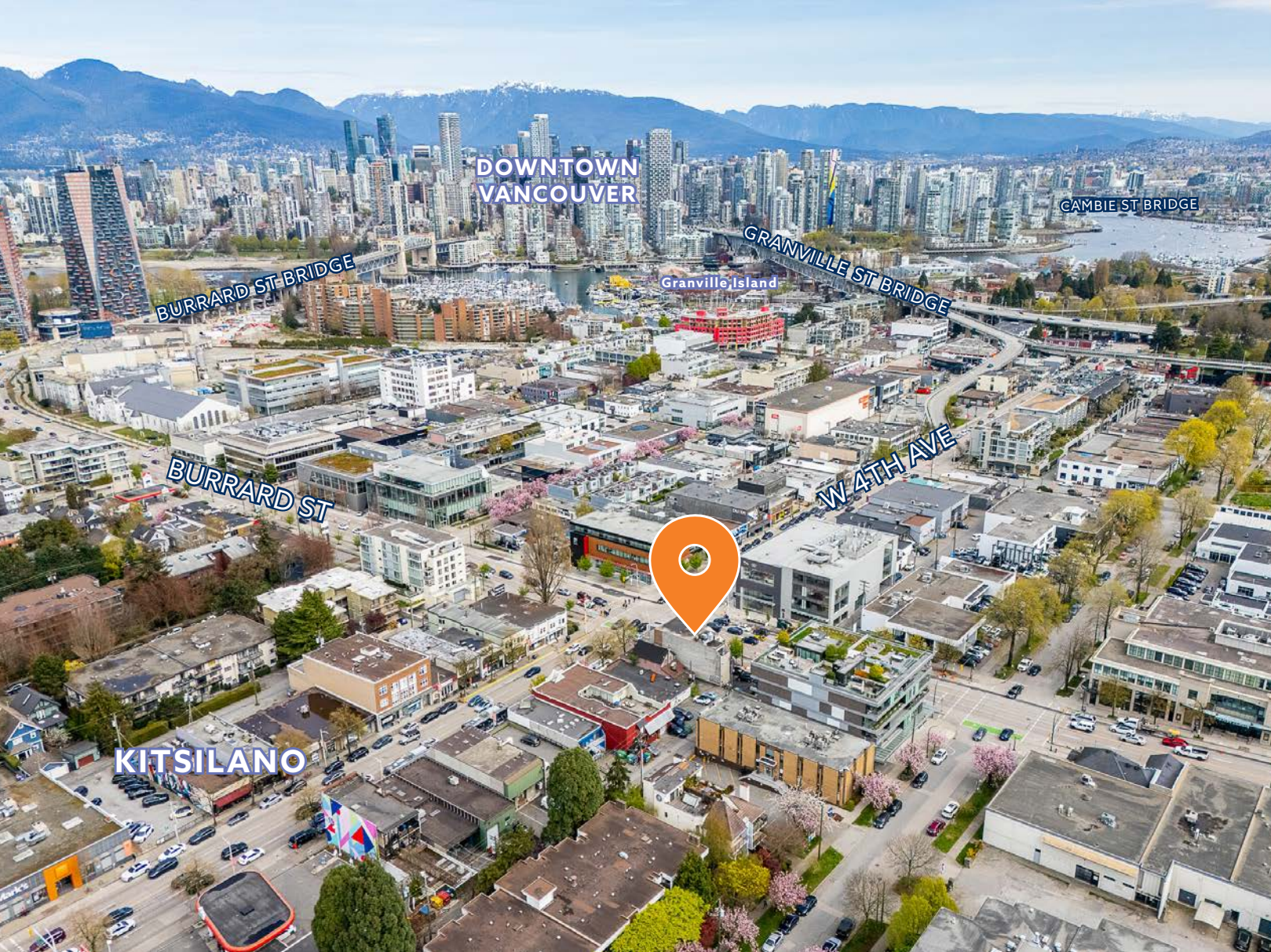




High Profile Kitsilano Investment Opportunity With Long Term Redevelopment Potential

2015 Burrard Street, Vancouver

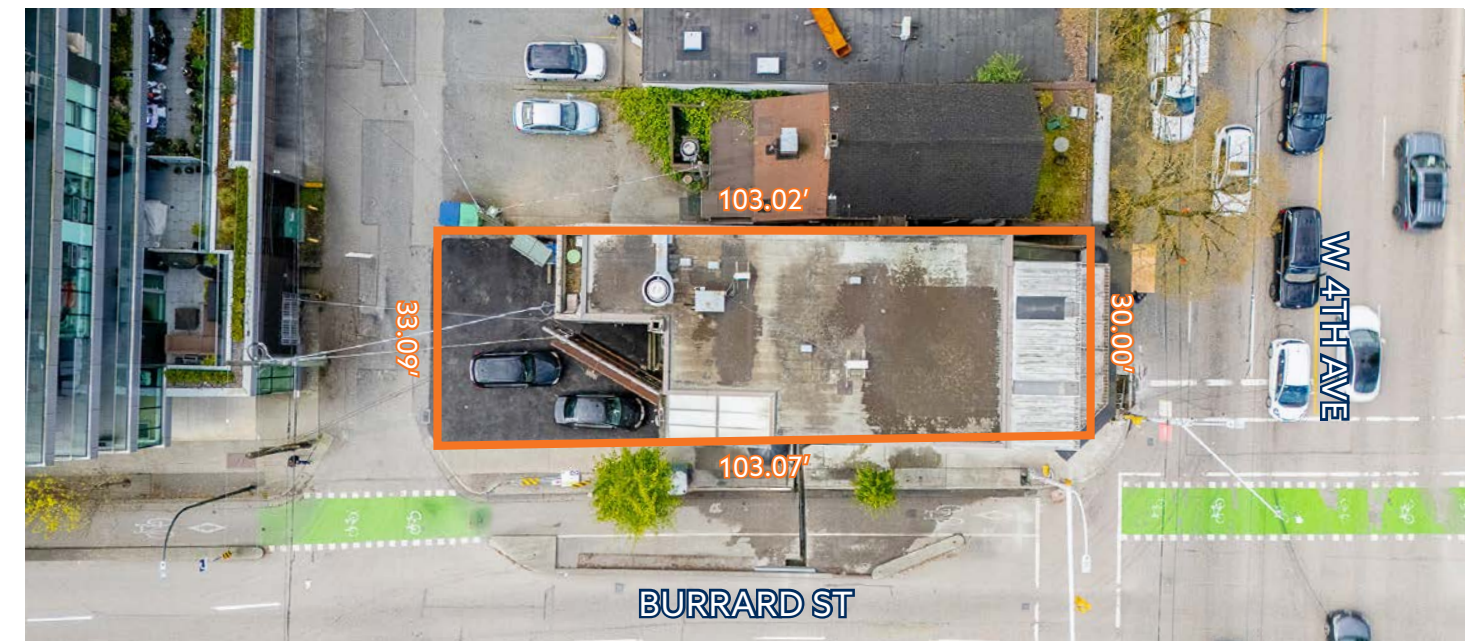
Marcus & Millichap



Opportunity Overview

Prime opportunity to acquire 2015 Burrard Street (the "Property"), a retail/residential building situated on the high profile corner of Burrard Street and West 4th Avenue, two major thoroughfares in West Side Vancouver. Positioned at the gateway to Kitsilano and just five minutes to Downtown Vancouver via the Burrard Street Bridge, the Property's central location offers convenient accessibility to surrounding residents and visitors alike. The Property consists of a 6,063 SF three storey building situated on 3,250 SF of land. Leased to Mi Casa Mexicana, Chronic Ink, and a residential tenant, with ability to increase income by leasing the vacant ground floor unit.

This offering presents investors or owner-users with an exceptional opportunity to acquire a commercial asset with long term redevelopment potential located in one of the most highly sought after neighbourhoods in Vancouver.



Salient Details

Municipal Address: 2015 Burrard Street, Vancouver, BC V6J 3H4

PID: 007-369-794

Assessed Value (2025):
 Land: \$1,940,000
 Improvement: \$3,540,000
 Total: \$5,480,000

Property Taxes (2025): \$57,846.60

Building Area:
 First Floor (retail): 2,130 SF
 Second Floor (retail): 2,061 SF
 Third Floor (retail/residential): 1,872 SF
 Total: 6,063 SF

Land Area: 3,250 SF

Zoning: C-3A Commercial

OCP: Broadway Plan - Granville/Burrard Slopes - Area F - FGPF

Density: Up to 6.50 FSR

Tenants: Mi Casa Mexicana, Chronic Ink, residential tenant

NOI: Available upon a signed CA

Asking Price: \$6,588,000

All information is approximate and subject to confirmation.

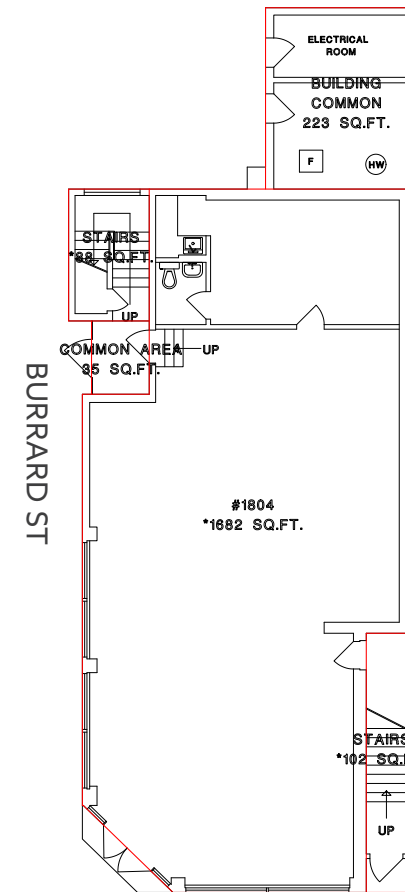
Opportunity Highlights

- + Prominent corner location in a vibrant surrounding area home to an abundance of retailers, restaurants, residences, parks, beaches, and schools.
- + Convenient access to Downtown Vancouver via the Burrard Street Bridge (five-minute drive), and the surrounding neighbourhoods of South Granville, Shaughnessy, Fairview, and Mount Pleasant all within a 10-minute drive.
- + West 4th Avenue is a destination shopping district in Vancouver, comprising national and local retailers, restaurants and cafes, outdoor and active lifestyle retailers, fitness and yoga studios, luxurious day spas and salons, plus leading-edge stores for home decor, baby, and family.
- + The neighbourhood is well served by major bus routes, providing convenient transit options throughout the city.
- + Neighbourhood retailers include: Comor, Elysian Coffee, Fred's West 4th, Mark's, TD Canada Trust, Y Yoga, Rain or Shine Ice Cream, Fjallraven, Patagonia, Las Margaritas, and more.
- + Leased to Mi Casa Mexicana, Chronic Ink, and a residential tenant, with ability to increase income by leasing the vacant ground floor unit.
- + The Property offers exceptional redevelopment potential with a density currently available of up to 6.5 FSR (21,125 buildable SF).



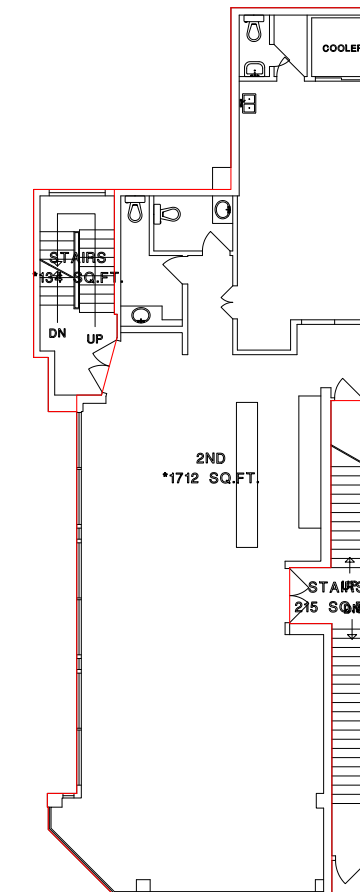
Floor Plans

Ground

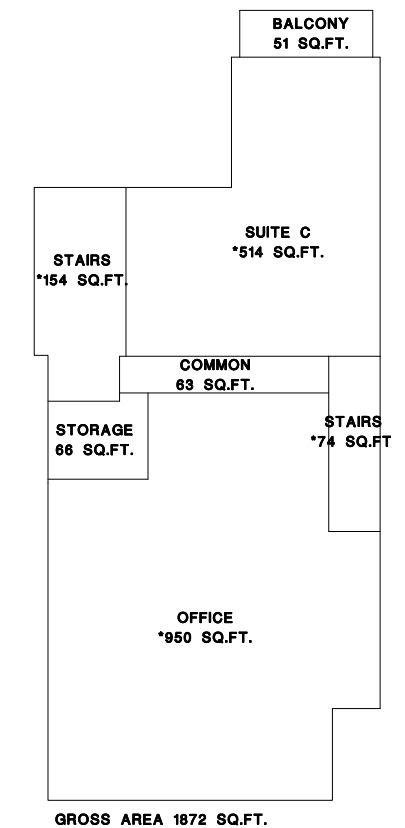


WEST 4TH AVE

Second



Third



GROSS AREA 1872 SQ.F.T.

Location Overview

Kitsilano is known as one of Vancouver's most prestigious neighbourhoods and home to beautiful beaches, tree-lined streets, vibrant parks, as well as extensive retail and restaurants along West 4th Avenue. West 4th Avenue is a destination retail and lifestyle district, home to unique fashion stores and award-winning restaurants, the largest selection of outdoor and active lifestyle retailers in the city, fitness and yoga studios, luxurious day spas and salons, plus leading-edge stores for home decor, baby, and family. Kitsilano offers its residents a unique blend of urban living paired with tranquil coastal scenery which attracts a diverse population including young professionals, families, students, and retirees.

The property is conveniently located a five-minute drive to Downtown Vancouver and within a 10-minute drive to the surrounding neighbourhoods of South Granville, Shaughnessy, Fairview, and Mount Pleasant. The area is well serviced by transit with multiple bus routes operating in the area daily and the future Arbutus Station, part of the Broadway Subway Project, located just 900 m from the Property. Arbutus Station is scheduled to be completed in 2027 and will enhance accessibility to the area providing convenient rapid transit connectivity throughout Metro Vancouver.

Area Demographics

2025 figures within a 3 km radius



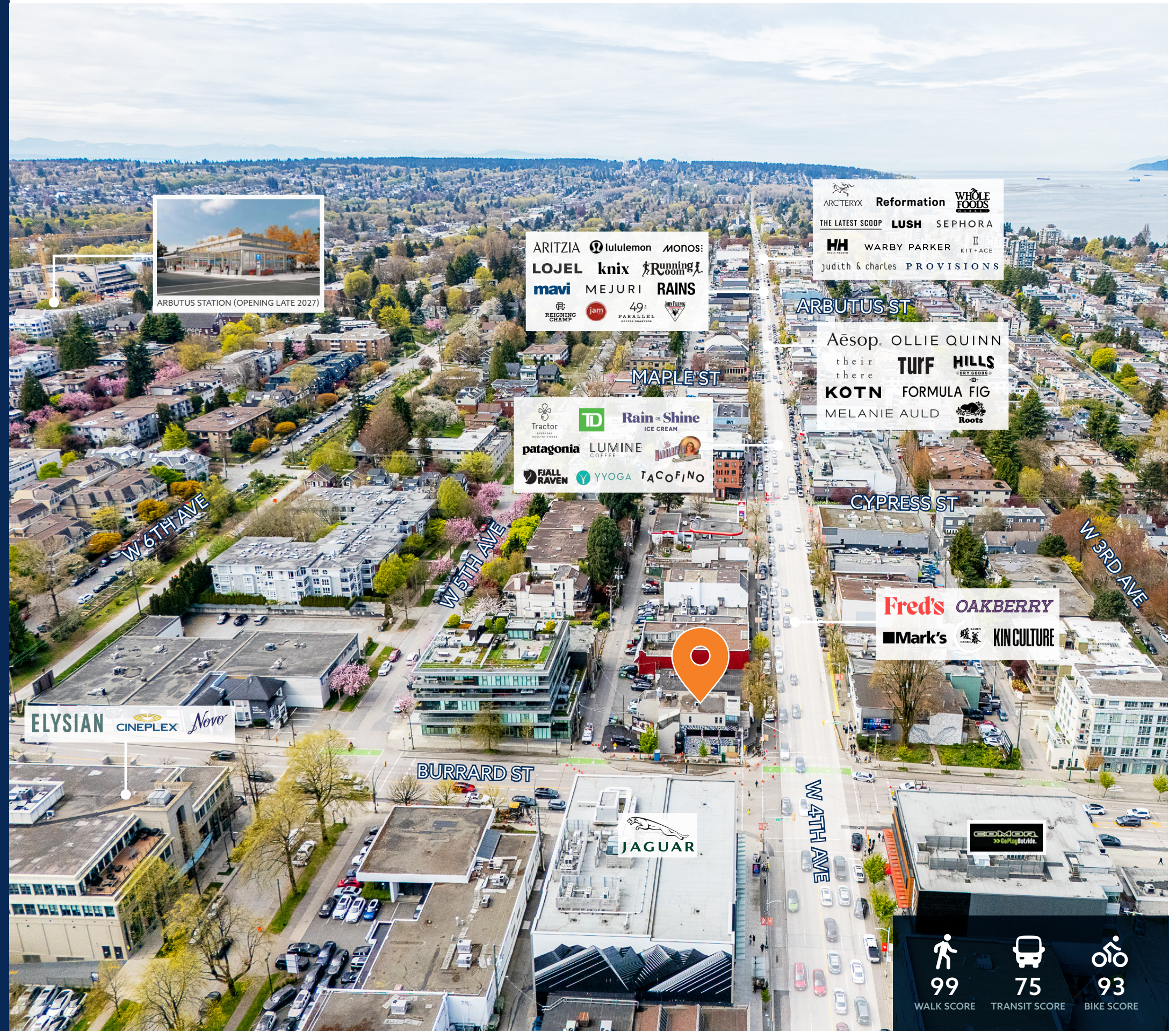
261,100
Total
Population



13.8%
Estimated Five Year
Population Growth



\$144,439
Average Household
Income



99
WALK SCORE
 75
TRANSIT SCORE
 93
BIKE SCORE

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