

FOR SALE | POINT GREY DEVELOPMENT SITE  
**4519 WEST 10TH AVENUE**  
VANCOUVER, BC



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### PROPERTY DETAILS

Civic Address	4519 West 10th Avenue, Vancouver, BC
Legal Description	LOT 9, BLOCK 150, PLAN VAP1821, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT, OF LOT 3
PID	014-278-472
Lot Size	6,325 SF ~(55' x 115')
Building Year Built	1915 (approximate)
Zoning	C-2 zoning (2.5 FSR) 15,813 buildable SF
Property Taxes	\$36,146.60 (2024)
Net Operating Income	Contact agents
Price	Contact brokers



### The Opportunity

Lee & Associates Vancouver is pleased to present the opportunity to acquire 4519 West 10th Avenue (the "Property"), a C-2 zoned site located in the heart of Vancouver's prestigious Point Grey neighbourhood. The Property offers exceptional development potential with spectacular views of the North Shore Mountains. The site is optimally located in heart of the Point Grey commercial node directly adjacent to BentallGreenOak's development site at 4545 West 10th.

### The Location Overview

The property is located on the north side of West 10th Avenue between Sasamat and Tolmie Streets in the Point Grey Village shopping district. The location and area provides easy access to Downtown Vancouver and the University of British Columbia and is home to boutiques, restaurants, and professional services for the affluent locals and university students alike. Area tenants include branches of all major banks, Burgoo, Home Hardware, Lifelabs, and more.

### Investment Highlights

- ▶ High-profile location with development potential for a mid-rise project with spectacular mountain views
- ▶ Desirable C-2 zoning
- ▶ Strategically located adjacent to a development site at 4545 West 10th
- ▶ Long-term tenants with strong holding income prior to redevelopment
- ▶ 55' feet of frontage along West 10th Avenue
- ▶ Environmental reports available



Demographics	1 km	3 km	5 km
Estimated Population	9,073	63,678	140,342
Median Age	39.6	35.2	37.7
Total Daytime Population	7,022	60,950	134,607
Average Household Income	\$212,996	\$166,623	\$167,586

Source: Environics Analytics 2024 Estimate



**\$200,000+**

DOMINANT HOUSEHOLD INCOME  
28% OF HOUSEHOLDS EARN OVER \$200,000

**\$231,497**

POINT GREY AVERAGE ANNUAL  
HOUSEHOLD EXPENDITURE



Proposed rendering | Musson Cattell Mackey Partnership/BentallGreenOak/Sun Life Assurance Company of Canada

### Neighbouring High-Density Mixed-Use Development Site

The subject property is directly adjacent to the three-acre former Safeway site at 4545 West 10th Avenue. BentallGreenOak's application to redevelop the vacant site into rental towers and a new grocery store was [approved by Vancouver City Council in March 2025](#).

### Development Features

- ▶ Two high-rise residential towers (19 and 21 storeys) over a commercial base podium;
- ▶ Two six-storey residential buildings;
- ▶ 456 market rental units and 114 moderate income rental units (571 units total);
- ▶ Over 41,000 SF of commercial retail/restaurant space, including a 35,200 SF new grocery store;
- ▶ A floor space ratio (FSR) of 3.92;
- ▶ A floor area of 46,953 square metres (505,399 SF); and
- ▶ 444 vehicle parking spaces and 1,107 bicycle spaces.



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