

# ACE

1 UNIT REMAINING

## On The Drive

Exclusive Retail Strata Units  
for Sale in East Vancouver



# A New Spin on Retail

at the corner of 12<sup>th</sup> & Commercial Drive

01

Vision

02

Opportunity

03

Location

04

Team



On The Drive

By

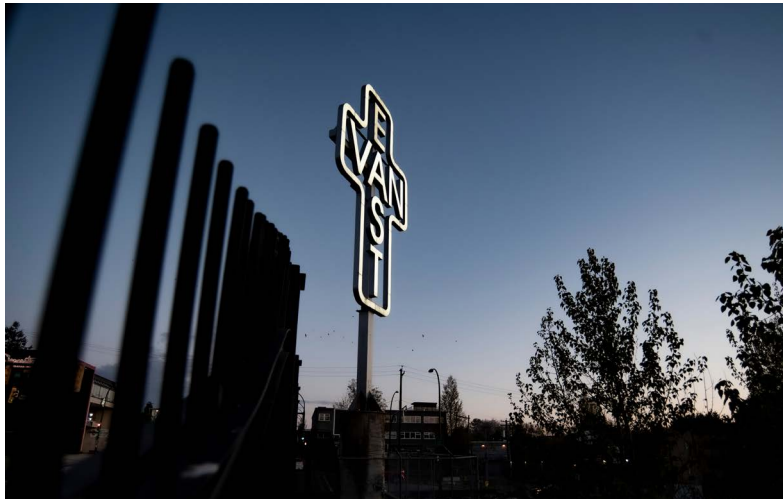
wesgroup

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01

# Past Inspired. Future Focused.

ACE on the Drive, by Wesgroup, is a 60,000 square foot, 6-storey mixed-use condo development, exceptionally located at the high-profile intersection of East 12<sup>th</sup> Avenue and Commercial Drive in East Vancouver. When complete, Ace will feature 61, one, two and three-bedroom condos and five commercial retail units at grade, totaling 6,505 square feet. This bold and contemporary mixed-use development is slated for completion in early 2026.



Ace will add to and enhance this already iconic, funky, and beloved neighborhood while honoring the myriad relationships that are rooted at the heart of the community. Drawing on their own history as a family business over the last 60 years, Wesgroup is committed to enhancing the enduring value of living, shopping, and gathering here.

It remains, as ever, The Drive.



On The Drive

By **wesgroup**

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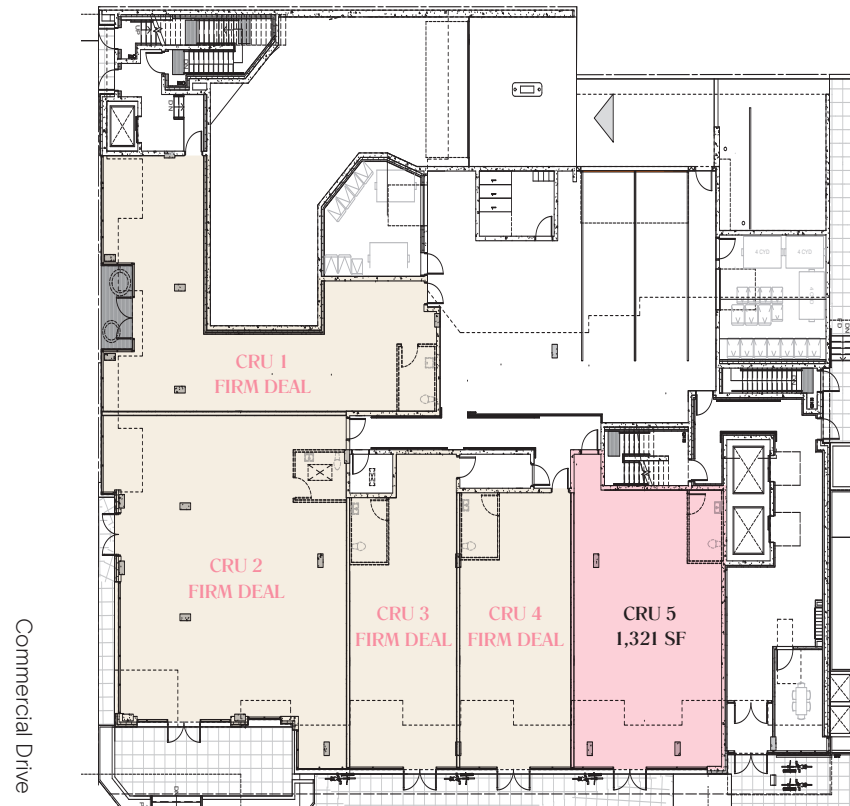
# Welcome to

# ACE

## On The Drive

The retail at Ace on the Drive has been carefully curated to deliver convenient, comfortable, and collaborative spaces. This has been achieved through well thought out unit configurations, optimal sizing, and generous ceiling heights.

With approximately 110 feet of frontage on East 12<sup>th</sup> Avenue and 82 feet of frontage on Commercial Drive, Ace offers unbeatable retail exposure to both pedestrian and vehicular traffic.



Total Saleable Area	6,505 SF
Completion Date	Q1 2026
Zoning	CD-1 (Based on C-2C1)
Parking	21 Commercial Stalls

CRU	Address	Unit Size	Ceiling Height	Power	Restaurant Venting	Parking Stalls*	Asking Price PSF	Asking Price
1	2851 Commercial	1,375 sf	13'8"	400 Amp	Potential	-	-	FIRM DEAL
2	1698 E 12 <sup>th</sup>	2,113 sf	13'8"	400 Amp	Yes	-	-	FIRM DEAL
3	1690 E 12 <sup>th</sup>	857 sf	16'6"	200 Amp	No	-	-	FIRM DEAL
4	1686 E 12 <sup>th</sup>	839 sf	16'6"	200 Amp	No	-	-	FIRM DEAL
5	1682 E 12 <sup>th</sup>	1,321 sf	16'6"	200 Amp	No	4	\$1,373 PSF	\$1,818,000

\*Parking stall allocation subject to change



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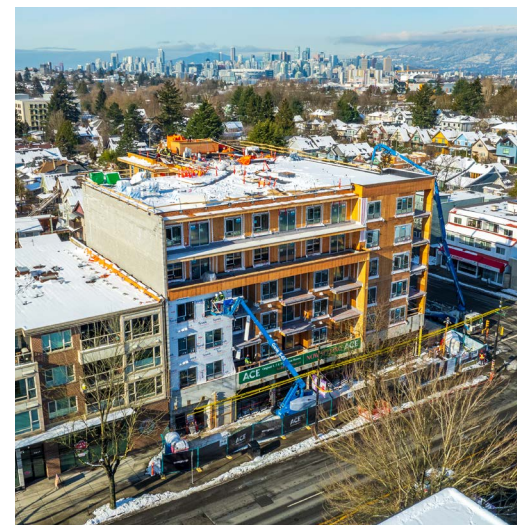
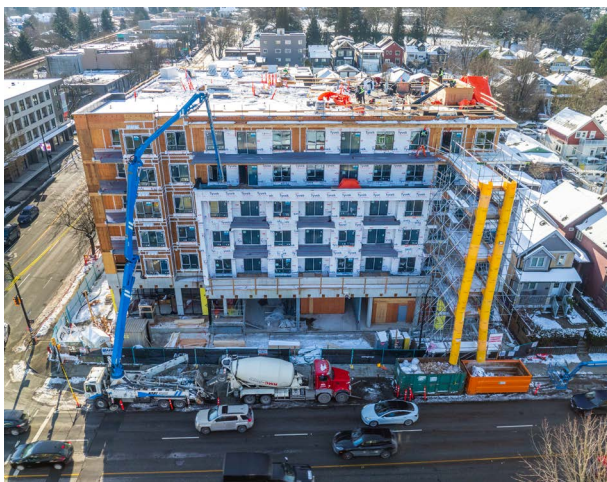
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02

# Project Construction

Construction of Ace on the Drive is well underway.  
Completion slated for Q1 2026.



Photos as of February, 2025.



On The Drive

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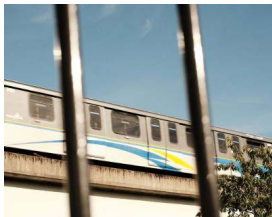




A vibrant live music and bar scene, dinner and dancing, theatres, coffee houses and street festivals, entertainment is all around

# Hyperlocal Everything

Ace is valuably positioned at the intersection of Commercial Drive and East 12th Avenue, located just steps from 400+ local businesses, the Commercial-Broadway Station, and the beloved Trout Lake at John Hendry Park



The Commercial-Broadway SkyTrain Station is just a 5 minutes' walk, effortlessly connecting the buzzing commercial hub of The Drive to Downtown



Set within a coffee lover's wonderland, Commercial Drive is home to gourmet craft roasters and local purveyors of some of the finest coffee beans in the world



# Culturally Diverse. Authentically Connected.

A culturally rich and authentic neighborhood, Commercial Drive, locally known as “The Drive,” offers one of the most colorful retail, food, and beverage scenes in the city. With 22 blocks to explore and a thriving assortment of local boutiques, bookstores, bohemian cafes, ethnic restaurants, delis, and parks, it’s a go-to destination for residents and visitors alike.

The neighborhood also hosts some of the city’s most popular events such as Italian Day, Car Free Day, the Trout Lake Farmers Market and more – all of which contribute to the sense of togetherness this neighbourhood brings.

## Restaurants

1. Bandidas Taqueria
2. ChongQing On Commercial
3. Kyle's Cafe
4. Commercial Sushi
5. St. Augustine's
6. Kishimoto Restaurant
7. Red Burrito
8. La Mezcaleria
9. Sopra Sotto Pizzeria
10. Ginger Sushi
11. Marcello Ristorante
12. Famosa
13. Rosemary Rocksalt
14. Havana
15. Kulinarya Filipino Eatery
16. The Lunch Lady
17. Bombay Chicken
18. Absinthe Bistro
19. Downlow Chicken
20. Pepino's Spaghetti House

## Banks

21. Manulife Bank
22. BMO
23. Scotiabank
24. RBC
25. Vancity

## Cafe/Bakery

26. Blenz
27. JJ Bean
28. Grounds for Coffee
29. Prado Cafe
30. Giancarlo Cafe
31. Café Calabria
32. Bench Bakehouse
33. Dolce Amore
34. Abruzzo Cappuccino Bar
35. Turks Coffee Bar
36. Café La Tana
37. Chance Cafe
38. Flourist Bakery

## Shopping/Lifestyle/Leisure

39. Toby's Liquor Store
40. Shopper's Drug Mart
41. Safeway
42. Rio Theatre
43. Il Mercato Centre
44. Home Hardware
45. Mintage
46. Supervalu
47. Exposure Clothing
48. Ollie Quinn
49. Liberty Wine Merchants
50. Paranda Traders
51. Choices Market
52. Attic Treasures
53. Modern Motorcycling
54. Grandview Tire
55. Games on the Drive
56. Sidesaddle Bike Shop
57. Neckdown workwear
58. Trout Lake Community Centre



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# The Team

## Developer

### Wesgroup

Wesgroup is a Vancouver-based and family-owned real estate company with over 60 years experience building in the Lower Mainland. They specialize in the development of sustainable, mixed-use spaces and provide complete, end-to-end real estate services, acquiring, developing, and managing health, retail, commercial, industrial, and residential properties. Today they are one of Western Canada's largest, and most respected, private real estate organizations, with over 40 active projects across the Lower Mainland.

**wesgroup**

## Architecture

### Ciccozzi

Ciccozzi Architecture is an award-winning, full-service architecture firm that specializes in residential and commercial design. They pride themselves on a cooperative and interactive design process and a highly personalized service offering. Ciccozzi designs quality projects that deliver lasting value for both their clients and communities. They strongly believe that the best design comes not from a predetermined aesthetic, but from a process of discovery.

**CICCOZZI**  
ARCHITECTURE

## Brokerage

### CBRE

CBRE Group, Inc. is a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm. The company has more than 100,000 employees and serves real estate investors and occupiers through approximately 530 offices worldwide. CBRE offers a broad range of integrated services, including facilities, transaction and project management; property management; investment management; appraisal and valuation; property leasing; strategic consulting; property sales; mortgage services and development services.

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