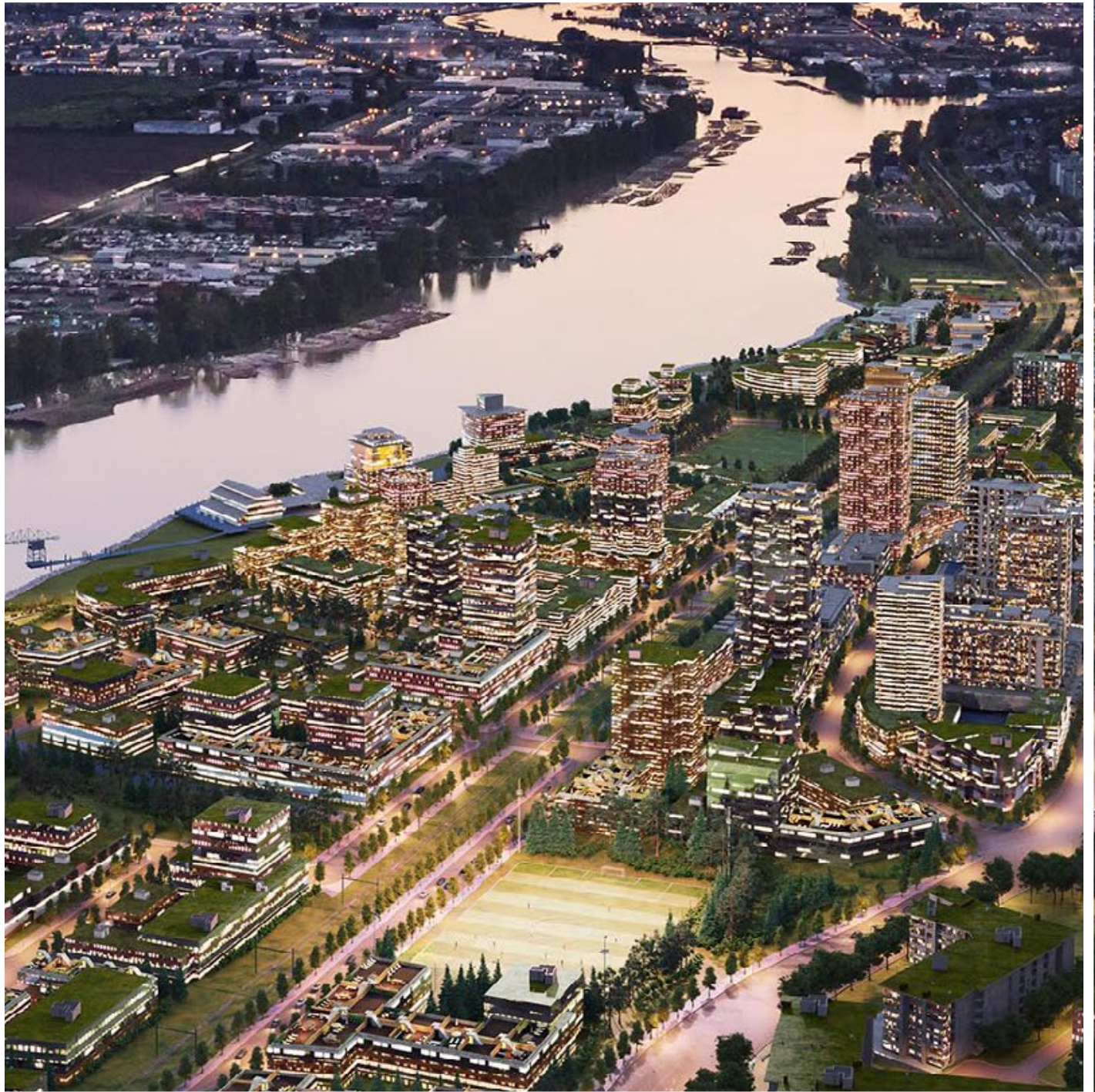




RIVER DISTRICT

VANCOUVER

A master-planned
community by
wesgroup



Join: **save on foods**



bufala



LUCKY TACO



TD Canada Trust

Scotiabank

everything
WINE



boketto

PROJECT OVERVIEW

On the banks of the Fraser River, the River District is a rare and unique neighbourhood that consists of 124-acres located in the area formerly known as East Fraserlands in South Vancouver.

River District is Vancouver's last waterfront neighbourhood, the result of an in-depth engagement and planning process that brought together the local neighbourhood with experts in urban design, architecture, landscaping and environmental sustainability to plan a neighbourhood like no other. River District is a cohesive, vibrant neighbourhood with all the necessary amenities, from waterfront access, to a public plaza, shopping, restaurants, community centre, school, and modern residences.

UPON FULL BUILD-OUT, RIVER DISTRICT WILL HAVE 10,432 HOMES WITH A POPULATION OF APPROXIMATELY 18,000 RESIDENTS.



HIGHLIGHTS

- Over 1,900 homes completed
- Town Square completed
- 18,000 residents
- 10,432 households
- 7.2 million sq.ft.
- 2 schools
- Daycare centres
- Community centre
- 25 acres of green space
- 1.5 kilometres of riverfront access



LOCATION



23 minutes to
Downtown
Vancouver



07 minutes to
Metrotown
in Burnaby

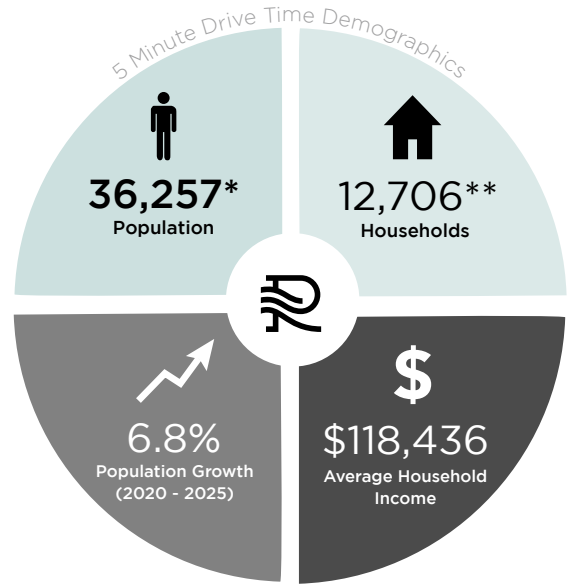


15 minutes to
Vancouver
Int'l Airport



Exposure to
Marine Way with
Traffic Counts of

67,196 Vehicles
Per Day



DISTANCE FROM REGIONAL COMPETITORS MAKES RIVER DISTRICT AN OPPORTUNE DESTINATION, WITH A PRIMARY TRADE AREA OF APPROXIMATELY 42,176 RESIDENTS, AND A DAYTIME POPULATION OF 31,489 PEOPLE.



* An est. additional 18,000 residents upon project completion.
** An est. additional 10,432 households upon project completion.

RESIDENTIAL BUILDOUT



TOWN CENTRE SALIENT FACTS

- Town Centre 1: Completed & Tenants Open
- Town Centre 2: Completed & Tenants Open
- Town Centre 3: Completed & Tenants Open
- Town Centre 4: Available, Completed & Tenants Open



TOWN CENTRE
SITE PLAN



DETAILS

FULLY LEASED

- Tenants include Shoppers Drug Mart, Bosley's, Bufala, Lucky Taco, Orange Theory Fitness, Spice Beauty Bar and Boketto
- 114 retail parking stalls
- 258 residential units
- EV parking stalls available





DETAILS

RETAIL OPPORTUNITIES AVAILABLE

CRU 1: 1,346 SF (Restaurant Venting Available)

CRU 2: 1,214 SF (Restaurant Venting Available)

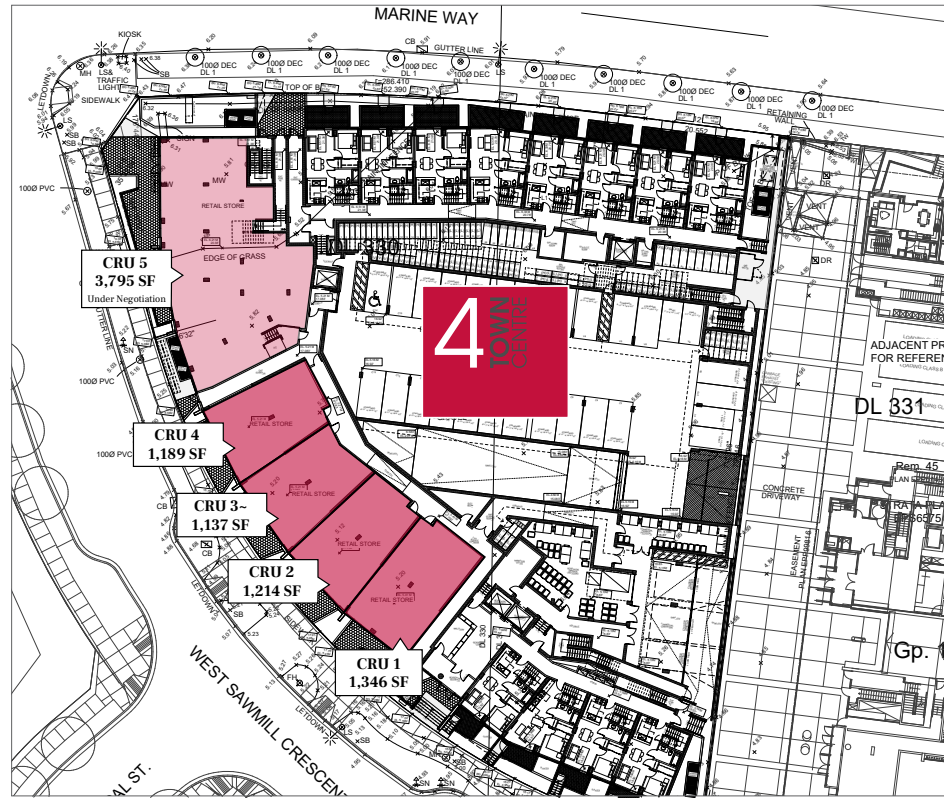
CRU 3: 1,137 SF

CRU 4: 1,189 SF

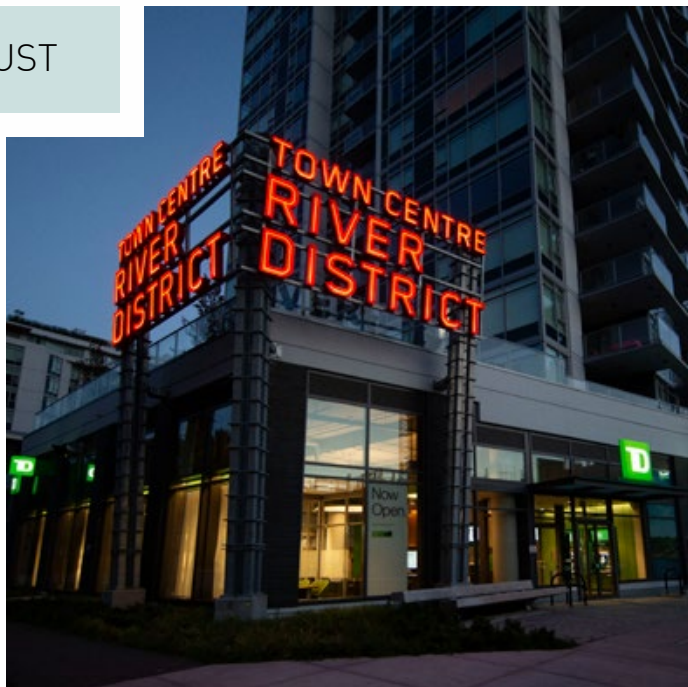
CRU 5: 3,795 SF (Under Negotiation)

Total: 8,681 SF

EST. COMPLETION DATE: Q1 2025



HISTORY AND EXPERIENCE YOU CAN TRUST



THE DEVELOPER

Wesgroup Properties is a Vancouver-based, family-owned real estate company that specializes in the development of sustainable, mixed-use spaces. In business for more than 60 years, Wesgroup provides complete, end-to-end real estate services, acquiring, developing and managing commercial and residential properties.

Wesgroup is one of Western Canada's largest private real estate companies, with over 7,000 residential units completed and over 60 commercial buildings, totaling over 3.9 million square feet under management.

CIVIC DISTRICT, SURREY



BREWERY DISTRICT, NEW WESTMINSTER





Developed by:

wesgroup

Marcus & Millichap

Marcus & Millichap

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