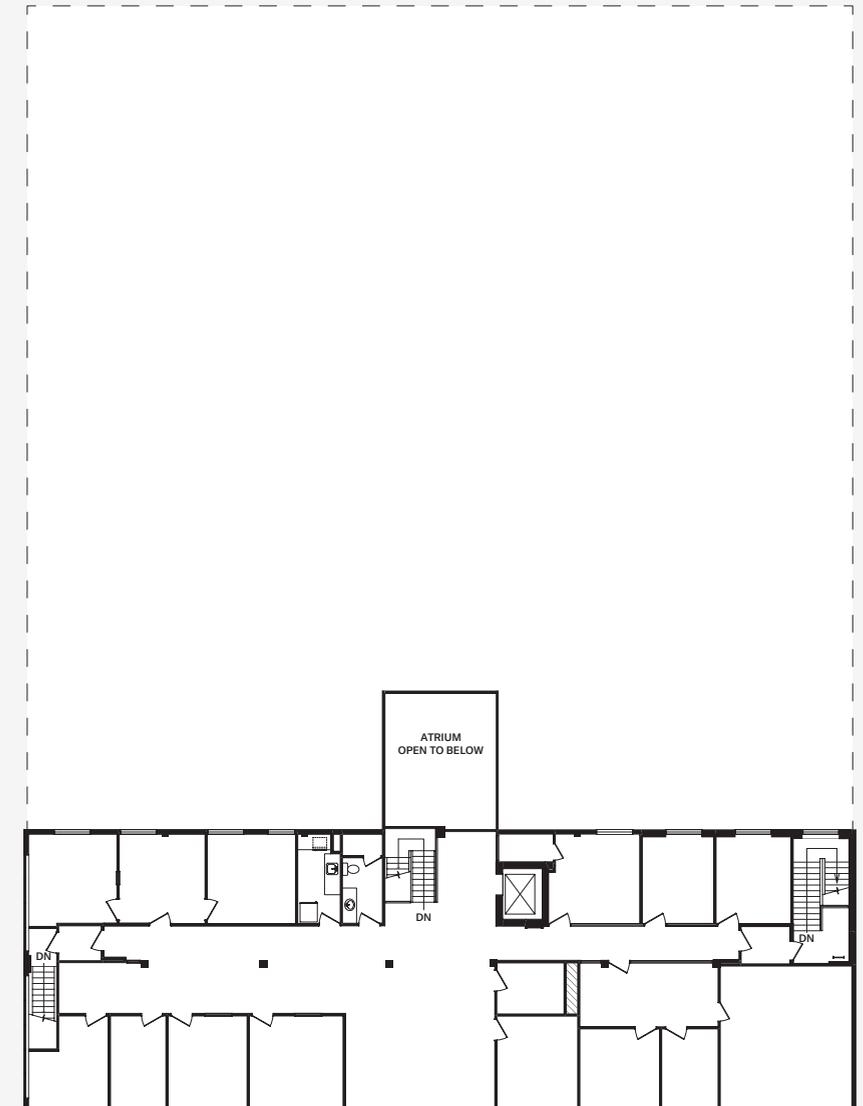
Basement Level



Main Level



Second Level



Grandview Hwy





3605 Grandview Hwy. Images



Parcel 5

3645 Grandview Hwy.

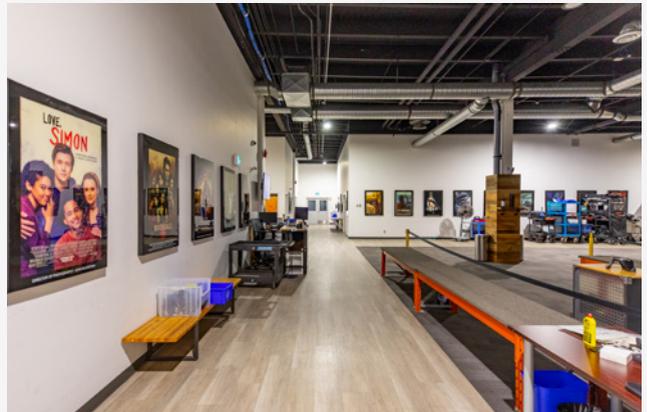
Exclusive opportunity to acquire a freestanding industrial, production, and office property with 200 feet of prime exposure to Grandview Highway and immediate access to the Highway 1 entrance. The building features fully improved offices, versatile production space, expansive warehouse areas, four dock-level loading doors, one grade-level loading door, and stunning views of the North Shore Mountains.

Address	3645 Grandview Hwy Vancouver, BC V2M 2G7
PID	009-679-596
Legal Description	LOT 3 BLOCKS B AND C SOUTH 1/2 OF SECTION 39 TOWN OF HASTINGS SUBURBAN LANDS PLAN 9384 EXCEPT PLAN BCP51011
Gross Land Area	2.00 acres
Gross Leasable Area	31,210 sf
Tenant	Keslow Camera*
Zoning	I-2 (Industrial) ↗
Property Taxes (2025)	\$306,520
Policy Plan	Still Creek Employment ↗

*Lease details can be found in the data room upon signing a Confidentiality Agreement



3645 Grandview Hwy. Images



Parcel 6

**3695 Grandview Hwy.
2755 Boundary Rd.**

Situated at the corner of Grandview Highway and Boundary Road, this property offers 600 feet of prime exposure at one of Vancouver’s most visible intersections and is just west of the Highway 1 entrance. The property is currently leased to two tenants and includes a 19,584 sf showroom, office, and warehouse building on the south side, as well as a 10,607 sf warehouse building on the north side.

Address	3695 Grandview Hwy & 2755 Boundary Rd Vancouver, BC V2M 2G7
PID	003-388-221
Legal Description	LOT 4 BLOCKS B AND C SOUTH 1/2 OF SECTION 39 TOWN OF HASTINGS SUBURBAN LANDS PLAN 9384 EXCEPT PLAN BCP51011
Gross Land Area	1.88 acres
Gross Leasable Area	30,191 sf
Tenants	Iron Age Manufacturing and Impact Office Furnishings*
Zoning	I-2 (Industrial) ↗
Property Taxes (2025)	\$301,907
Policy Plan	Still Creek Employment ↗

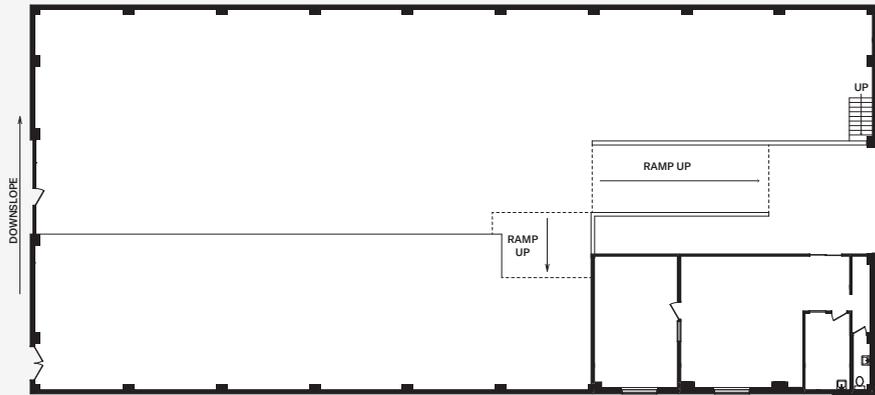
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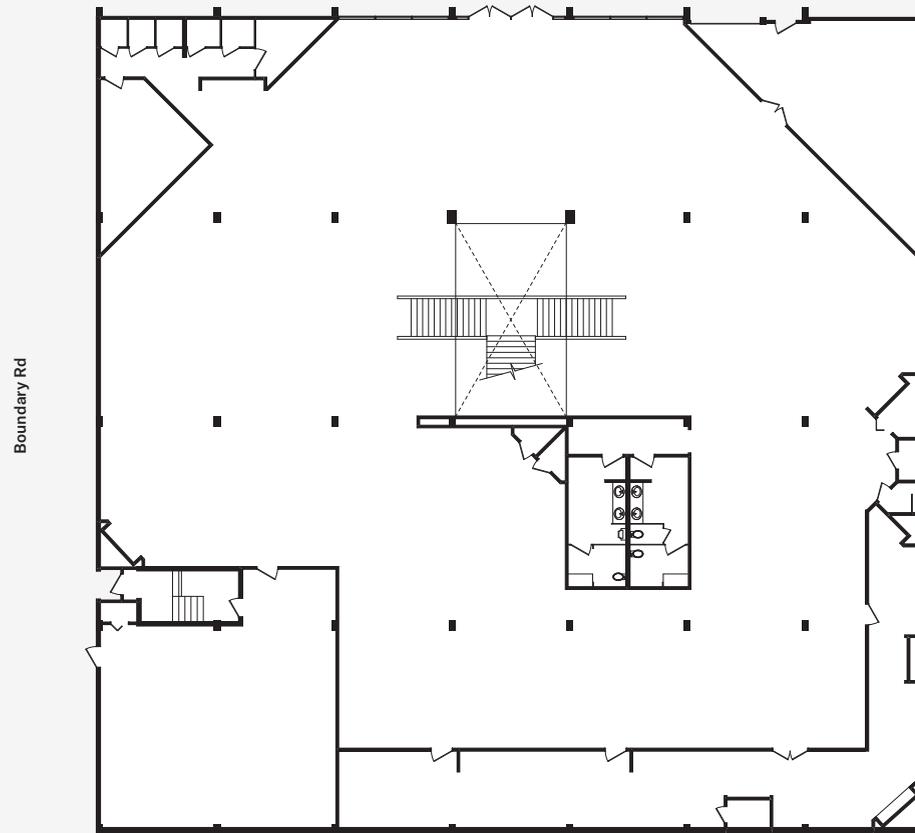


3695 Grandview Hwy. & 2755 Boundary Rd.
Floorplans

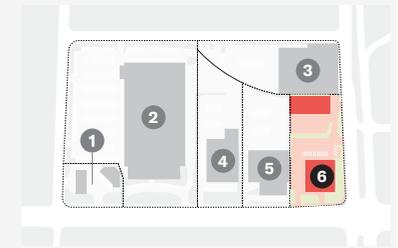
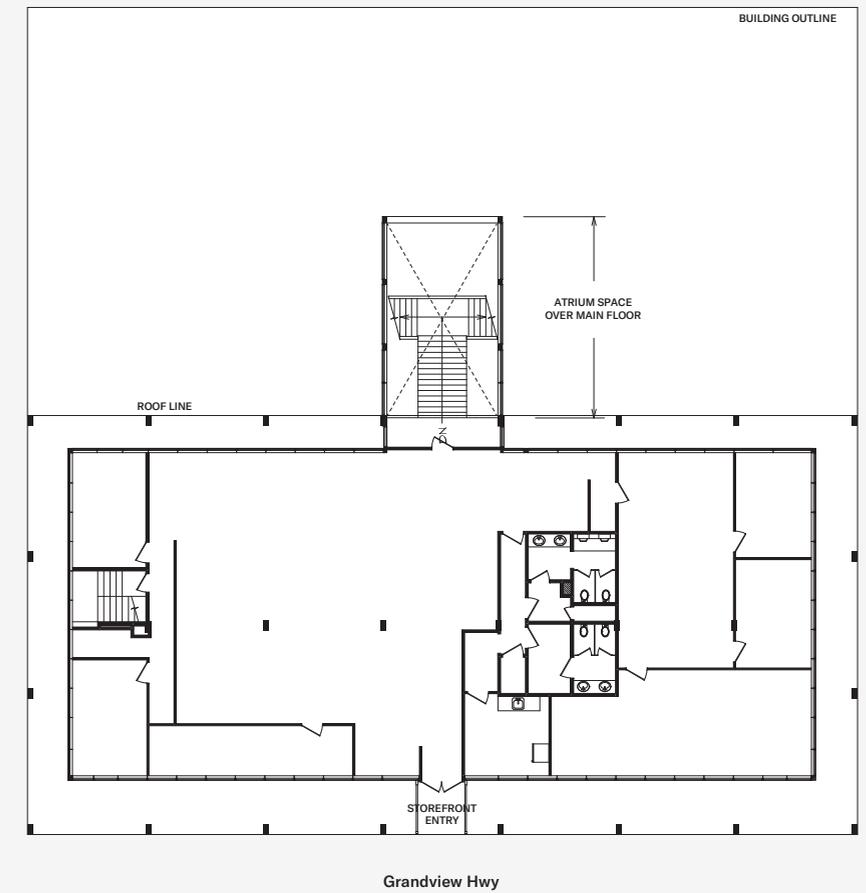
2755 Boundary Rd
North Building
Main Level



3695 Grandview Hwy
South Building
Main Level



South Building
Second Level (Storefront Entry)





3695 Grandview Hwy. & 2755 Boundary Rd.
Images

