



Property outline is approximate and subject to confirmation.

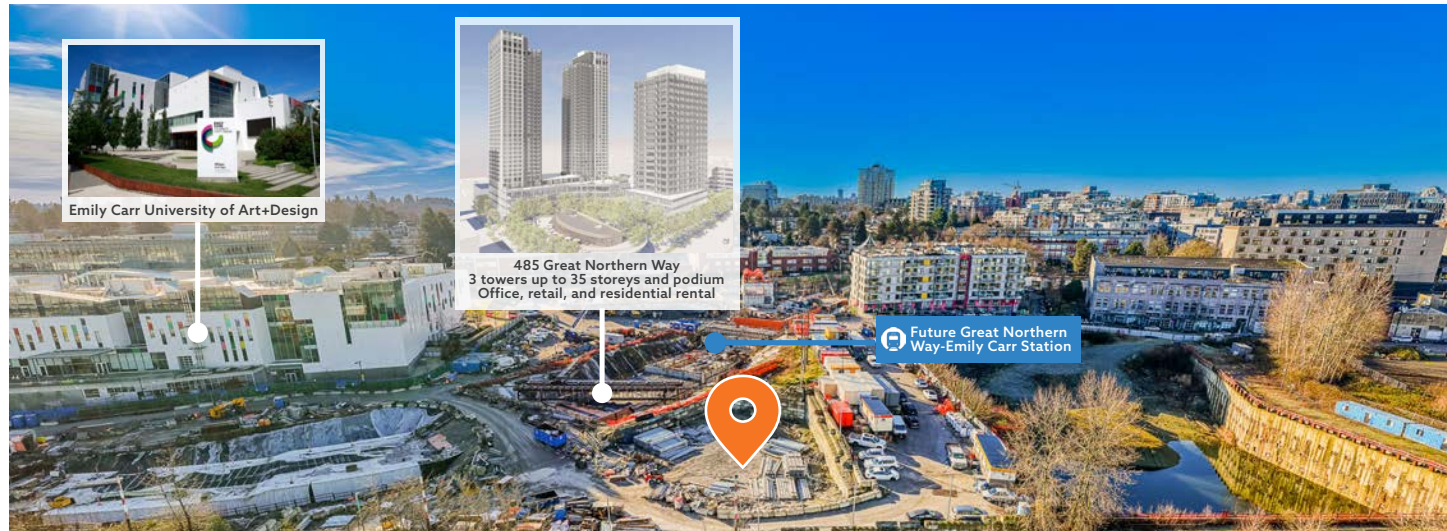
FOR SALE

Transit Oriented False Creek Flats Development Site

1802 Thornton Street, Vancouver

Marcus & Millichap

CBRE



Opportunity Overview

Prime opportunity to acquire 1802 Thornton Street (the "Site"), comprising 21,097 SF* of land area. The Site is located on Thornton Street, just north of Great Northern Way, in Vancouver's False Creek Flats district. False Creek Flats is an evolving area home to diverse mix of businesses including light industrial, creative and digital, food and service industry, as well as the Emily Carr University of Art + Design and the new St. Paul's Hospital and Health Campus. This location benefits from proximity to Downtown Vancouver and is adjacent to the future Great Northern Way-Emily Carr Station on the Broadway Subway line (estimated completion late 2027) providing convenient rapid transit connectivity throughout Metro Vancouver.

Salient Details

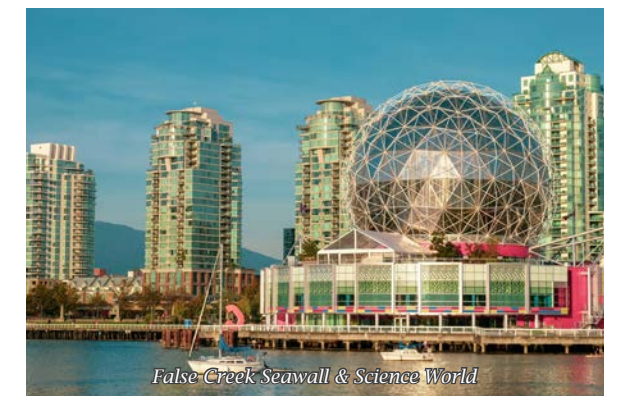
Address:	1802 Thornton Street Vancouver, BC V6A 2P3
PID:	017-483-093
Legal Description:	LOT 5 DISTRICT LOT 2037 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP56441
BC Assessment (2026):	\$11,603,000
Property Taxes (2026):	\$129,750
Site Area*:	21,097 SF
Zoning:	CD-1 (402)
OCP Designation:	False Creek Flats - Creative Campus - Great Northern Way Campus and CD-1
Minimum Potential Density:	Up to 6.7 FAR (commercial) Up to 13.2 FAR (commercial and residential)
Minimum Potential Buildable SF**:	128,000 SF (commercial) 254,000 SF (commercial and residential)
Asking Price:	Contact Listing Agents



*Site area could be reduced for a potential one metre off site setback. Site area is approximate and subject to final confirmation.
**Perkins&Will - Great Northern Way Lots 4 + 5 Density Investigation (provided for information purposes only and without a right of reliance). Buildable areas have been calculated using a 19,217 SF site. All site areas and buildable areas are approximate and subject to final confirmation.

Opportunity Highlights

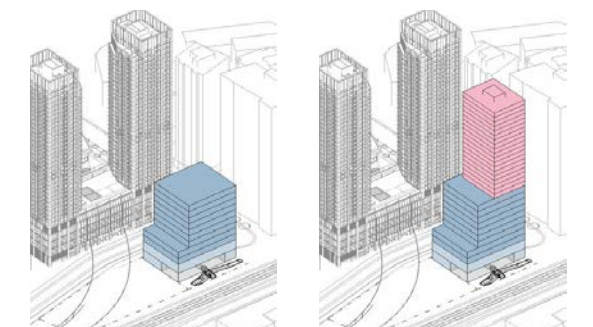
- Ideally located within the False Creek Flats, an area transforming into a thriving mixed-use district. This evolution has attracted diverse businesses to the area, such as Red Truck Beer Company, Nemesis Coffee, Vancouver Soup Company, Crossfit BC, as well as numerous industrial and cultural businesses, fostering a unique synergy that enhances commercial activity and supports a growing workforce within an active urban environment.
- Adjacent to the future Great Northern Way-Emily Carr Station and a 10-minute walk to the Main Street-Science World Station, providing convenient rapid transit connectivity throughout Metro Vancouver, with Downtown Vancouver accessible within a five-minute drive.
- The Site benefits from numerous lifestyle amenities in the surrounding area. In addition to the False Creek Flats amenities, Main Street and Olympic Village are located just west of the Site and are home to a plethora of restaurants, breweries, cafes, services, art galleries, fitness studios, green spaces, as well as direct access to the False Creek Seawall.



- Comprising over 450 acres of primarily employment land, conveniently accessible via transit or vehicle and located less than a kilometer to Downtown Vancouver, the False Creek Flats are home to roughly 8,000 employees and over 600 businesses in diverse and thriving sectors of the local economy. Many of these businesses are complementary to one another and benefit from their geographic proximity.
- The new St Paul's Hospital and Health Campus will encompass 18.4 acres within the False Creek Flats comprising institutional, office, research, hotel, retail, cultural, and residential rental space. This \$2.174 billion hospital project will foster a thriving healthcare community in the False Creek Flats, bringing together thousands of staff, doctors, clinicians and researchers. It is anticipated the main hospital will have 5,500 employees and have more than 380,000 visitors per year and the Clinical Support and Research Centre (CSRC) will have over 1,000 employees and have 1,200 daily visitors.

Redevelopment Potential

- The Site offers exceptional redevelopment potential with a density available of up to 13.2 FAR (254,000 SF).***
- Proposed redevelopment Option A features 22,000 SF of retail space and 106,000 SF of office space for a total buildable area of 128,000 SF (6.7 FAR).***
- Proposed redevelopment Option B features 22,000 SF of retail space, 106,000 SF of office space, and 126,000 SF of residential space for a total buildable area of 254,000 SF (13.2 FAR).***



OPT. 5A:
Lot 5, Commercial Only

OPT. 5B:
Lot 5, Commercial +
Residential Tower

PROGRAM	AREA (SF)
RETAIL	22,000
OFFICE	106,000
RESIDENTIAL	-
TOTAL	128,000

PROGRAM	AREA (SF)
RETAIL	22,000
OFFICE	106,000
RESIDENTIAL	126,000
TOTAL	254,000

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DOWNTOWN VANCOUVER

Rogers Arena

GEORGIA ST VIADUCT

BC Place



220 Prior Street
102,000 SF
Office, industrial, retail



450 Prior Street
Two 19 storey towers and office podium
Office, retail, and residential rental



St. Paul's Hospital and Health Campus
1.2 million SF hospital, 400,000 SF
research centre

Science World

STATION ST

NATIONAL AVE

FALSE CREEK FLATS



OLYMPIC VILLAGE

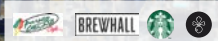
False Creek Seawall

Main Street-Science World



1629 Scotia Street
8 storeys
238,500 SF, 5,200 SF retail

TERMINAL AVE



W 2ND AVE

MEC

COLUMBIA ST



1717 Lorne Street
8 storeys office, 2 storeys industrial, 8
storeys residential (216 units)

MAIN ST

EAST 1ST AVE



Emily Carr University of Art+Design

GREAT NORTHERN WAY



485 Great Northern Way
3 towers up to 35 storeys and podium
Office, retail, and residential rental

Future Great Northern Way-Emily Carr Station

QUEBEC ST

2025 Demographics
within 1km from the Property
Average Household Income: \$130,980
Total Population: 26,526 (15.4% increase from 2020)
Median Age: 36.5

Contact Information

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