

**2608 TOLMIE STREET
VANCOUVER, BC**



RETAIL PRE-LEASING OPPORTUNITIES FROM 807 SF TO 4,323 SF

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PROJECT SUMMARY

2608 Tolmie Street is located in West Point Grey, one of Vancouver's most affluent and coveted neighbourhoods. The project provides excellent connectivity to the surrounding areas in Vancouver and the University of British Columbia. The project is slated to offer 55 rental homes and approximately 4,323 SF of ground floor retail, designed to create a vibrant neighbourhood hub.

Highlights include:

- ✦ Within close proximity to the UBC Campus (approx. 60,000 students) which is underserved from a retail perspective
- ✦ Exceptional exposure with approximately 14,786 vehicles per day passing nearby at West 10th Avenue and Tolmie Street
- ✦ Located in a strong trade area with high household income (\$204,367 average within a 3 minute drive time)
- ✦ Ample street front parking available along W 10th Avenue and Tolmie Street



DETAILS

⌘ Address: 2608 Tolmie Street, Vancouver, BC

⌘ Estimated Completion: November 2027

⌘ Retail:

CRU 1:	1,486 SF
CRU 2:	857 SF
CRU 3:	807 SF
CRU 4:	1,173 SF
<u>Total:</u>	<u>4,323 SF</u>

⌘ Base Rent: Contact Listing Agent

⌘ Additional Rent: \$18.00 PSF (2026 est.)

⌘ Ceiling Height (approx.): 14'6" up to 15'11"

⌘ Zone Name: **C-2** which permits a wide array of commercial uses.

⌘ Commercial Parking: 3 rear surface stalls

⌘ Loading: 1 Class B with rear access to each CRU

AREA TENANTS



DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2025 Population	14,174	47,276	158,529
2030 Populations Projections	16,671	50,877	168,344
2025 Average HH Income	\$204,367	\$166,956	\$172,884
2025 Daytime Population	12,753	43,681	162,246

CONTACT

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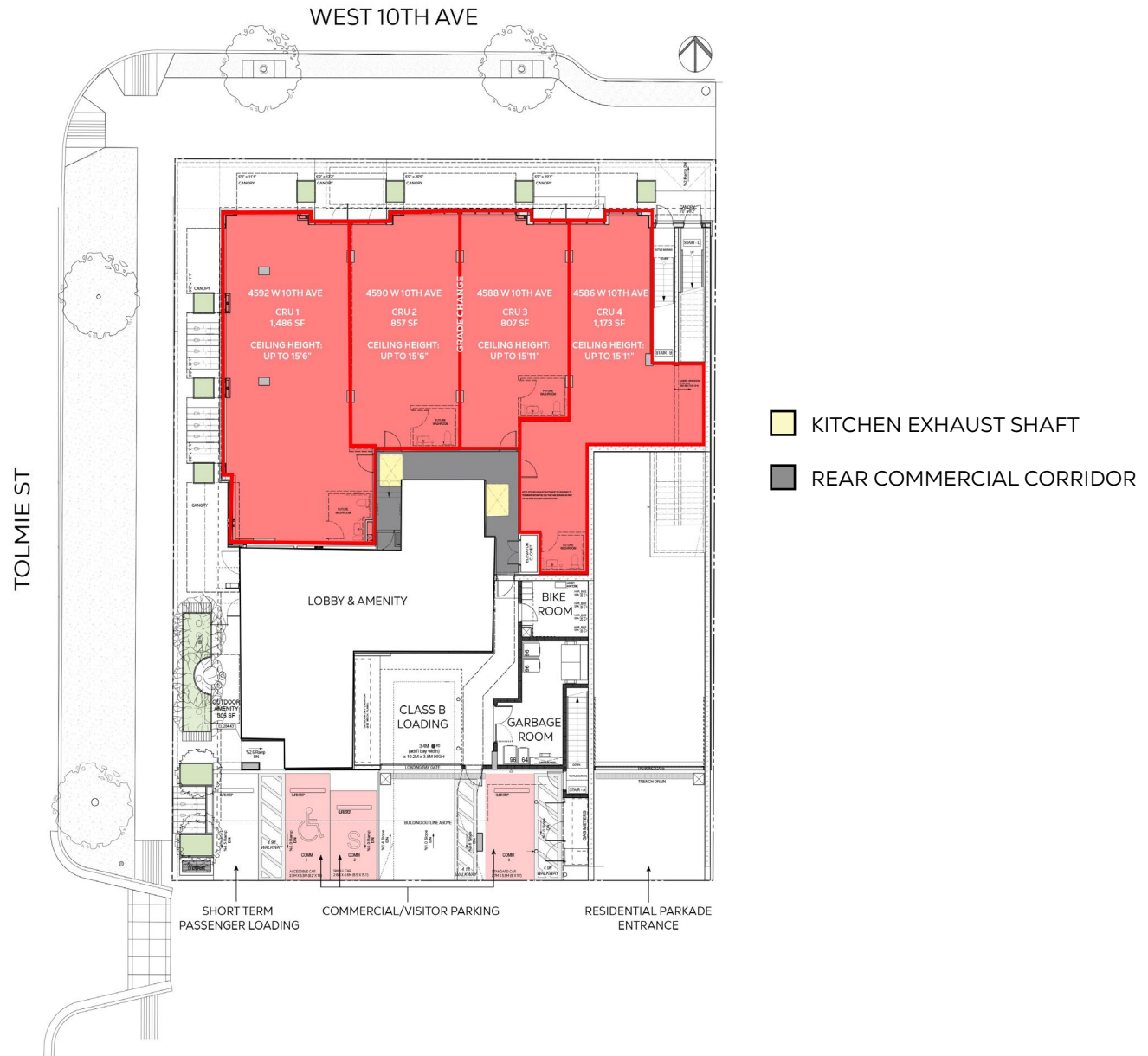
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FLOOR PLAN



POINT GREY VILLAGE

2608 Tolmie Street is located in Vancouver's desirable Point Grey Village, within close proximity to the University of British Columbia, Kitsilano and Dunbar-Southlands. This central location offers convenient access to major arterial routes, public transit, and cycling infrastructure, offering strong visibility and ease of access for both local residents and commuters.

The surrounding area is characterized by an affluent residential base, a high concentration of professionals, families, and students, and consistent daytime population driven by nearby academic, medical, and institutional uses. The location is minutes from UBC's campus, Pacific Spirit Regional Park, and established retail nodes along West 4th Avenue and Broadway, creating a complementary mix of lifestyle, service, and destination retail.

