

# For Sale

# Exclusive Retail Strata Units in West Point Grey

Marketed by:



## Location

The Grey | Dunbar & 16th Avenue  
Vancouver  
British Columbia

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# For Sale

The Grey  
Vancouver, BC

## THE GREY DUNBAR | SIXTEENTH

### Opportunity

Rare opportunity to acquire brand new retail strata units at the intersection of two major thoroughfares in the affluent West Point Grey neighbourhood in Vancouver, BC.

### Salient Details

|                      |  |
|----------------------|--|
| Municipal Address:   | 3151 Dunbar Street,<br>3601, 3609, 3619 & 1323 W 16th Avenue,<br>Vancouver, BC |
| Site Size:           | 23,500 SF  |
| Parking:             | 27 Stalls  |
| Total Saleable Area: | 13,985 SF  |
| Available Units:     | 5 units, ranging from 1,841 SF - 10,221 SF                                     |
| Zoning:              | C-2: Commercial  |
| Traffic Counts:      | Dunbar Street: 17,947 VPD  |
| Possession:          | Est. Q2/Q3 2020  |
| Asking Price:        | See next page for pricing  |



### Location

Prominently located on the north west corner of 16th Ave and Dunbar Street, The Grey is situated at the intersection point of three Vancouver neighbourhoods- West Point Grey, Kitsilano, and Dunbar-Southlands. The Grey is positioned on the north end of Dunbar Village, which is host to a wide variety of retailers, grocery stores, restaurants and service providers.

### Highlights

Prime location in West Point Grey with 130 feet of frontage on 16th Avenue and 100 feet of frontage along Dunbar Street

Over 14,000 saleable SF of concrete construction

Brand new ultra-luxury 4 storey building with estimated completion in Q2 2020

Located in close proximity to the University of British Columbia, which has approximately 60,000 students, a large portion of which commutes daily past The Grey via bus, bike and car.

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## Fast Facts

Acquire High Quality

## Brand New Retail Units

Available Spaces Ranging From

# 1,841 SF to 10,221 SF

Located in the Affluent Westside of  
Vancouver Neighbourhood of

## West Point Grey

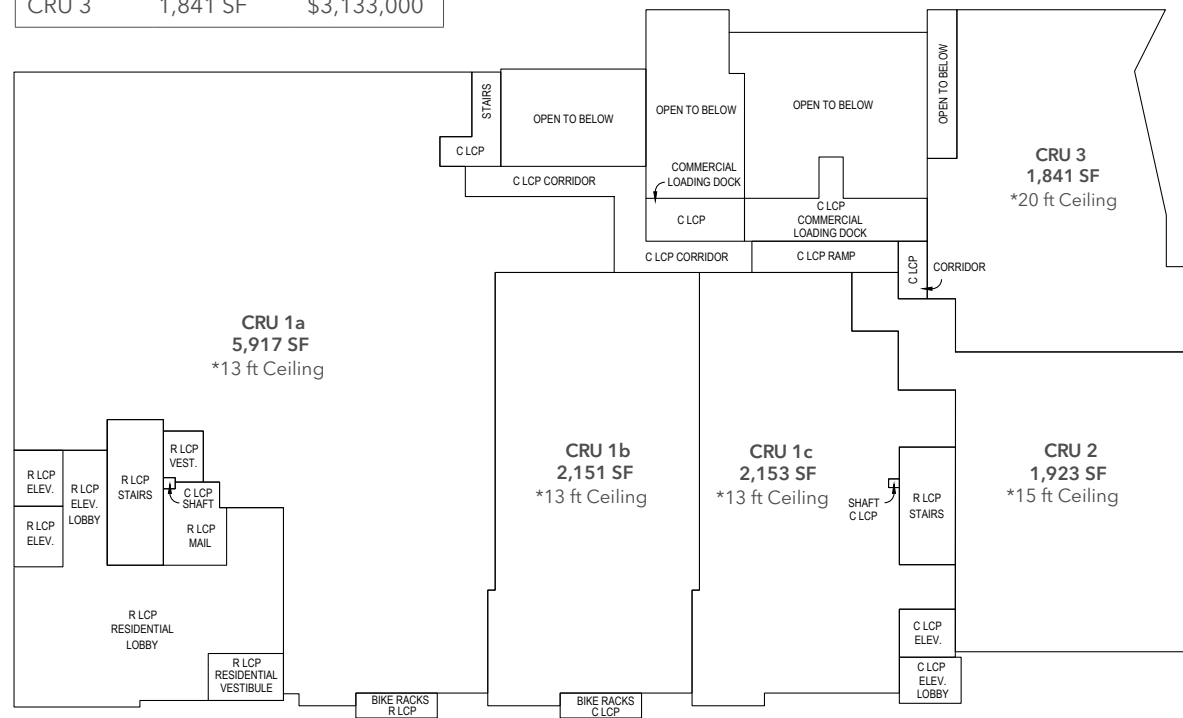
Population Within 5km Radius

# Over 230,000

| Unit   | Size     | Asking Price |
|--------|----------|--------------|
| CRU 1a | 5,917 SF | \$8,286,000  |
| CRU 1b | 2,151 SF | \$3,442,000  |
| CRU 1c | 2,153 SF | \$3,447,000  |
| CRU 2  | 1,923 SF | \$3,561,000  |
| CRU 3  | 1,841 SF | \$3,133,000  |

# THE GREY

DUNBAR | SIXTEENTH



W 16TH AVENUE

DUNBAR STREET

\*All measurements are clear ceiling heights are approximate and subject to change.

# For Sale

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Vancouver, BC

| 2018 Estimates & Projections    | 1 KM      | 3 KM      | 5 KM      | 10 Min Drive |
|---------------------------------|-----------|-----------|-----------|--------------|
| Population                      | 16,194    | 94,313    | 231,332   | 152,002      |
| Households                      | 6,424     | 42,371    | 116,076   | 70,190       |
| Average Household Income        | \$126,213 | \$136,701 | \$119,476 | \$135,145    |
| Population Growth (2018 - 2023) | 5.7%      | 5.6%      | 6.8%      | 6.7%         |



# For Sale

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Vancouver, BC

## SCHOOLS & HOSPITAL

1. St George's School
2. West Point Grey Academy
3. University Hill Secondary School
4. Point Grey Secondary
5. Crofton House School
6. Lord Byng Secondary
7. Queen Elizabeth Elementary School
8. The University of British Columbia
9. UBC Hospital

## PARKS & RECREATION

10. Jericho Beach
11. Royal Vancouver Yacht Club
12. Pacific Spirit Regional Park
13. Trimble Park
14. The Arbutus Club
15. Kumon Math & Reading Centre
16. Dunbar Lawn Bowling Club
17. Vancouver Public Library, Dunbar Branch
18. Almond Park
19. University Golf Club
20. Jericho Tennis Club
21. Spanish Banks Beach
22. Point Grey Golf & Country Club

## RETAILERS





23. Hill's Of Kerrisdale
24. Urban Yarns
25. Tenth & Proper Boutique
26. Sweet Scents Floral Design Ltd.
27. Point Grey Pharmacy

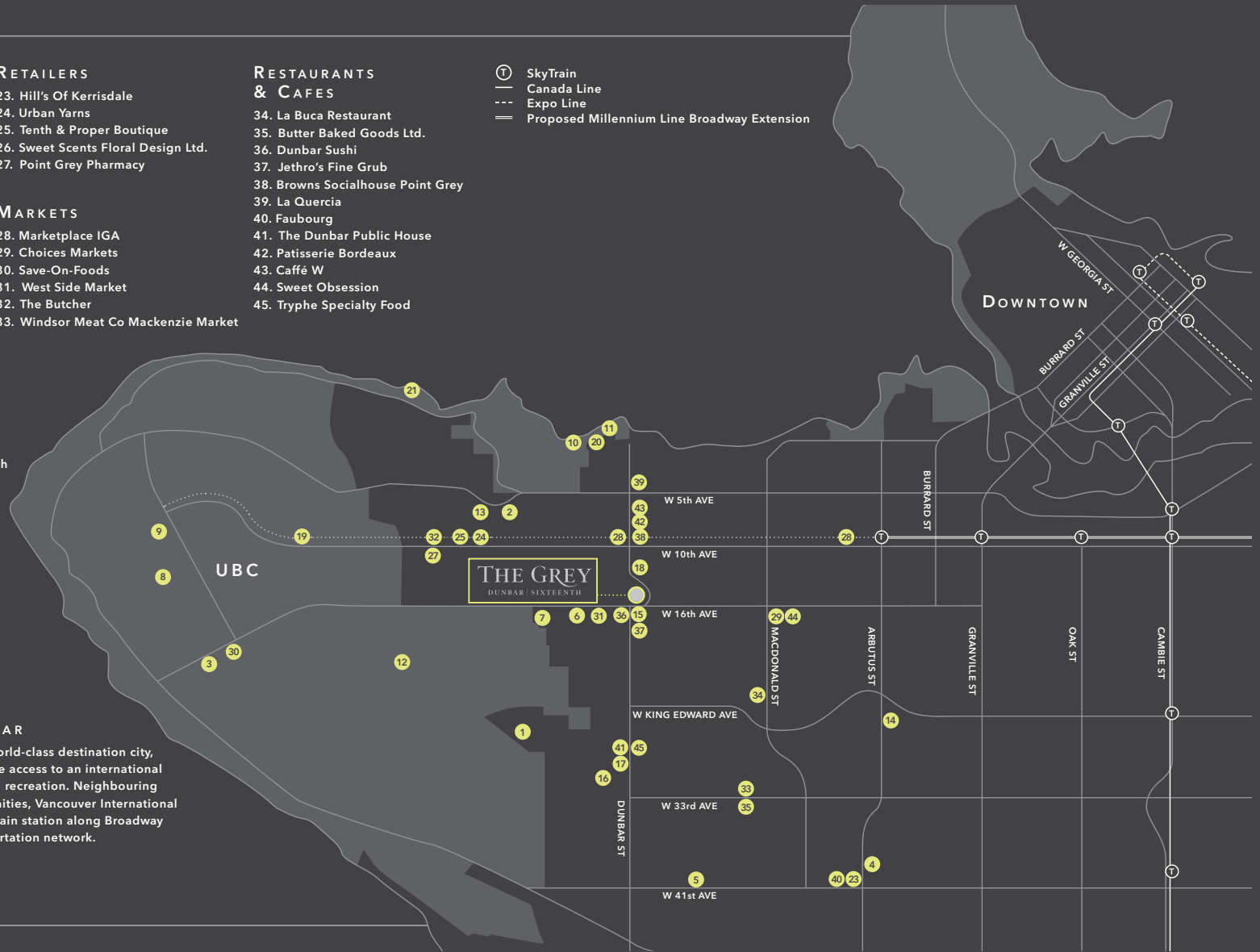
## MARKETS

28. Marketplace IGA
29. Choices Markets
30. Save-On-Foods
31. West Side Market
32. The Butcher
33. Windsor Meat Co Mackenzie Market

## RESTAURANTS & CAFES

34. La Buca Restaurant
35. Butter Baked Goods Ltd.
36. Dunbar Sushi
37. Jethro's Fine Grub
38. Browns Socialhouse Point Grey
39. La Quercia
40. Faubourg
41. The Dunbar Public House
42. Patisserie Bordeaux
43. Caffé W
44. Sweet Obsession
45. Tryphe Specialty Food

-  SkyTrain
-  Canada Line
-  Expo Line
-  Proposed Millennium Line Broadway Extension



## MAP OF DUNBAR

Vancouver has long been known as a world-class destination city, and living at The Grey provides incredible access to an international collection of culture, dining, sports, and recreation. Neighbouring Kerrisdale offers additional boutique amenities, Vancouver International Airport is close by, and a proposed SkyTrain station along Broadway will further expand the transportation network.

Marketed by:



Developed by:



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All communications and inquiries related to this opportunity, or requests for additional information or requests regarding procedures, must be made to the Form Retail Advisors Inc. agents named on the first page. No personnel of the Vendor or any of its affiliates should be contacted directly under any circumstance.

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