

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 | \$5,300,000.00 |



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





Nearby Attractions



Jericho Sailing Centre



Spanish Banks Beach



Several Golf Courses



Proximity to UBC



Pacific Spirit Park



4545 West 10th rendering

Neighbouring Development Site

The property is directly adjacent to a development site at 4545 West 10th Avenue. BentallGreenOak has submitted a rezoning application to redevelop the three-acre former Safeway site. See link: vimeo.com/905296839

Development Features

- ▶ 455 market rental units and 114 moderate income rental units (569 units total);
- ▶ Commercial space on the ground floor, including a large format grocery store;
- ▶ A floor space ratio (FSR) of 3.84;
- ▶ A floor area of 49,004 square metres (527,475 square feet); and
- ▶ 444 vehicle parking spaces and 1,107 bicycle spaces



\$200,000+

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

\$231,497

POINT GREY AVERAGE ANNUAL
HOUSEHOLD EXPENDITURE

| Demographics | 1 km | 3 km | 5 km |
|--------------------------|-----------|-----------|-----------|
| Estimated Population | 8,612 | 60,659 | 133,631 |
| Median Age | 42.7 | 37.5 | 39.4 |
| Total Daytime Population | 3,398 | 25,042 | 59,541 |
| Avg Household Income | \$199,738 | \$160,885 | \$155,016 |

Source: Environics Analytics 2023 Estimate



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