



BROADWAY CORRIDOR

2019 Investment & Leasing Overview



BROADWAY INVESTMENT & LEASING OVERVIEW



CENTENNIAL HOTEL LTD. | PARK INN | 878-898 WEST BROADWAY
Park Inn is a 438 room proposed hotel development with 34,000 SF of retail space. Development application under review.



EPTA PROPERTIES LTD. | MONUMENT KITSILANO | 2501 WEST BROADWAY
Monument Kitsilano is a four-story mixed use stratified building with 21 condo units and 4,935 SF of retail space. | Slated completion Q4 2020



3090 WEST BROADWAY | SOLD FOR \$17,250,000 | \$488 PER BUILDABLE SF
11,630 SF (100' x 118') site. Purchased in October 2018 by a private investor.



1451 WEST BROADWAY | SOLD FOR \$14,000,000 | \$798 PER BUILDABLE SF
5,845 SF (50' x 117') site. Purchased in May 2018 by Shato Properties.

NOTABLE BROADWAY CORRIDOR RETAIL LEASE TRANSACTIONS

PROPERTY ADDRESS	LANDLORD	TENANT	SIZE (SF)
1001 West Broadway*	Rosebud Properties (Broadway) Ltd.	Privé Restaurant*	6,962 SF
555 West Broadway	KFC Holdings Ltd.	Henry's Cameras	5,961 SF
1606 West Broadway*	Jeffrey Alan Simons	Hai Di Lao Canada Hotpot*	5,759 SF
1128 West Broadway	Pengco Enterprises Ltd.	Showcase Pianos	4,298 SF
3097 West Broadway	Locarno Legacy Corp.	Orange Theory Fitness	3,670 SF
1004 Broadway West*	City Of Vancouver	0680934 B.C. Ltd.*	2,995 SF
1448 West Broadway*	New Metro Line Holdings Ltd.	Villeroy & Boch*	2,414 SF
3097 West Broadway	Locarno Legacy Corp.	Starbucks	1,340 SF

*Brokered by Lee & Associates Vancouver

NOTABLE BROADWAY CORRIDOR INVESTMENT SALES

PROPERTY ADDRESS	PRICE	SALE DATE	LOT SIZE	PRICE PER BUILDABLE SF	VENDOR	PURCHASER
1212 West Broadway	\$34,700,000	2/28/2018	18,735 SF	\$616	Heart & Stroke Foundation of BC & Yukon	1212 WB Nominee Ltd.
210 West Broadway	\$23,500,000	4/6/2018	11,867 SF	\$660	210 West Broadway Holdings Ltd.	Transworld Management Ltd.
3090 W Broadway	\$17,250,000	10/18/2018	11,630 SF	\$488	M. S. James & Sons Enterprises Ltd.	1119718 B.C. Ltd.
2096 West Broadway	\$16,895,000	5/24/2018	9,375 SF	\$600	Christopher Enterprises Ltd.	TransLink
1451 West Broadway	\$14,000,000	5/31/2018	5,845 SF	\$798	Pongsaratana, Shompond	Shato Holdings Ltd.
1630 West Broadway	\$13,600,000	9/6/2018	6,250 SF	\$725	C.B.T. Holdings Ltd.	1100289 B.C. Ltd.
104 East Broadway	\$6,800,000	1/26/2018	5,353 SF	\$423	Milne, Catherine Ann	Eclectik Holdings Inc.
2667 West Broadway*	\$2,887,000	1/31/2018	3,400 SF*	N/A	Dj Technology And Systems Inc	Odous Holdings Ltd.

*Strata Lot

UNDER CONSTRUCTION & POTENTIAL DEVELOPMENTS

ADDRESS	DEVELOPER	RESIDENTIAL UNITS	OFFICE/RETAIL SF	DEVELOPMENT APPLICATION STATUS	ESTIMATED COMPLETION
878-898 West Broadway	Centennial Hotels Limited	438 Units (Hotel)	34,000 SF Retail	Active	TBD
1279 West Broadway	Jameson Development Corp.	262 Units (Rental)	27,600 SF Retail	Active	TBD
3701 West Broadway	Westbank Corp.	94 Units (Rental)	7,190 SF Retail	Active	TBD
3133 West Broadway	Bonnis Properties	40 Units (Market Strata)	4,423 SF Retail	Active	TBD
1100 West Broadway	Minglian Group	37 Units (Market Strata)	5,572 SF Office/Retail	Active	TBD
2700 West Broadway	2700 West Broadway Holdings Inc.	13 Units (Rental)	2,700 SF Retail	Active	TBD
2501 West Broadway	Epta Properties Ltd.	21 Units (Market Strata)	4,935 SF Retail	Approved	Q4 2020
2468 Balaclava Street	Locarno Legacy Corp.	70 Units (Rental)	12,321 SF Retail	Approved	Completed
510 West Broadway	Yorkson Investment Company Ltd.	N/A	61,381 SF Office/Retail	Approved	Q2 2022

Sources: Realnet, Lee & Associates Research. All information has been obtained from sources considered to be accurate but is not guaranteed and is subject to conditions at the time of any transaction taking place. Properties are submitted subject to prior sale or lease, withdrawal or changes without notice.

MARKET FORECAST INDICATORS	
INDICATOR	TREND
Vacancy	▼
Net Absorption	◄►
New Development	▲
Rental Rates	◄►
Cap Rates	◄►
Land Price per Buildable SF	◄►

BROADWAY INVESTMENT SNAPSHOT

WEST BROADWAY FROM MAIN-ALMA	2017	2018	TREND
Number Of Trades*	12	8	▼
Transaction Volume* (CAD)	\$218,605,000	\$129,632,000	▼

*Transactions include all properties t along West Broadway from Main to Alma Street
Source: Realnet, Lee & Associates Research

BROADWAY RETAIL INVESTMENT PARAMETERS

	LOW	HIGH	TREND
Price per Buildable SF	\$423	\$798	◄►
Retail Lease Rate PSF Per Annum 2019	\$26	\$75	◄►
CAM + Taxes 2019	\$15	\$39	▲



535 West 10th Avenue, Vancouver

- ▶ 6,250 SF (50' x 125') site
- ▶ Three storey office building
- ▶ Close proximity to Broadway Canada Line Station



#200 - 1001 West Broadway, Vancouver

- ▶ 6,785 SF
- ▶ 2,000 SF patio space
- ▶ 14' ceilings



3204 West Broadway, Vancouver

- ▶ 5,759 SF
- ▶ Fully fixtured restaurant
- ▶ Patio space fronting West Broadway
- ▶ 215 seating capacity (approx.)

YOUR LOCAL MARKET EXPERTS

Howard Malchy Personal Real Estate Corporation
Vice President

howard.malchy@lee-associates.com | 604 895 2226

With over 35 years of experience in the commercial real estate industry, Howard is the Vice President of Investments at Lee & Associates Vancouver. He specializes in the sale and leasing of retail and office properties in Vancouver. Howard is active in the Broadway and Main Street Corridors, Downtown Core, and South Granville Markets.



Russell Long, BA, Dule
Senior Associate

russell.long@lee-associates.com | 604 630 3059

Russell joined Lee & Associates in June of 2014 as an Associate while completing his Diploma in Urban Land Economics at the University of British Columbia's Sauder School of Business. Since joining Lee & Associates, Russell has proven to be an integral part of the retail investment team, specializing in landlord representation, as well as retail investment sales.



Arash Rezai Personal Real Estate Corporation
Senior Associate

arash.rezai@lee-associates.com | 604 630 3406

Arash joined Lee & Associates Vancouver in 2015. He had previously worked with a local real estate company in acquiring land for redevelopment on the North Shore. He comes from a background of land valuation & marketing. Through his market knowledge and understanding of city land use planning, he is able to add value for his clients through every transaction.



Considering selling? Need market intel?

Contact Lee & Associates Vancouver today for a complimentary opinion of value or market survey of leased retail/office space. If you are considering addressing your real estate requirements or have any questions about the market, do not hesitate to call us.

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