

FOR SALE/LEASE

E. 2ND AVE & MAIN STREET, VANCOUVER, B.C.

MOUNT PLEASANT'S PREMIER RETAIL OWNERSHIP OPPORTUNITY

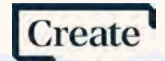
AVAILABLE SIZES: 911 SF - 2,642 SF

ONE VACANT UNIT, AVAILABLE FOR SALE/LEASE

TWO TENANTED UNITS, AVAILABLE FOR SALE

Second + Main

Developed by:



Northchild



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Marcus & Millichap

FOR SALE

SECOND + MAIN, VANCOUVER, B.C.

OPPORTUNITY

On behalf of the development team of Second + Main, we are pleased to bring to market Mount Pleasant's premier retail ownership opportunity. The project at Second + Main consists of 263 residential units, artist studios, and 10,613 SF of high-exposure retail space. With multiple corner retail exposure opportunities, Second + Main serves as a prominent anchor to both the Mount Pleasant and Olympic Village neighbourhoods.

HIGHLIGHTS



The premier property in one of the most sought-after areas of the City, surrounded by unique retail, breweries/restaurants, tech/creative offices, residential growth, and major rapid transit expansion



A number of retail sizes available and uses permitted to suit a wide range of requirements



One of the strongest retail branding/exposure opportunities in the City



Three unique corner exposure opportunities available



Well-connected to vehicle access, cycling routes, and public transit access



Incredible patio opportunities throughout the site



SALIENT DETAILS

Units Sizes:	911 SF - 2,642 SF
Zoning:	CD-1 (684) – A wide range of retail and service uses are permitted.
Parking:	25 underground stalls 1 stall/unit included*
Construction:	Concrete & glazing
Traffic Counts:	Main Street: 43,855 vehicles per day 2nd Avenue: 37,693 vehicles per day

**additional stalls may be available for \$50,000/each, subject to use and availability*

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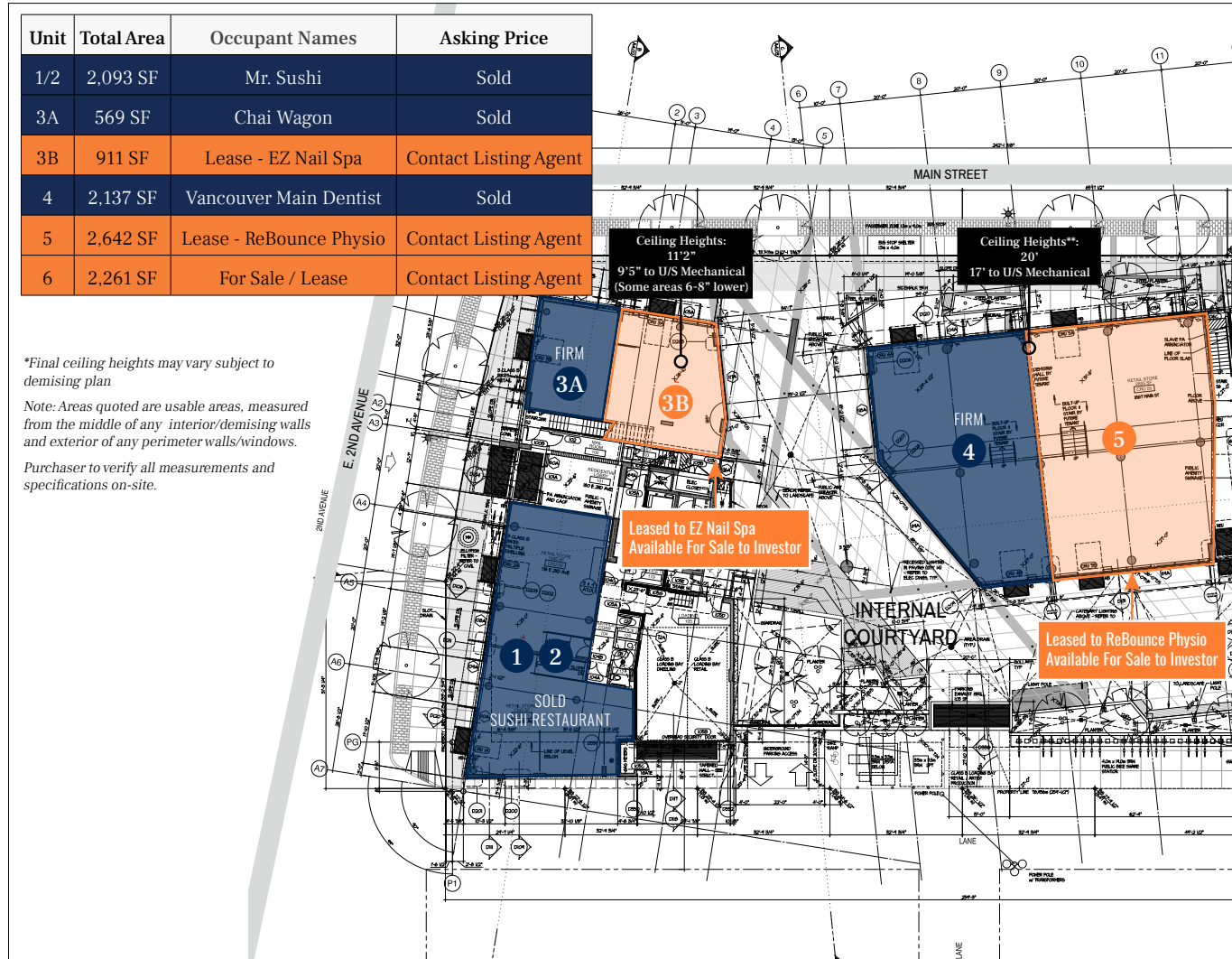


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Second
+ Main

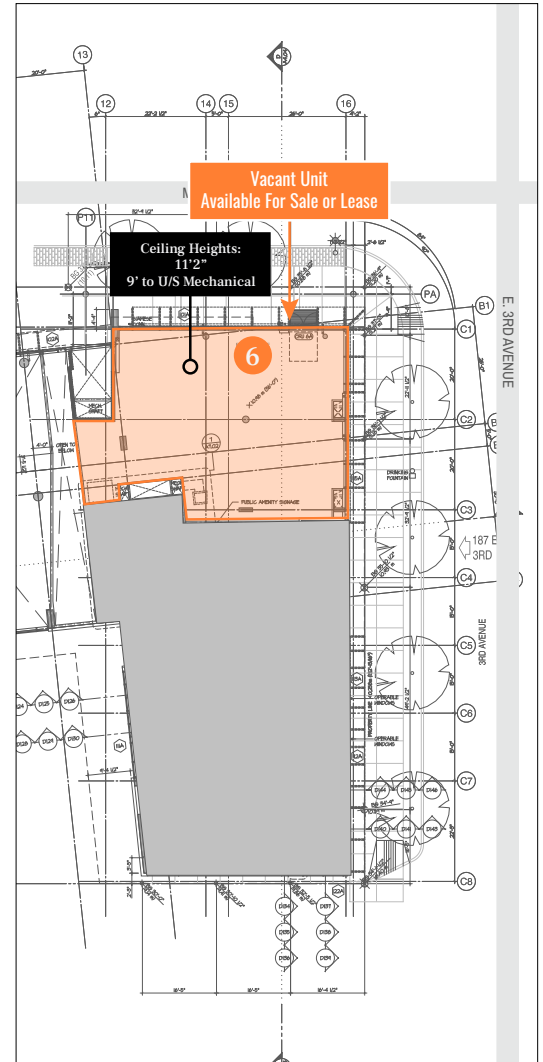
FLOOR PLAN - RETAIL AT GRADE



*Final ceiling heights may vary subject to demising plan

Note: Areas quoted are usable areas, measured from the middle of any interior/demising walls and exterior of any perimeter walls/windows.

Purchaser to verify all measurements and specifications on-site.

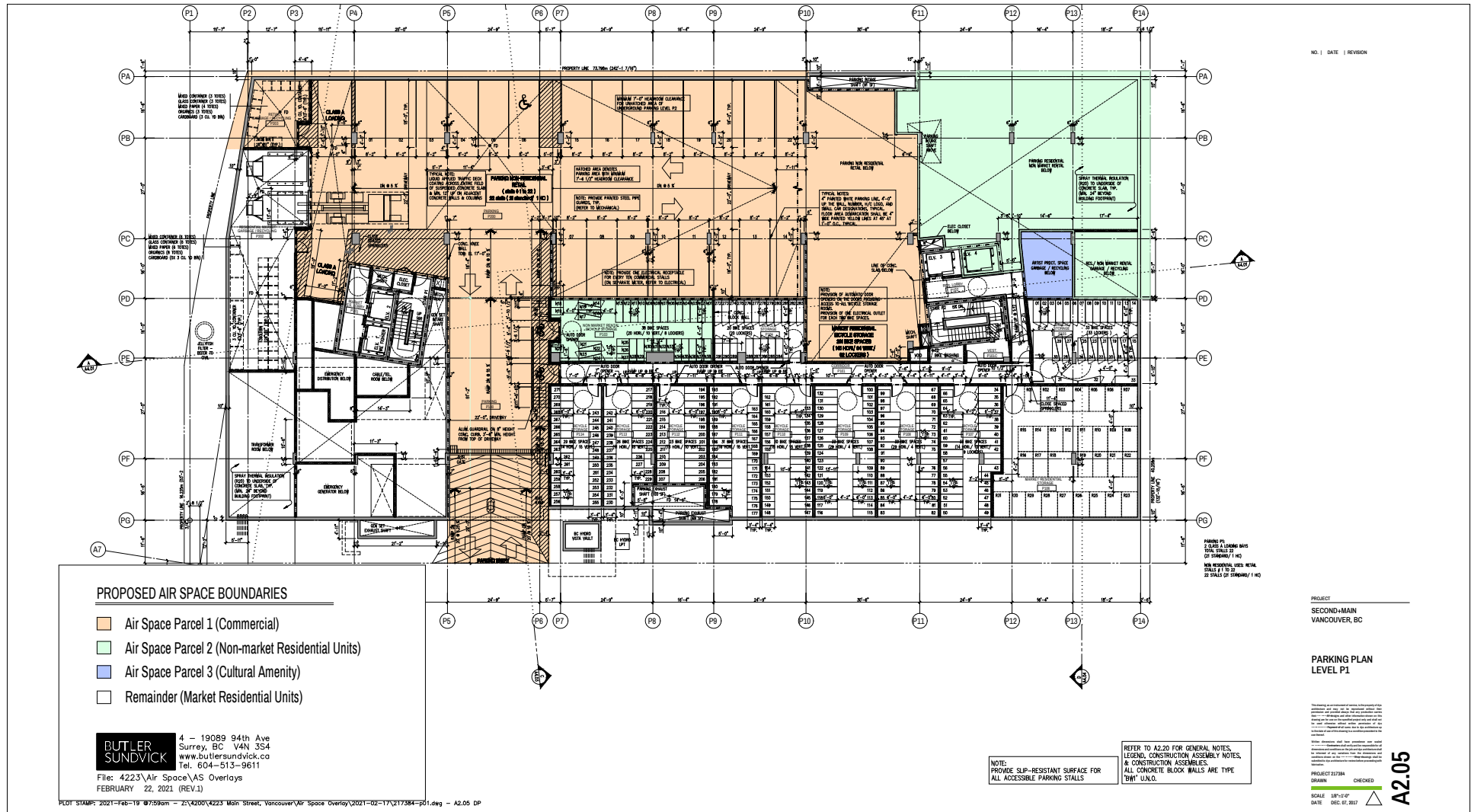


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Second + Main

PARKING PLAN - LEVEL P1

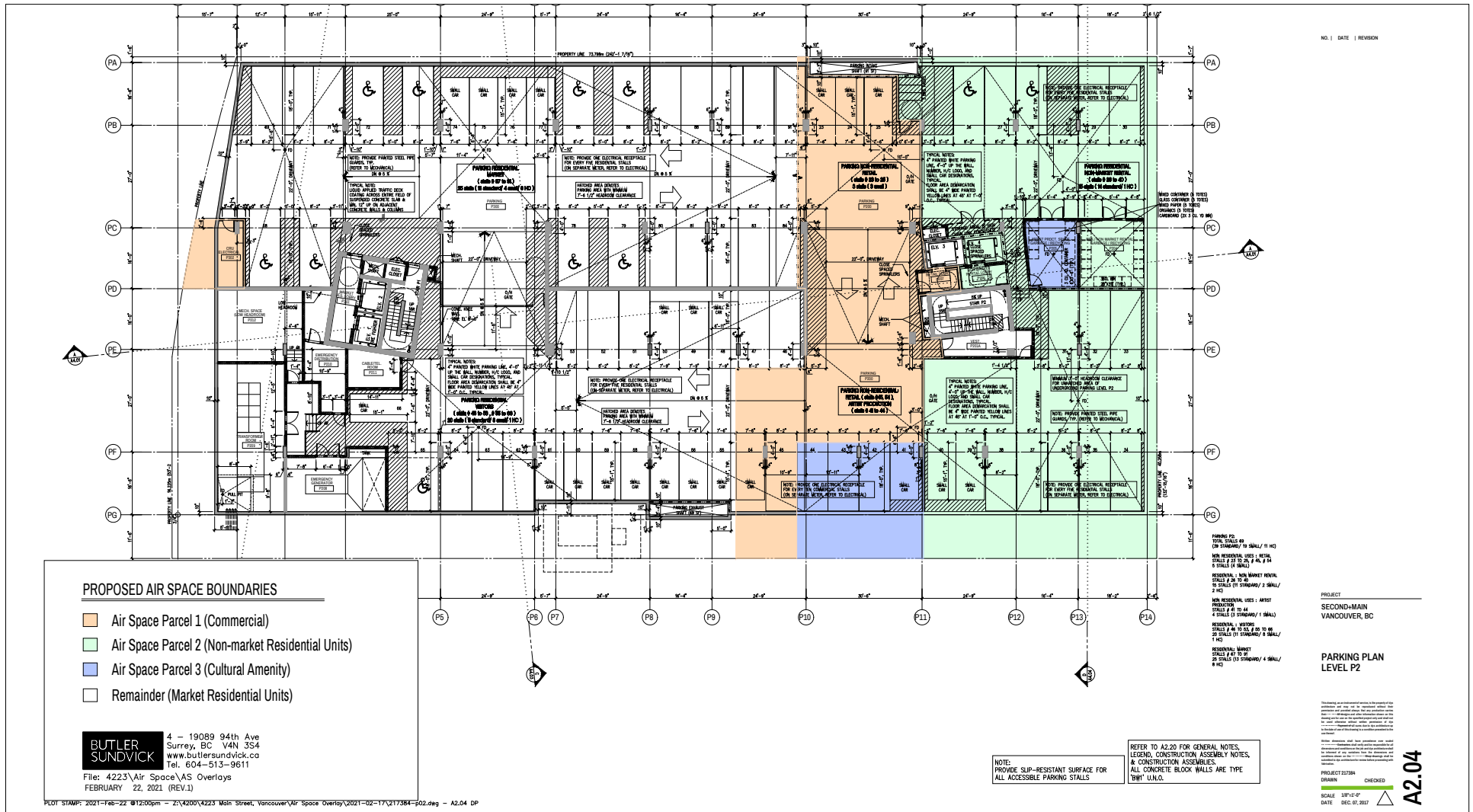


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PARKING PLAN - LEVEL P2



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LOCATION OVERVIEW



Situated at the hub of Vancouver's tech, arts, and creative communities



Close to all three major rapid transit lines, and connects to Vancouver's world-class cycling infrastructure



Surrounded by Vancouver's newest and most popular food, beverage, and amenity offerings



In the heart of the City of Vancouver's Innovation Hub, a master plan of ~2,500,000 SF of new mixed-use residential, community and commercial properties



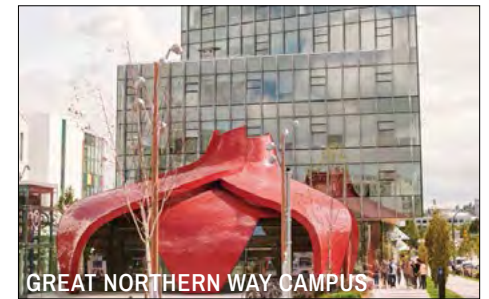
Nearby the home of the future \$1.9B St. Paul's Health campus; 10,300 estimated jobs



Second + Main



SEAWALL



GREAT NORTHERN WAY CAMPUS



OLYMPIC VILLAGE



SCIENCE WORLD

FOR SALE

SECOND + MAIN, VANCOUVER, B.C.

2025 Demographics	5 Min Drive Time	10 Min Drive Time	15 Min Drive Time
Avg. Household Income	\$101,277	\$113,089	\$111,521
Total Population	73,884	309,944	609,087
Daytime Population	88,618	444,174	703,737
Total Households	37,791	145,582	271,254
Population Growth (2022-2027)	7.7%	9.3%	8.9%

WALK SCORE
 WALKER'S PARADISE
97*

TRANSIT SCORE
 EXCELLENT TRANSIT
97*

BIKE SCORE
 CYCLIST'S PARADISE
100*



1. Subject Property

- 2. MEC Flagship Store
- 3. Brewhall
- 4. Tality & Nuba
- 5. Earnest Ice Cream
- 6. Faculty Brewing Co.

7. Electric Bicycle Brewing

- 8. Purebread
- 9. Juice Truck
- 10. Cartems Donuts, Brassneck Brewing
- 11. Como Taperia
- 12. Main Street Brewing

13. Science World

- 14. B.C. Place
- 15. Rogers Arena
- 16. Emily Carr University, South Flatz, Lululemon Headquarters
- 17. Future St. Paul's Hospital

18. Zarak

- 19. 1850 Main Street -171 units Rezoning
- 20. Archetype - 200 units
- 21. Tesoro - 91 units
- 22. 5 West 2nd Avenue - 122 units Rezoning
- 23. Avenue One - 247 units

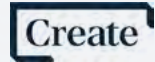
24. 315 E. 2nd - 99 units

- 25. 338 E. 2nd - 95 units
- 26. 338 E. 1st - 118,000 SF

Numerous additional projects (still pending rezoning/building permit application) are planned for the neighbourhood.

Second + Main

Developed by:



Northchild

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