

FOR SALE: INVESTMENT STRATA UNITS

NEW-BUILD COMMERCIAL RETAIL AT SOLEIL IN WHITE ROCK



**LIMITED TIME
INCENTIVES**
BROKER INCENTIVE - \$10,000 BONUS FEE
PLUS 1.5% CO-OPERATING COMMISSION*
BUYER INCENTIVE - FIRST YEAR OF
STRATA FEES COVERED*



**COMMERCIAL
PROPERTIES
GROUP**



*For firm deals prior to December 31, 2025

Salient Details

1589 George Street & 1586 Johnston Road, White Rock, B.C.




Development Completion: 2024

CRU Sizes:

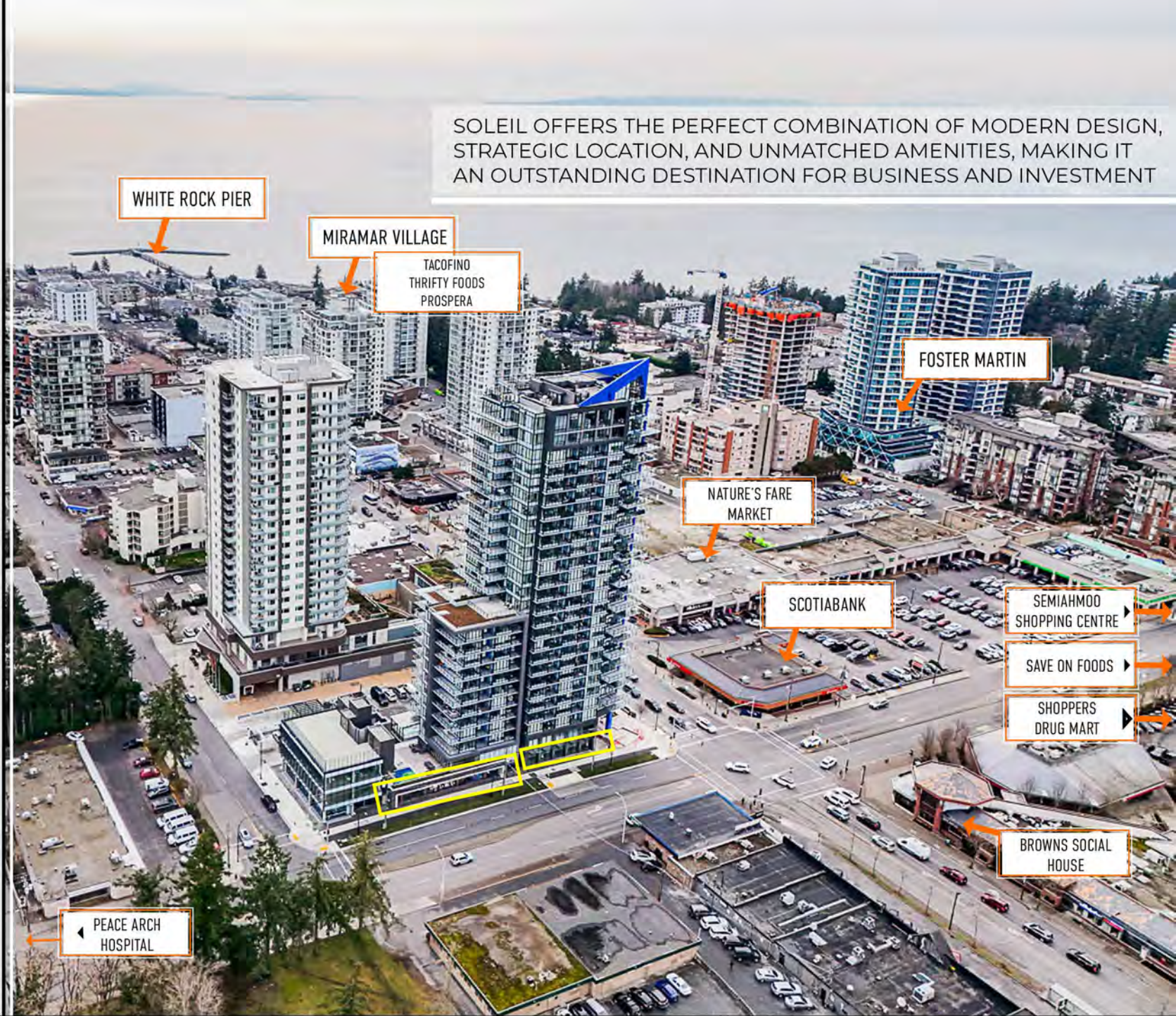
- 202-1586 Johnston Rd (SOLD) 2,742 sf
- CRU 1 - 1589 Johnston Rd (SOLD) 4,532 sf
- CRU 5 - 1589 George St - 1,834 sf
- CRU 4 - 1589 George St - 1,379 sf
- CRU 3 - 1589 George St - 1,379 sf
- CRU 2 - 1589 George St - 1,379 sf
- CRU 2 - 1586 Johnston Rd (SOLD) 1,717 sf
- 201 - 1586 Johnston Rd - 1,591 sf

Tenants:

- 202 & CRU 1: Royal Bank of Canada (SOLD)
- CRU 5 - 1589 George St - (UNDER CONTRACT)
- CRU 4 - 1589 George St - Polygon Homes
- CRU 3 - 1589 George St - Steamoji
- CRU 2 - 1589 George St - Vacant
- CRU 2 - 1586 Johnston Rd - Pizza Garden
- 201 - 1586 Johnston Rd - Vacant

-  Building completed 2024
-  New build commercial retail and office tenanted by established retailers and situated on busy urban intersection
-  Long-term net leases

SOLEIL OFFERS THE PERFECT COMBINATION OF MODERN DESIGN, STRATEGIC LOCATION, AND UNMATCHED AMENITIES, MAKING IT AN OUTSTANDING DESTINATION FOR BUSINESS AND INVESTMENT





Site Overview

Soleil at White Rock is a landmark 26-storey high-rise residential tower located at 1586 Johnston Rd, White Rock, B.C. Developed by RDG Management Ltd., a company with over 50 years of expertise in crafting vibrant residential and commercial communities, Soleil offers an exceptional opportunity for retail and office ownership in a thriving urban environment.

Positioned at the bustling intersection of Johnston Rd (152 Street) and North Bluff Road (16th Avenue), Soleil boasts a premier location with unparalleled walkability. With over 150 restaurants, cafes, and entertainment options and 160 shops and essential services within walking distance, this site achieves a remarkable convenience score of 98.



The base of the tower features two levels of prime commercial space, including over 15,000 sq. ft. of retail across six CRU's on the ground floor and over 9,000 sq. ft. of versatile retail-like office space on level two.

Of the eight retail units for sale:

- Two units, tenanted by Royal Bank, have already been sold
- Four units, tenanted by established users, are offered as investment opportunities
- Two vacant units are ideal for end-users seeking a strategic location





CRU 5 - 1589 George St

SALIENT DETAILS

Tenant: Dental Clinic

Leasable area: 1,834 sf

Lease term: 5 years

Renewals: 2 x 5 years*

NOI: Contact Listing Broker

UNDER CONTRACT

Well-established dental practice

Long-term net lease, with scheduled rent escalations

Below market price per square foot offers long-term upside



CRU 4 - 1589 George St

SALIENT DETAILS

Tenant: Polygon Homes

Leasable area: 1,379 sf

Lease term: 3 years

Renewals: none

NOI: Contact Listing Broker

Polygon Homes is one of Vancouver's leading home builders and one of the largest multi-family builders in B.C.

First class buildout and improvements to the space

3-year term allows short term investment for owner-occupier use

Below market price per square foot offers long-term upside



CRU 3 - 1589 George St

SALIENT DETAILS

Tenant: Steamoji

Leasable area: 1,379 sf

Lease term: 10 years

Renewals: 1 x 5 years*

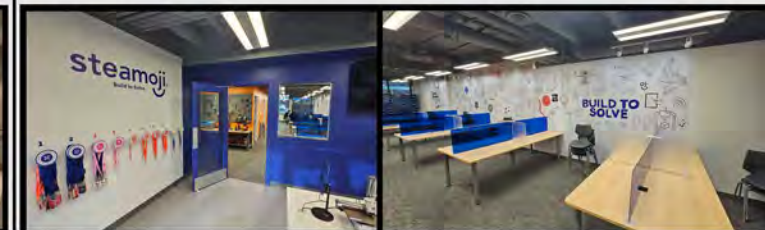
NOI: Contact Listing Broker

Steamoji is a unique learning academy for kids, focusing on STEM education which has represented a 20% increase in STEM workers as a percentage of the total workforce

Multiple franchise locations across Canada and the U.S.

Below market price per square foot offering long-term upside

Lease includes scheduled rental escalations



* The minimum rent payable during extension terms will be based on prevailing fair market rent. The minimum renewal rates will not be less than the last year of the prior term.



CRU 2 - 1586 Johnston Rd

SALIENT DETAILS

Tenant: Pizza Garden Lounge

Leasable area: 1,717 sf

Lease term: 10 years

Renewals: 2 x 5 years*

NOI: Contact Listing Broker

Well-established restaurant franchise with over 16 locations in B.C.

Franchisor is experienced and expanding operator, with strong performance records and multiple locations

Lease includes scheduled rental escalations, providing investor with stable cash flow

Below market price per square foot offers long-term upside



CRU 2 - 1589 George St

SALIENT DETAILS

Vacant: Retail

Size: 1,379 sf

Legal: STRATA LOT 2 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT] STRATA PLAN EPS10170 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Zone: CR-1 Town Centre Area Commercial/Residential Zone

Price: Contact Listing Broker

Vacant retail space for owner-occupier

Shell space allows for custom buildout to suit business needs

Ideal location for multiple business styles/industries



201 - 1586 Johnston Rd

SALIENT DETAILS

Vacant: Retail Office

Size: 1,591 sf

Legal: STRATA LOT 2 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT] STRATA PLAN EPS10170 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

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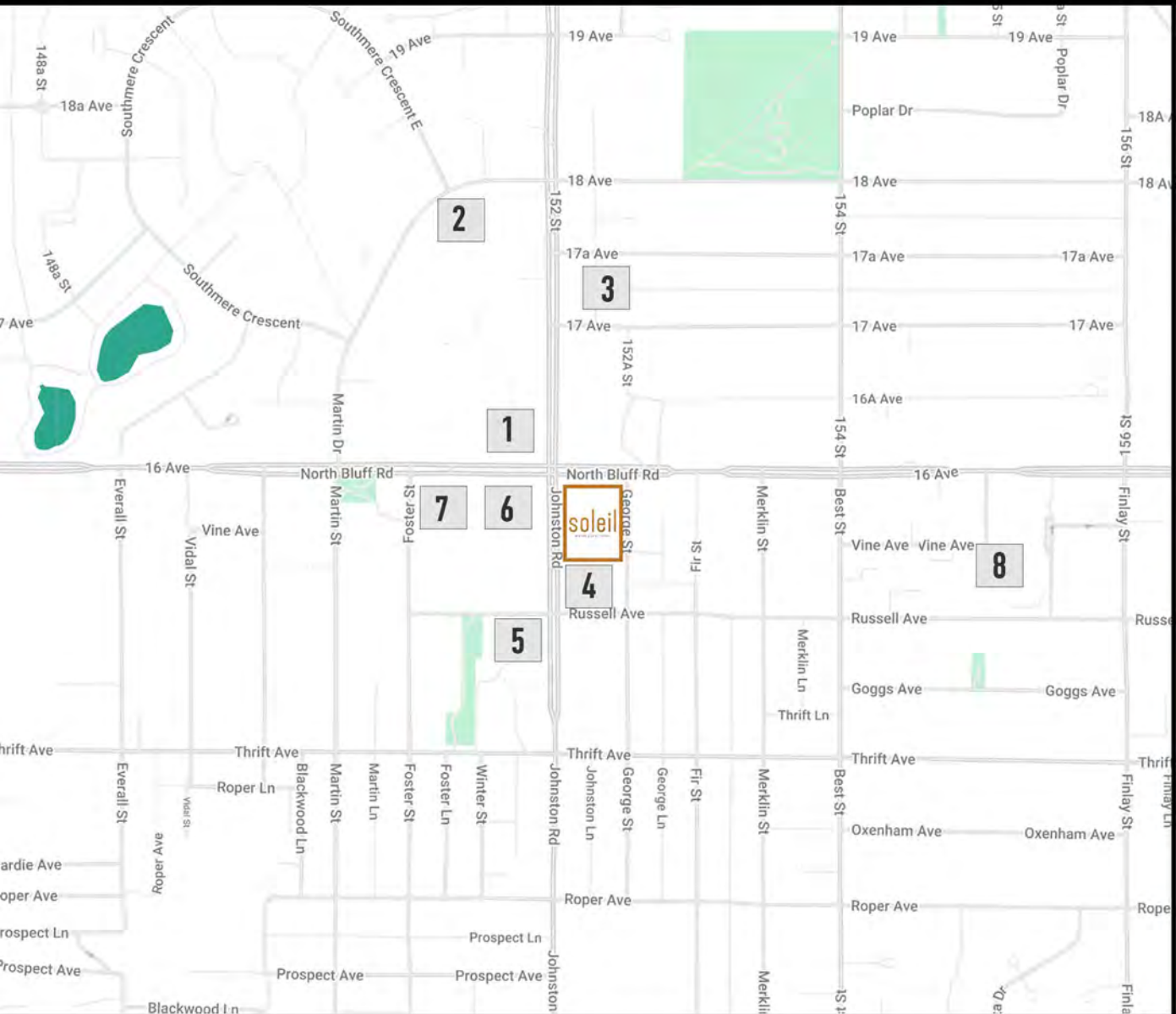
Salient Details

Tenant: RBC (Retail)
Address: 1 - 1568 Johnston Rd
Unit Size: 4,532 sf
NOI: Contact Listing Brokers

Tenant: RBC (Retail)
Address: 202 - 1568 Johnston Rd
Unit Size: 2,742 sf
NOI: Contact Listing Brokers



LOCATION AND NEIGHBOURING SERVICES



- 1** Semiahmoo Shopping Centre
- Save On Foods
 - BC Liquor Store
 - Browns Social House
 - Shoppers Drug Mart

- 2** McDonalds
Subway
Coast Capital

- 3** Hollywood Rialto Theatre
Starbucks

- 4** PARC Retirement Living

- 5** Miramar Village
- Wooden Spoon
 - 3 Dogs Brewing
 - White Rock Beach Beer Co.
 - Tacofino
 - HSBC
 - Prospera Credit Union
 - Thrifty Foods

- 6** TAG Liquor Store
Natures Fair Markets
Westlund Insurance

- 7** TD Bank

- 8** Peace Arch Hospital



**COMMERCIAL
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