

PROJECT NOW COMPLETE –
COMMERCIAL UNITS AVAILABLE FOR
IMMEDIATE OCCUPANCY

thesis

New Premium Retail and Commercial Strata Units in the heart of Vancouver

Commercial Opportunities marketed by



135-159 West 49th Avenue | Vancouver, BC

Note: Address be subject to change in the future based on city approval



thesis

01
The
Opportunity

Thesis is a unified neighbourhood concept, coming to Vancouver's Oakridge neighbourhood from Alabaster Homes. It consists of 12 ground floor retail units facing West 49th Ave directly across the street from Langara College, and 13 commercial units over two floors with private outdoor patios facing the lane. There are 69 residential units over three levels built above the commercial space, and two levels of underground parking with a portion of P1 being dedicated to commercial stalls.

Thesis is just a 5 minute walk from Langara 49th Ave station, which leads to downtown Vancouver or YVR Airport in less than 15 minutes. Transit stops along West 49th Ave also connect the area to Metrotown and Burnaby to the east and UBC to the west. It's also a short walk from many desirable shops and services including the YMCA, Langara Park, Langara Golf Course, the upcoming Oakridge Park, Time Out Market, and many others.



In the heart of Vancouver, carefully selected retailers, premium amenities and discerning design unite in a beautiful mix.

PROJECT HIGHLIGHTS

- ◆ Strategically located at West 49th Ave between Columbia and Manitoba St
- ◆ Retail and commercial units with the ability to combine for ultimate purchase flexibility
- ◆ Ample underground commercial parking available for purchase
- ◆ Zoning allows for a wide array of retail, service commercial, restaurant and office uses
- ◆ Located across the street from Langara College offering direct access to over 23,000 students plus approximately 5,000 college staff
- ◆ Oakridge is one of Vancouver's fastest growing sub-markets anchored by the redevelopment of Oakridge Park and the upcoming expansion of Langara College
- ◆ The area will bring approximately 32,000 new homes and office space to accommodate approximately 6,000 new jobs



Interior Rendering of Exclusive Commercial Lobby

02

A Unified
Neighbourhood.
Surround yourself with
unmatched amenities
and connectivity.



Langara College



As a commercial owner at Thesis you are in the epicenter of everything – whether it's Main Street, with all of its fabulous independent shops and renowned restaurants, or the reimagined Oakridge Park, perfect for the discerning shopper within us, to education, with Langara College directly across the street, recreation, restaurants and movie theatres – this is about walkable connectivity at its best.

A commuter's paradise, a short walk to the Canada Line Station at West 49th and Cambie takes you downtown or to the airport in less than 15 minutes.



Oakridge Park



Bloedel Conservatory



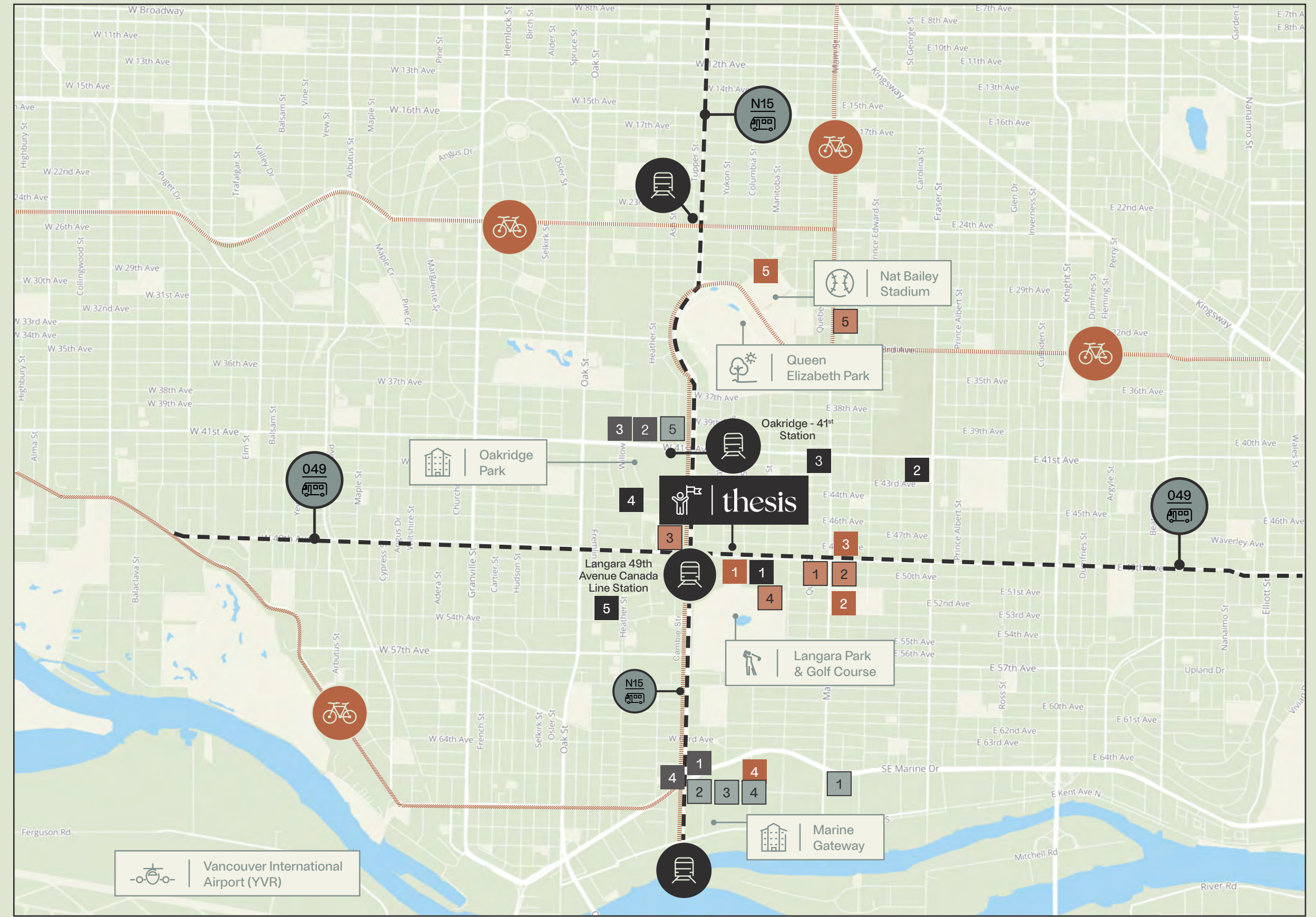
Langara Golf Course



03 Amenity Map

DRIVE TIMES

<p>19 min</p>	<p>Vancouver International Airport (YVR)</p>	<p>21 min</p>	<p>Downtown Vancouver</p>
<p>20 min</p>	<p>Burnaby (Metrotown)</p>		



- RESTAURANTS & CAFÉ**
 - 1 Tim Hortons and Freshii
 - 2 Roots Café
 - 3 Chatime
 - 4 Starbucks, Tim Hortons, Subway and Triple O's on Langara Campus
 - 5 Breka Bakery & Café

- SCHOOLS**
 - 1 Langara College
 - 2 John Oliver Secondary School
 - 3 Sir William Van Horne Elementary School
 - 4 Annie B. Jamieson Elementary School
 - 5 Sir Winston Churchill

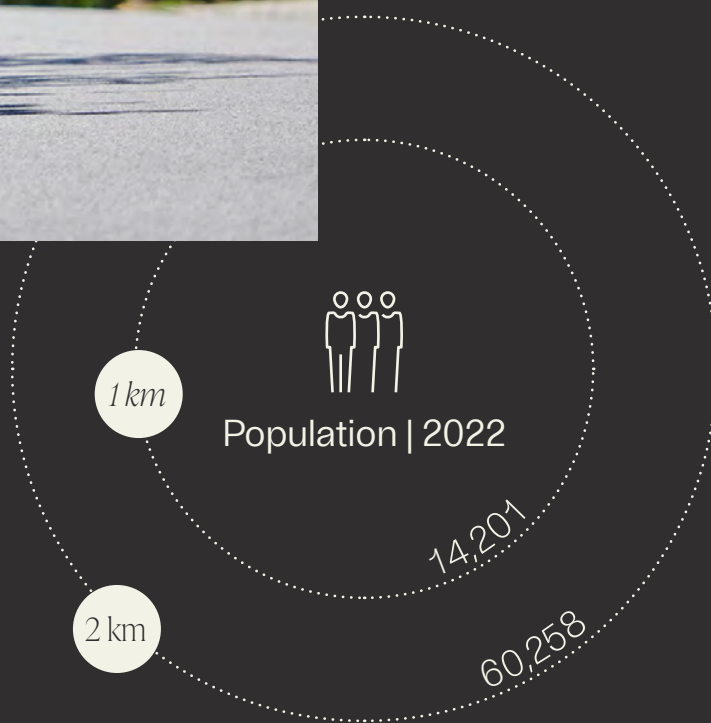
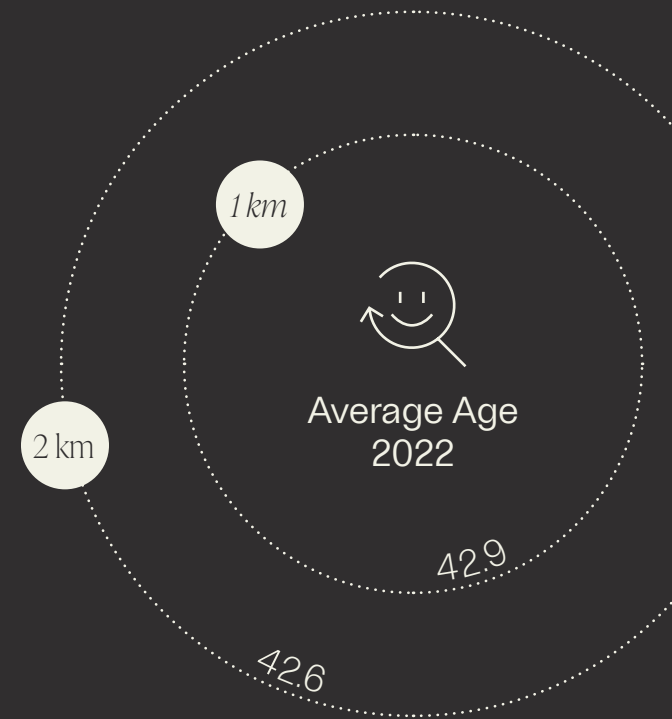
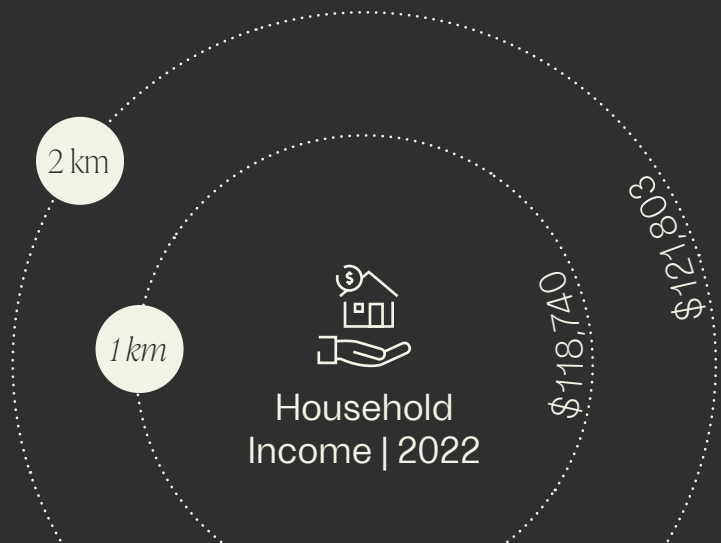
- FITNESS**
 - 1 Langara Family YMCA
 - 2 Sunset Community Centre
 - 3 Oxygen Yoga and Fitness
 - 4 Fitness World (Marine Gateway)
 - 5 Hillcrest Community Centre

- BANKS**
 - 1 Royal Bank
 - 2 TD Bank
 - 3 HSBC Bank
 - 4 Scotiabank

- RETAIL**
 - 1 Real Canadian Superstore
 - 2 T&T supermarket
 - 3 Shoppers Drug Mart
 - 4 Winners
 - 5 BC Signature Liquor Store

- BUS LINES**
 - 049 - Metrotown, Dunbar, UBC Loop
 - N15 - Cambie, Olympic Village Loop

04 Demographics



2032	1 km	2km
Projected Population	20,243	78,279
Projected Household Income	\$161,639	\$164,892
Projected Average Age	43	44



05 Floor Plans

Level 1

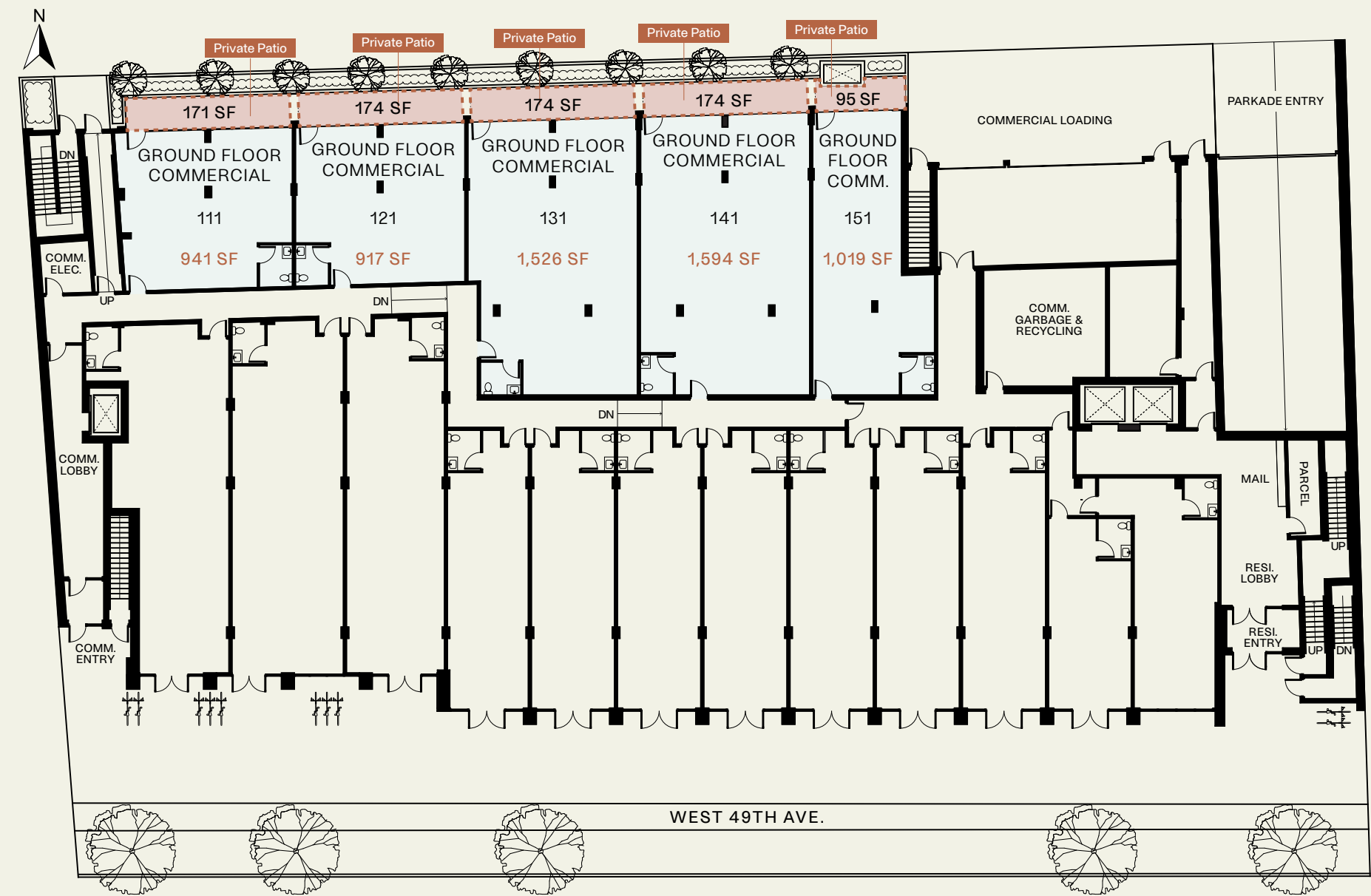


STREET FRONT RETAIL

- ◆ Kitchen exhaust venting available in CRU 11
- ◆ Zoning permits mezzanine construction in CRU's 2, 3, 9, 10, 11
- ◆ Three Class B loading stalls
- ◆ High exposure signage opportunities
- ◆ Unparalleled exposure to pedestrian and vehicular traffic
- ◆ Limited retail/restaurant options to serve the students and staff of Langara College creating a unique opportunity for food service operators

Floor Plans

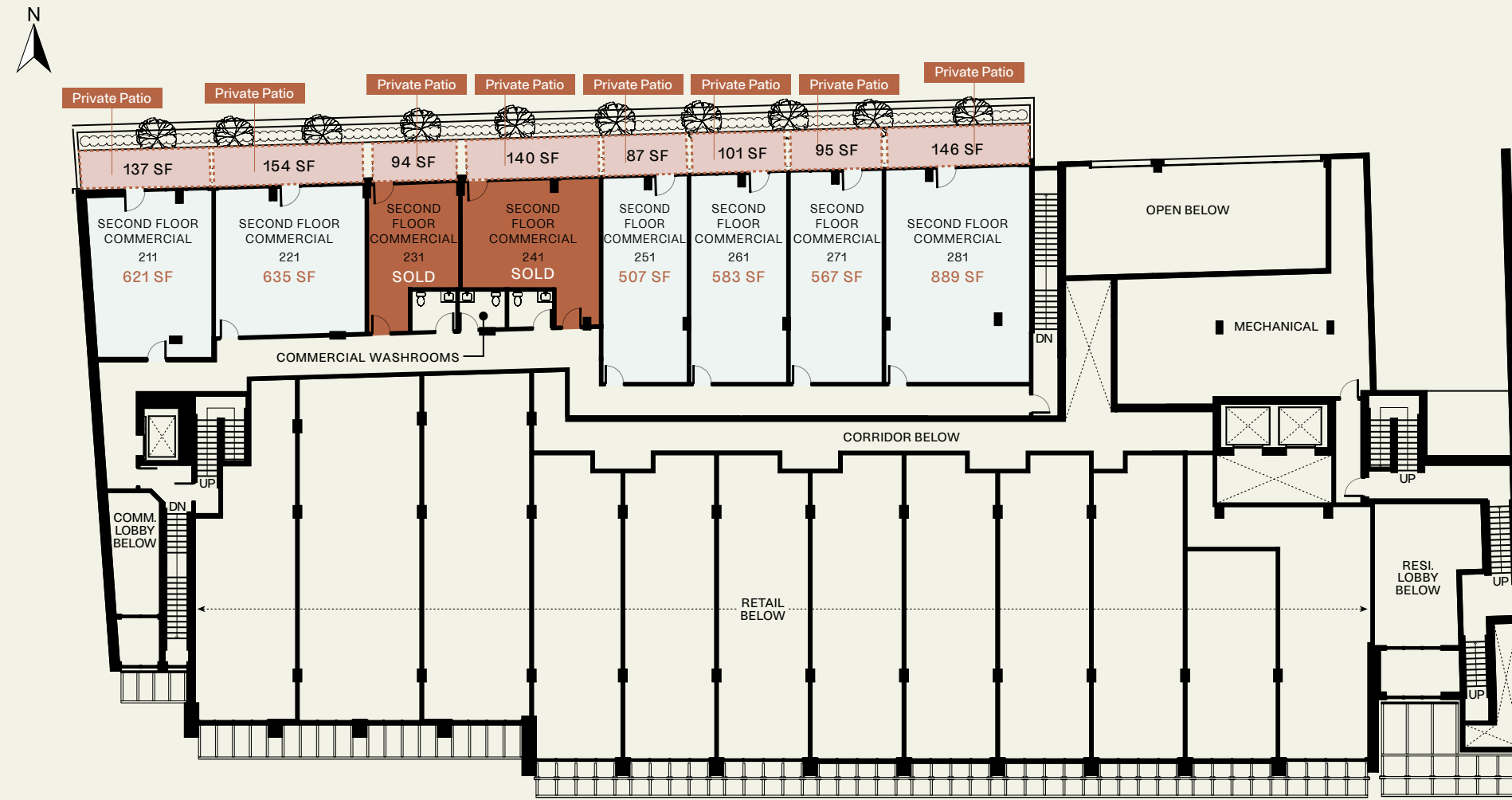
Level 1



GROUND FLOOR COMMERCIAL

- ◆ Exclusive separate entrance fronting W 49th for the ground floor/2nd floor commercial units located at the west end of the building
- ◆ Private green space and patio space dedicated to each unit
- ◆ Signage opportunities on W 49th frontage
- ◆ End of trip facilities – Locker room with change room, bike storage with electrical outlets and water bottle station

Floor Plans



Level 2

SECOND FLOOR COMMERCIAL

- ◆ Exclusive separate entrance fronting W 49th for the ground floor/2nd floor commercial units located at the west end of the building
- ◆ Private patio space dedicated to each unit
- ◆ Three common washrooms for Purchaser use on 2nd Floor
- ◆ End of trip facilities – Locker room with change room, bike storage with electrical outlets and water bottle station
- ◆ Unique “micro” units offering flexible sizes from 507 SF and up

06 The Team

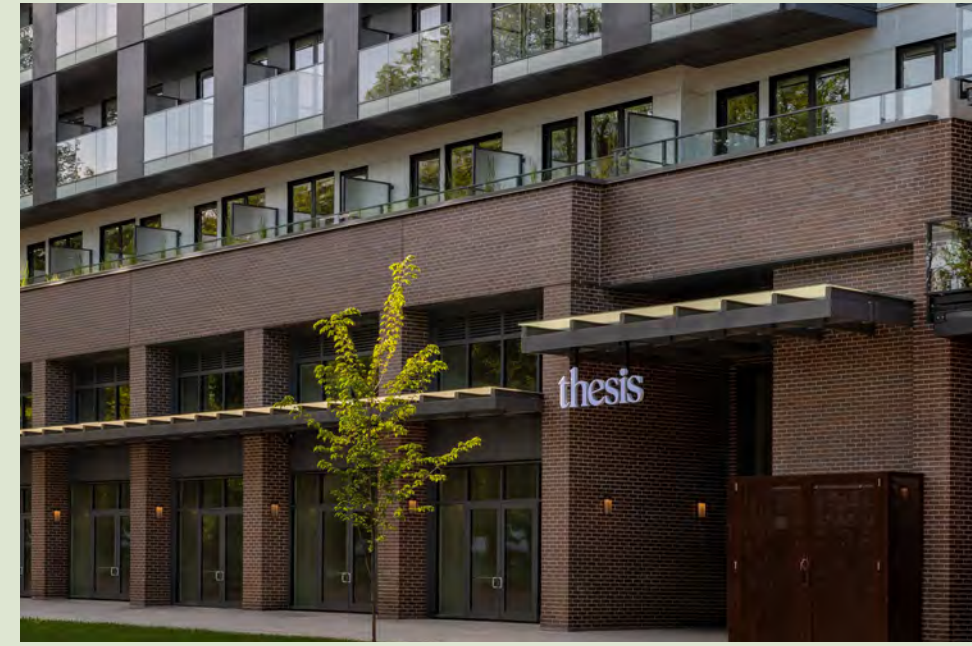
 ALABASTER

 SITINGS

A premier Vancouver builder, Alabaster Homes draws inspiration from meaningful design that spans centuries and nations, from surrounding communities, and from the balance and harmony found in nature.

Whether project leasing, strata pre-sales, or representing tenants, Sitings Realty work in partnership with all of our clients throughout the complete process. We provide in-depth knowledge, strong industry relationships, honesty, professional support and a track record for success to every project we undertake.

Why owning at thesis is a smart business decision.



EXERCISE CONTROL

Avoid annual rent escalations and have a say in your operating expenses and management fees.



BUILD EQUITY

As you pay down your principal, your equity grows.

ENJOY CERTAINTY

Fixed interest rates mean you can lock in monthly payments.



REALIZED ADVANTAGES

Capital investments bring long-term value while operating expenses and mortgage interest can be written off.

CONTROL YOUR FUTURE

Property ownership means you have a long-term asset that can be leased or sold.

thesis



David Knight

Partner

Personal Real Estate Corporation

604 416 5581

david@sitings.ca

SITINGS.CA



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