

FOR SALE/LEASE

Brand-New Retail Opportunity
Located in Arbutus Ridge



2892 Arbutus Street
Vancouver, BC

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CBRE



FEATURES



High profile retail investment located along the coveted Arbutus Commercial Corridor on Vancouver's west side



Exceptional frontage, providing exposure to over 23,000 daily traffic volumes



Surrounded by a vibrant amenity base



5-minute walk to the future Arbutus SkyTrain Station on Broadway Extension Line

OPPORTUNITY OVERVIEW

Presenting an exciting opportunity to acquire or lease a brand-new strata retail unit in an exceptional westside neighborhood.

2892 Arbutus Street is comprised of 3,383 SF of leasable area, on the ground floor of The Arbutus, a newly built four-storey, mixed-use residential development with 20 luxury condominiums.

Prominently located on the corner of Arbutus and West 13th Avenue, along the Arbutus Greenway, and just three blocks from the future Broadway & Arbutus SkyTrain Station, this retail property benefits from high vehicular exposure and close proximity to future Transit.

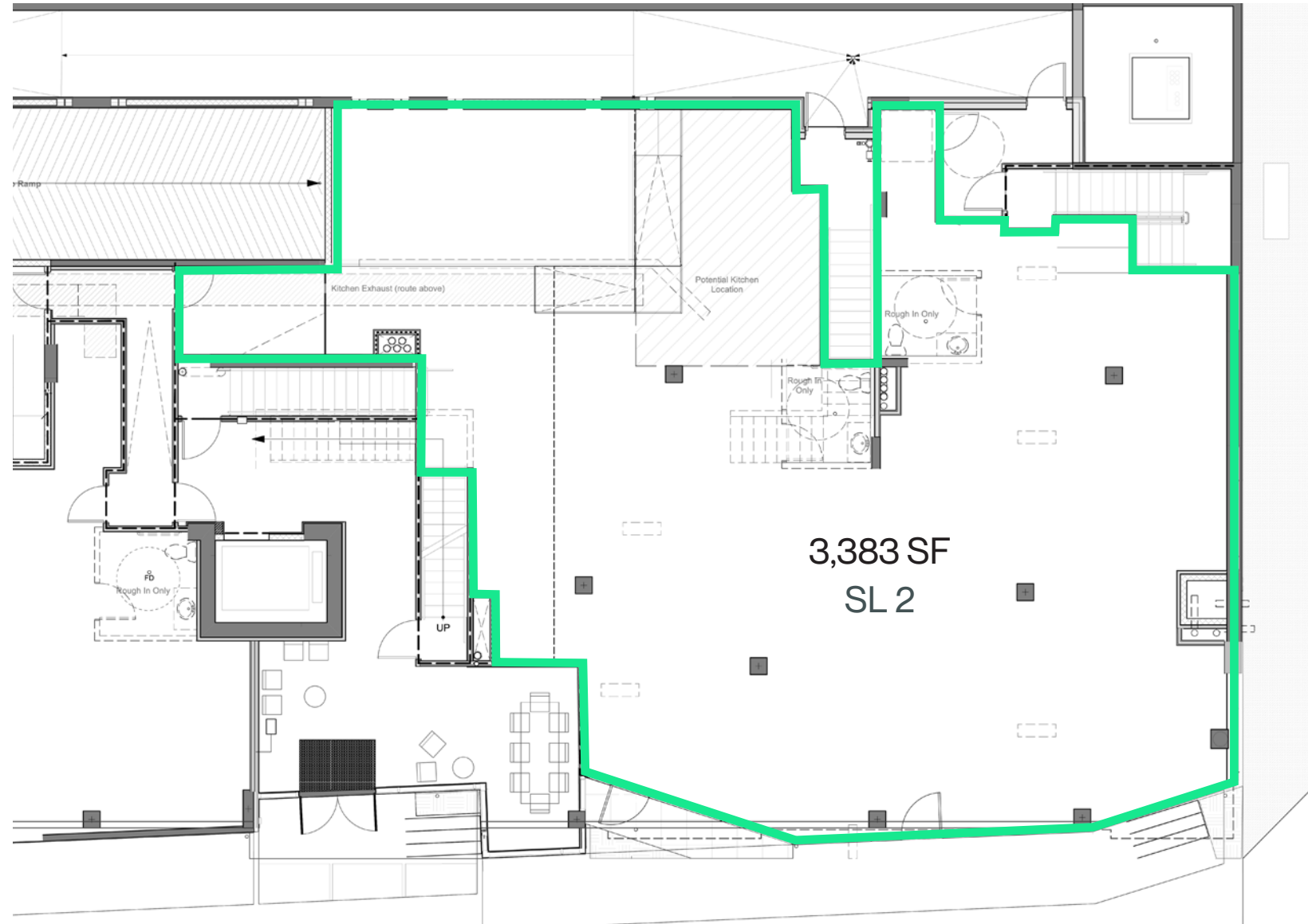
UNIT DETAILS

ADDRESS	2892 Arbutus Street, Vancouver, BC
SL #	2
AREA	3,383 SF*
ZONING	C-2C1 Commercial
STRATA FEES	\$3,056.89 per month
PARKING	2 shared stalls
ADDITIONAL RENT	Contact listing agent
ASKING NET RENT	\$62.00 PSF
ASKING PRICE	\$5,388,000

* Exact size is subject to verification.

FLOOR PLAN

Not to scale. Subject to verification.





LOCATION

Nestled at the southeast edge of Kitsilano, 2892 Arbutus Street offers a rare blend of urban convenience and natural charm. The development sits directly along the Arbutus Greenway, a scenic pedestrian and cycling route that connects residents to nearby parks, beaches, and local amenities. The surrounding neighbourhood is home to a variety of schools, homes, cafes, community spaces, and grocers, creating a vibrant walkable neighbourhood in Vancouver's West Side.

The Subject Property is just 400m from the future Broadway Extension Arbutus station, as well as several transit lines along West Broadway, providing easy access to Downtown Vancouver and surrounding areas of the city.



NEIGHBOURHOOD TENANTS

- | | | | |
|-----------------------|----------------------|----------------------------|-------------------------|
| + Loblaws City Market | + Coquette Brasserie | + Rummage Community Thrift | + Body Energy Club |
| + Dunbar Lumbar | + Plaisir Sucre | + BC Liquor | + Temaki Sushi |
| + Tisol Pet Store | + Subway | + Pallet Coffee Roasters | + IGA |
| + Pete's Meat | + Freshslice | + Korna Pet | + London Drugs |
| + Kal Tire | + Cloverdale Paint | + Fitness World | + Sweet Barrel Creamery |



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