



# Raphael

POINT GREY COMMERCIAL COLLECTION



*Evening Exterior*

## FOR SALE

### Prime West Point Grey Commercial Collection

2628 Alma Street  
3682, 3686 & 3690 West 10th Avenue

Approx. 8,087 SF of strata commercial area |  
Rare West Side inventory | Suitable for  
owner-users, investors, boutique retail,  
hospitality and service concepts.

**LANDA**  
GLOBAL PROPERTIES

## Salient Details

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### Addresses

2628 Alma Street  
3682 / 3686 / 3690 West 10th Avenue

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### Commercial Area

Approx. 8,087 SF total

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### Configuration

Six strata retail / commercial units

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### Offering

Rare West Side corner commercial collection

# Collection Overview



## Opportunity Overview

Located in one of Vancouver's most desirable West Side neighbourhoods, this address collection offers premium exposure near Alma Street and West 10th Avenue. The offering combines recognizable corner presence, affluent residential density, and walkable daily-needs retail.

## Collection Highlights

- Strong visibility along a prime neighbourhood retail corridor
- Rare strata commercial inventory in West Point Grey
- Flexible appeal for boutique retail, café, wellness or service uses



### Streetfront Rendering

A polished mixed-use frontage with strong neighbourhood presence and everyday visibility.

## Why This Offering Stands Out

- Prominent corner identity at Alma and West 10th
- Natural draw from nearby shops, dining and services
- Suitable for owner-users, investors and curated neighbourhood brands

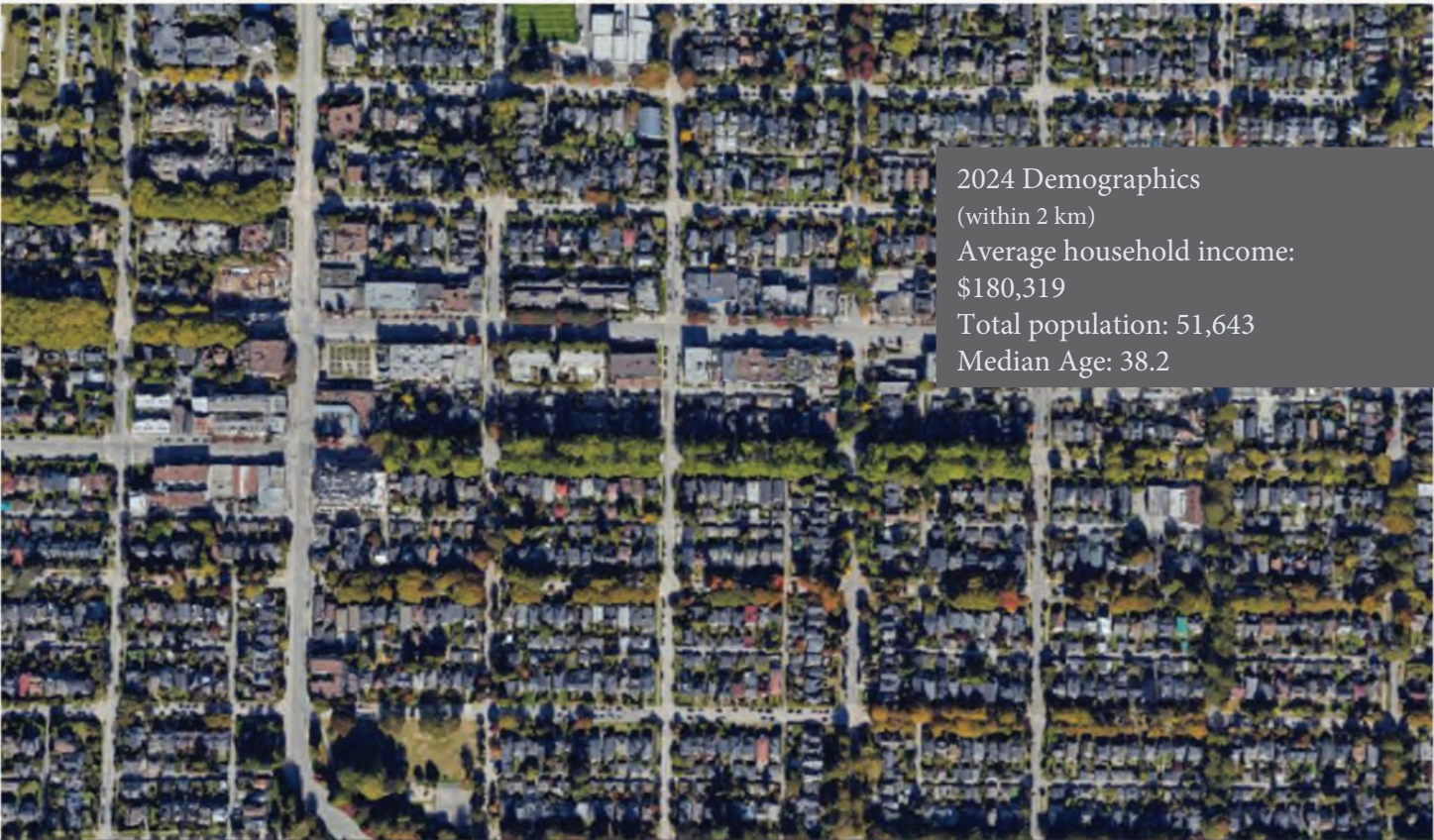
### Floor Plan



### Directory:

2628 Alma St - SL 6  
3686 W 10th - SL 3

• 3682 W 10th - SL 2  
• 3690 W 10th - SL 5



2024 Demographics  
(within 2 km)  
Average household income:  
\$180,319  
Total population: 51,643  
Median Age: 38.2

## Neighbourhood Context

### *Address Collection*

- 2628 Alma Street
- 3682 West 10th Avenue
- 3686 West 10th Avenue
- 3690 West 10th Avenue

### *Neighbouring Businesses*

- Rajjo Japanese Public House
- Browns Socialhouse
- The Eatery
- McDonald's
- TD Canada Trust
- Other established daily-needs retail

### *Ideal Buyer Profile*

A distinctive West Side opportunity suited to retail and hospitality operators, boutique service businesses, professional owner-users and investors seeking long-term presence in a highly regarded Vancouver neighbourhood.



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