

For Sale

Cambie St & 16th Ave, Vancouver, B.C.

**981 - 2,514 SF of Prime
Retail in Cambie Village**

TWO UNITS REMAINING

W16

By
Olson
Kundig

Developed by:

wesgroup

Marketing by:

Marcus & Millichap





Fast Facts



Excellent Exposure to
Vehicular & Pedestrian Traffic



Well Positioned on the Corner of
Cambie Street & 16th Avenue



Saleable Space
981 SF - 2,514 SF



Close proximity to two Canada Line
SkyTrain Stations



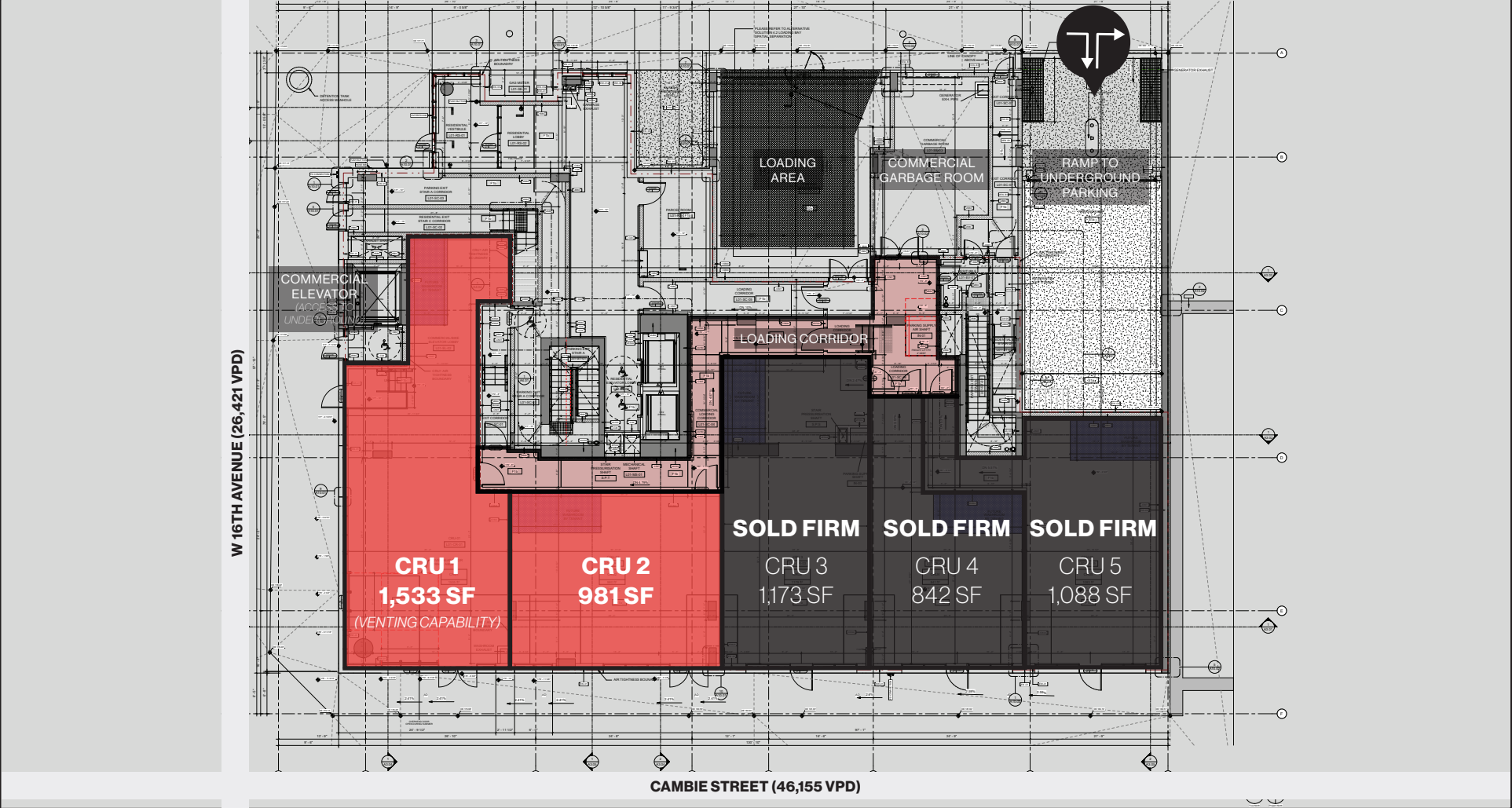
Located in the Heart of the
Cambie Corridor

Opportunity

W16 offers the opportunity for retailers to join up to 2,514 SF of new build retail in the heart of the Cambie Corridor. The retail node has excellent exposure to both vehicular and pedestrian traffic along two of Vancouver's most trafficked thoroughfares. In addition, the property stands to benefit from its proximity to a number of high profile developments along the Cambie Corridor. The highly desirable area has experienced steady population growth since 2011, and is forecast to grow 6.2% by 2025.

Salient Details

Project:	W16 by Olson Kundig
Municipal Address:	480 West 16th Avenue, Vancouver, B.C.
Zoning:	CD-1 (793)
Availability:	From 981 SF - 2,514 SF (see page 3 for available sizing configurations)
Parking:	Min. 1 stall per unit available, contact Listing Agent for pricing
Traffic Counts:	46,155 vehicles per day along Cambie Street 26,421 vehicles per day along W 16th Avenue
Timing:	Q2 2027
Strata Fees:	Please Contact Listing Agents
Asking Price:	Please Contact Listing Agents



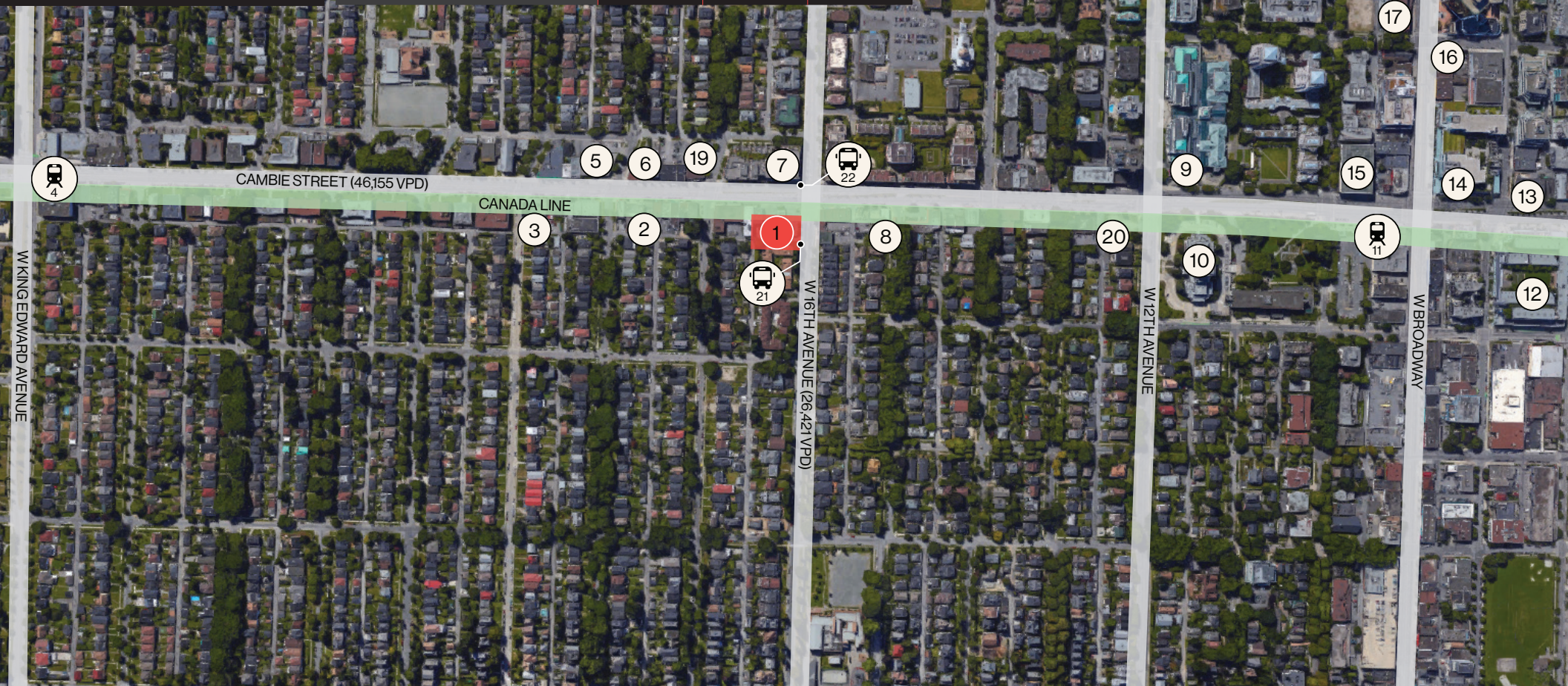
	CRU 1*	CRU 2	CRU 3	CRU 4	CRU 5***
Size	1,533 SF	981 SF	1,173 SF	842 SF	1,088 SF
Parking	2 Stalls	1 Stall	1 Stall	1 Stall	1 Stall
Frontage**	49'	33'	23'	24'	21'
Ceiling Height**	15' 10"	14' 10"	14' 11"	14' 3"	13' 9"

*Venting Capabilities.
 **All frontage and ceiling heights are approximate and to be verified by the Purchaser.
 ***A rear portion of CRU 5 contains restricted ceiling heights, which are lower than the ceiling height listed above.

W16

2022 Demographics

	1 KM	3 KM	5 KM
Population	26,325	218,309	491,493
Households	12,663	111,352	232,047
Average Household Income	\$126,553	\$116,518	\$111,856



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|---------------------------------|--|---|---|--------------------------------|
| 1. Subject Site | 8. Vij's | 11. Broadway-City Hall SkyTrain Station | 17. Rogue Kitchen & Wetbar | 20. Orange Theory Fitness |
| 2. Rain or Shine Ice Cream | 9. City Square Mall: Kin's Farm Market, Kirin, Steve Nash Fitness World, | 12. BC Liquor Stores | 18. TD Canada Trust, Save On Foods, Winners, The Home Depot, Starbucks Coffee | 21. Bus Stop for 033, 015, N15 |
| 3. Starbucks | A&W, Starbucks Coffee, Safeway | 13. Whole Foods / London Drugs | 19. Osteria Elio Volpe | 22. Bus Stop for 033 |
| 4. King Edward SkyTrain Station | 10. Vancouver City Hall | 14. Cactus Club Cafe | | |
| 5. Choices Market | | 15. Vancity | | |
| 6. JJ Bean | | 16. HSBC / Michael's | | |
| 7. Shoppers Drug Mart | | | | |

W16

By
Olson
Kundig

Developed by:

wesgroup

Marcus & Millichap

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