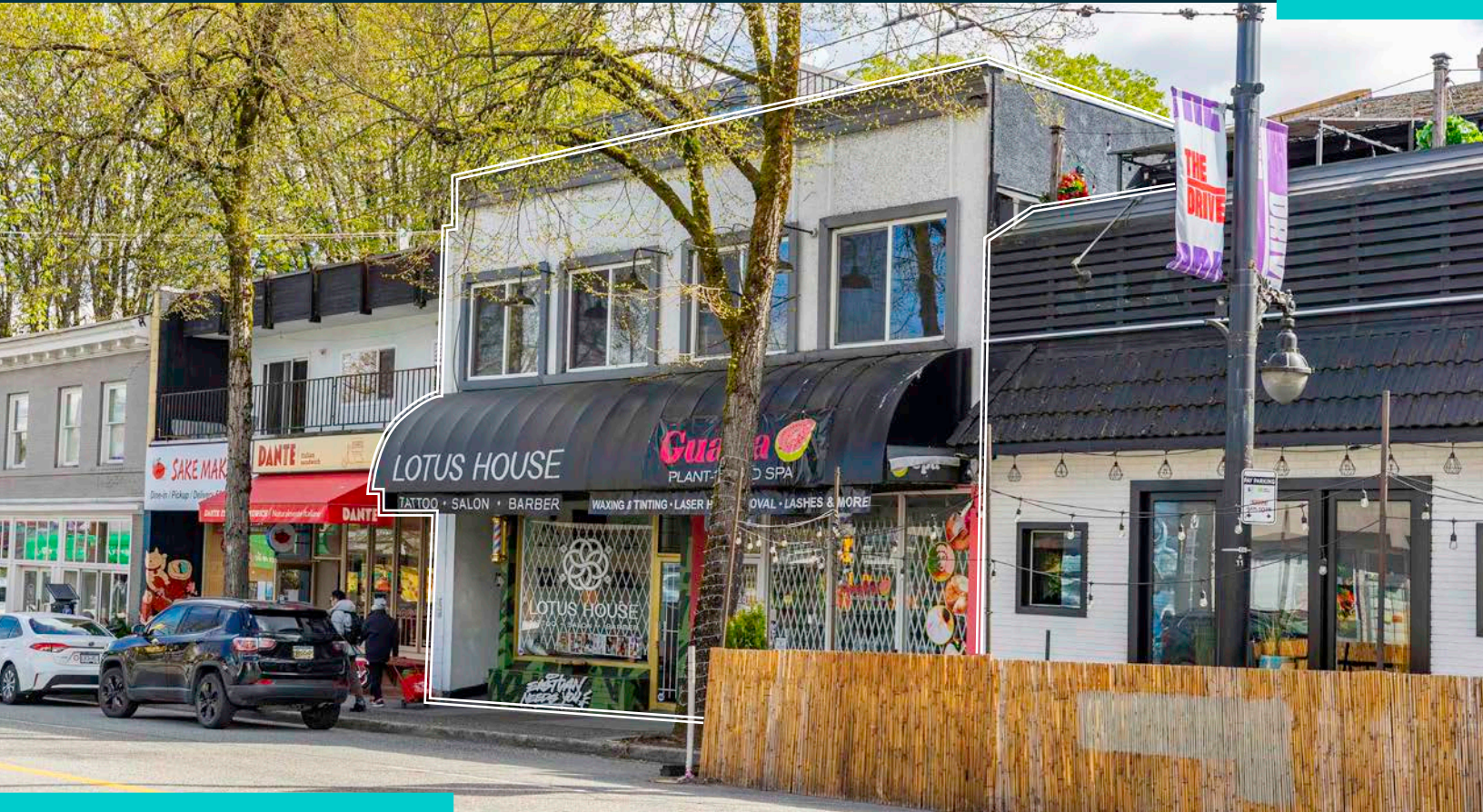


# FOR SALE

Fully Leased Investment Opportunity  
in the Heart of Commercial Drive

**LA** LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

**CBRE**



## 1122 COMMERCIAL DRIVE

Vancouver, BC

**ADRIAN BERUSCHI**

PERSONAL REAL ESTATE CORPORATION

CBRE Limited

Senior Vice President, Retail

604 662 5138

adrian.beruschi@cbre.com

**ARASH REZAI**

PERSONAL REAL ESTATE CORPORATION

Lee & Associates

Principal

604 630 3406

arash.rezai@lee-associates.com

# THE LOCATION

The Subject Property is ideally located on Commercial Drive between Napier Street and William Street along the most vibrant commercial strip of Commercial Drive. The available Property is surrounded by various authentic merchants, cool restaurants, and charming specialty boutiques that make up the area known as “The Drive”. This sought-after neighbourhood offers a diverse selection of eateries, local cafes, pubs, quaint shops and services, as well as is surrounded by a dense residential area.

Situated less than a 1-minute walk from Grandview Park and a short bus or drive to the major Commercial-Broadway Station, the Property sees consistent daytime, nighttime, and weekend traffic. The area is well-served by multiple transit lines and is conveniently located in proximity to Downtown Vancouver and Highway-1.



## INVESTMENT HIGHLIGHTS



Exceptional central location with prime frontage onto Commercial Drive



High traffic counts with exposure to +14,800 vehicles per day



Strong commercial retail node with high volumes of foot traffic



Home to Little Italy - an iconic pocket of Metro Vancouver



Notable parking with ample surface parking at the rear of the building



Leased to 2 commercial and 4 residential tenants providing stable income

# SALIENT DETAILS

<b>Civic Address</b>	1122 Commercial Drive, Vancouver, BC V5L 3X2	
<b>PID</b>	008-172-846	
<b>Retail Area<sup>1</sup></b>	1124 Commercial Drive	1,455 SF
	1126 Commercial Drive	750 SF
	<b>Total</b>	<b>2,205 SF</b>
<b>Site Area</b>	3,696 SF	
<b>Tenancy</b>	Lotus House Tattoo & Salon Guava Vegan Wellness 4 Residential Tenants <i>(2x studio units + 2x 1 bedroom units)</i>	
<b>Parking</b>	Surface parking at the rear of building	
<b>Zoning</b>	C-2C1 Commercial	
<b>Gross Taxes</b>	\$32,954.70	
<b>NOI<sup>2</sup></b>	Contact Agents	
<b>Asking Price</b>	<b>\$3,750,000</b>	

<sup>1</sup> Unit of measurement provided by seller. Subject to verification.  
<sup>2</sup> Signed CA required for income summary & dataroom access.

# THE OPPORTUNITY

Presenting a unique opportunity to acquire a fully tenanted retail investment property at 1122 Commercial Drive.

The opportunity comprises two retail units totaling 2,205 SF on a 3,696 SF site. The units are occupied by Lotus House Tattoo & Salon and Guava Vegan Wellness. The building also contains 4 residential units on the second level.

For further information on Net Operating Income (NOI) and lease details, please contact agents.

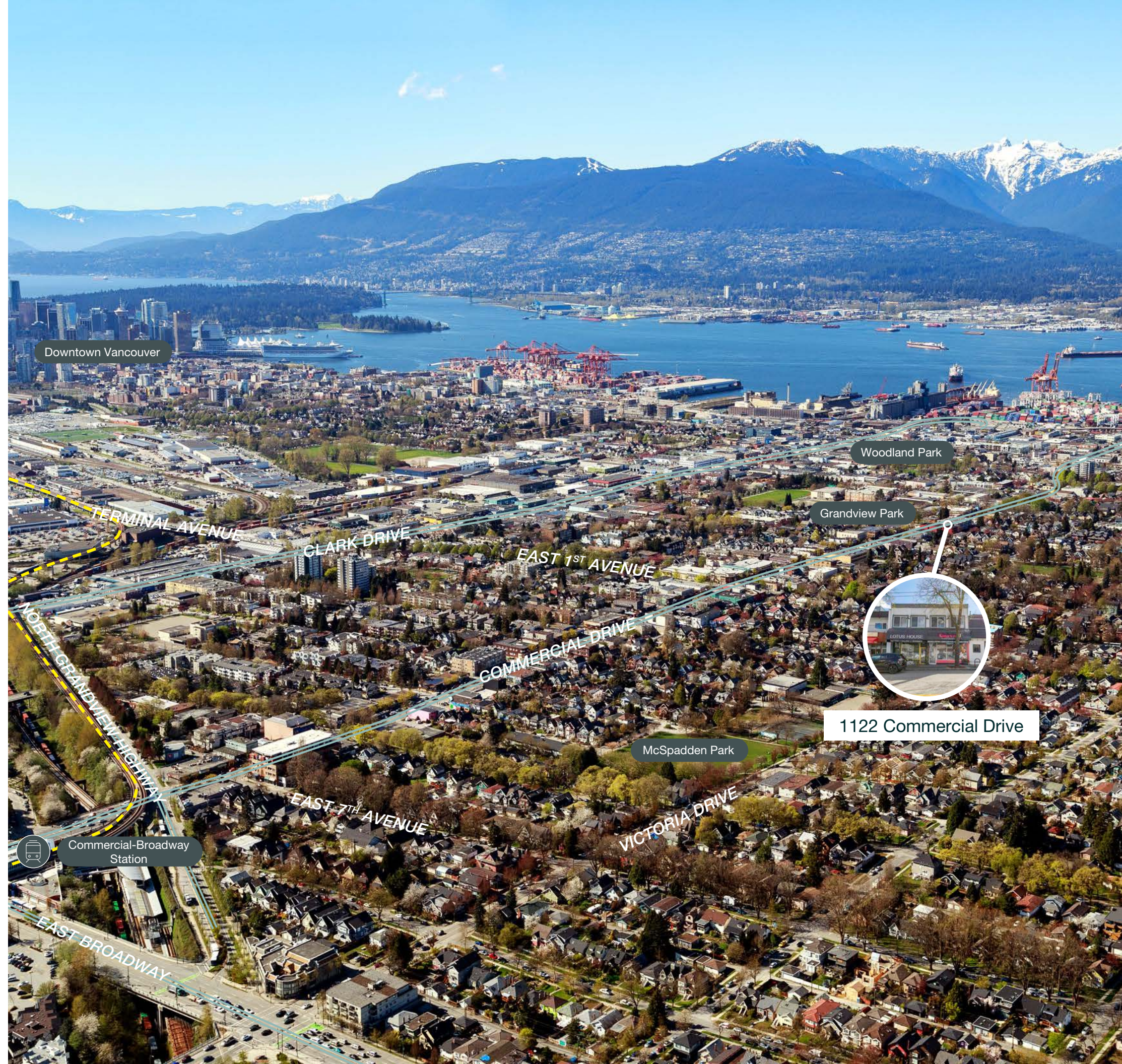


## NEIGHBOURHOOD RETAILERS

- + LIVIA Forno e Vino
- + Don't Argue Pizza
- + Santa Barbara Market
- + The Charlatan
- + The Flamingo Room
- + Havana Vancouver
- + Sing Sing
- + Sula Indian Restaurant
- + The Lunch Lady
- + Choices Market
- + Sopra Sotta Pizzeria
- + BC Liquor
- + Bar Corso
- + Loula's
- + La Mezcaleria
- + Pax Romana
- + The Bench Bakehouse
- + Liberty Wine Merchants
- + La Grotta Del Formaggio
- + Cafe Calabria
- + Mintage
- + Persia Foods
- + Velveteen Vintage
- + Kin Kao
- + Pepino's
- + Caffè La Tana

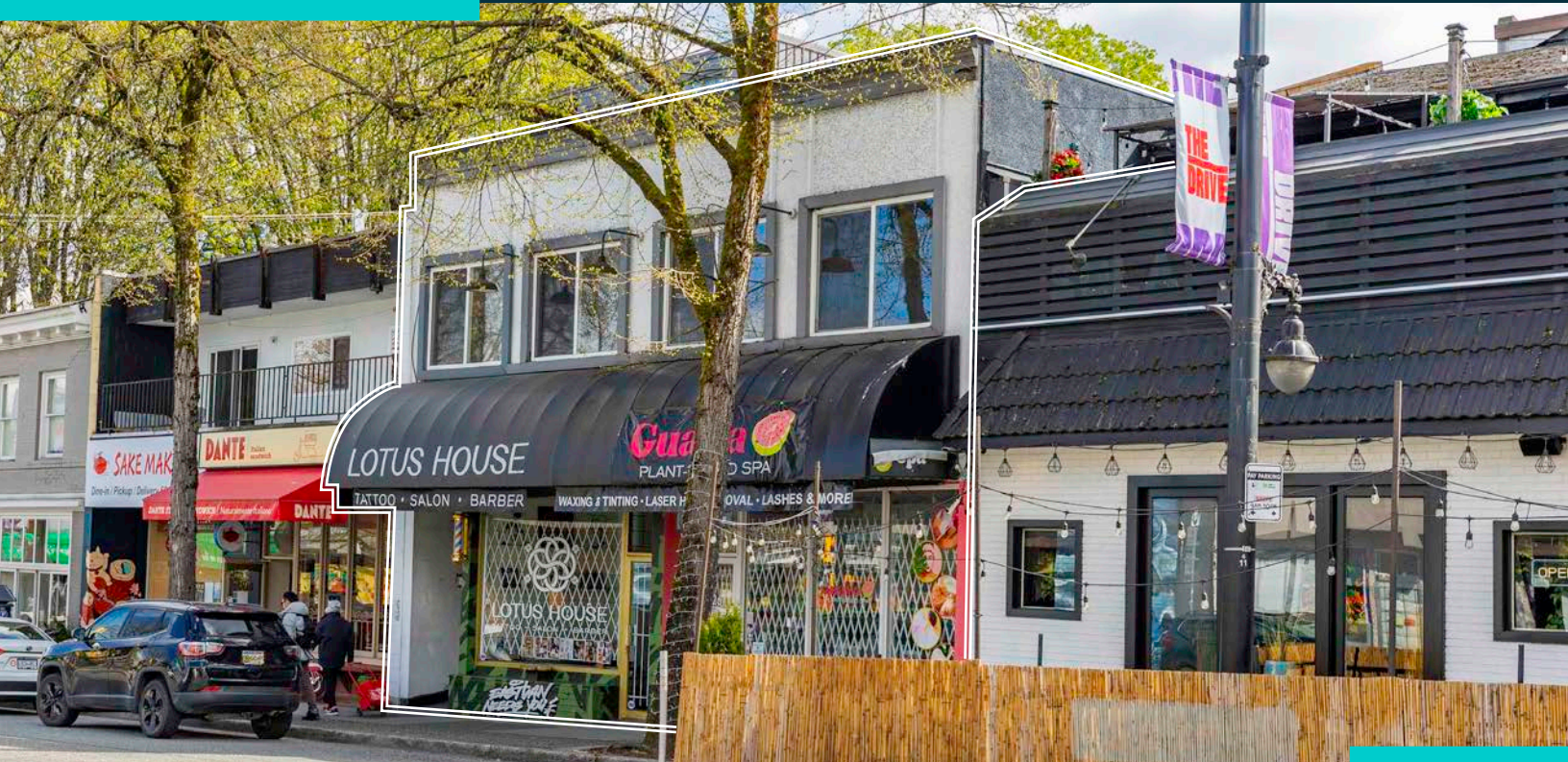
## PARKS & SCHOOLS

- + Grandview Park
- + Woodland Park
- + McSpadden Park
- + Britannia Elementary & Secondary School
- + Queen Victoria Annex
- + St. Francis of Assisi School



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## CONTACT

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CBRE Limited | Suite 2500 - 1021 West Hastings Street, Vancouver, BC V6E 0C3

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