



FOR SALE

High-Profile Transit Oriented Mount Pleasant
Development Site With Holding Income

2500 Main Street, Vancouver

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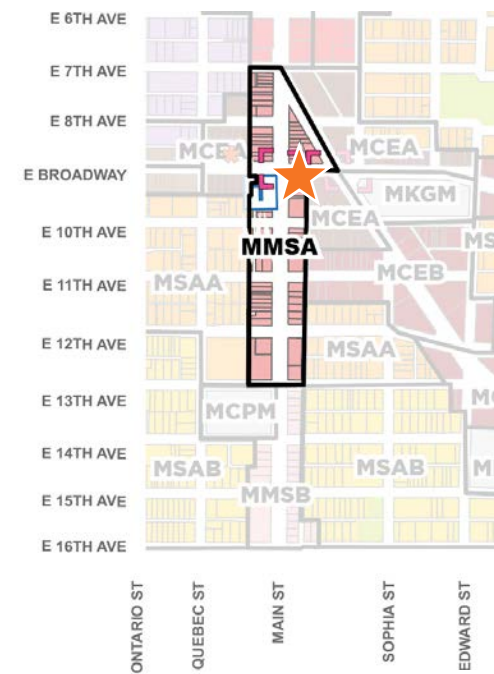
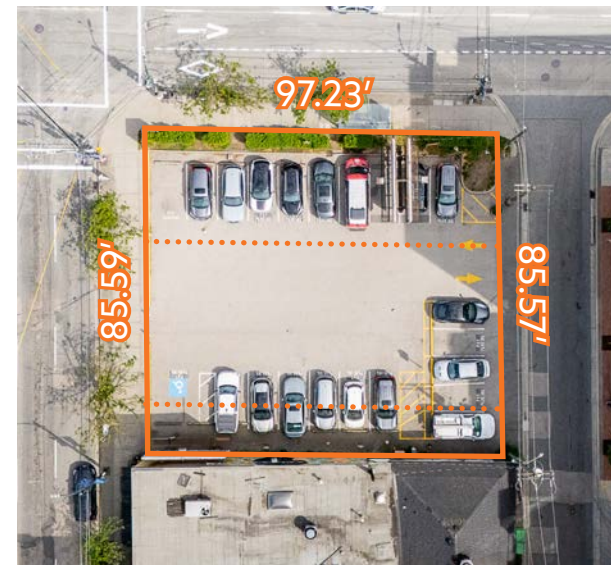
*Personal Real Estate Corporation

Opportunity Overview

Rare opportunity to acquire 2500 Main Street (the "Property"), a high-profile development site with holding income located in the heart of Vancouver's vibrant and growing Mount Pleasant neighbourhood. The Property comprises 8,293 sf of land and is prominently situated at the intersection of Main Street and East Broadway, one of Vancouver's busiest and most established mixed-use corridors, surrounded by an abundance of restaurants, retail, amenities, offices, and residences. Located directly across the street from the Property is the future Mount Pleasant Station (estimated completion 2027) which will provide convenient rapid transit connectivity to Downtown and throughout Metro Vancouver.

Salient Details

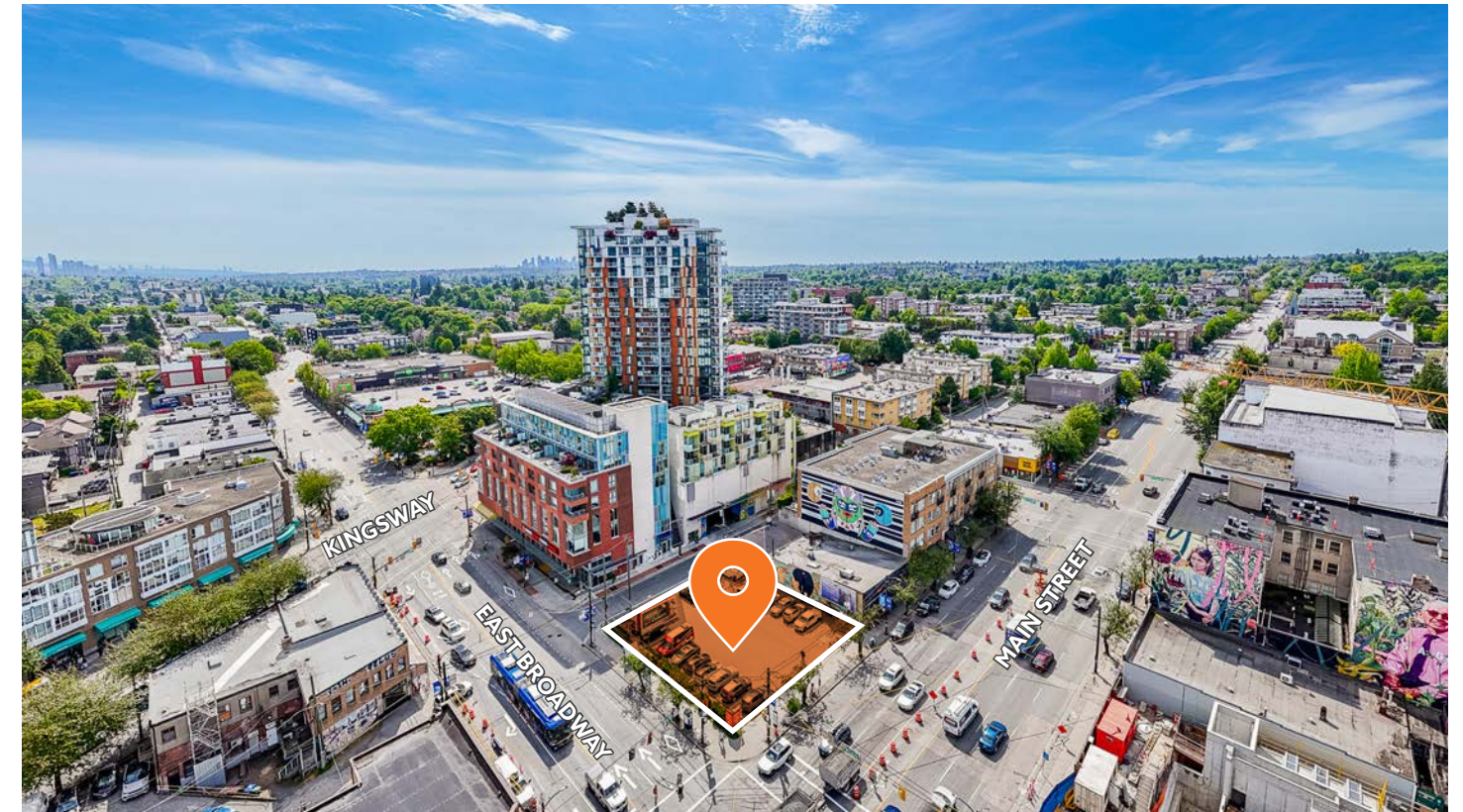
Municipal Address:	2500 Main Street Vancouver, BC V5T 3E4
PID:	004-795-687, 004-795-695, 004-795-679
BC Assessment (2026):	\$3,061,000
Property Taxes (2026):	\$38,162 (estimate)
Site Area:	8,293 sf
Frontage:	97.23 f (East Broadway) 85.59 f (Main Street)
Zoning:	C-3A Commercial
OCP:	Broadway Plan Main Street Village - Area A (MMSA)
OCP Density:	3.0 FSR
OCP Height:	Six storeys
Potential Rezoning Density:	5.0 FSR
Potential Rezoning Height:	20 storeys
Annual Income:	Upon a signed CA
Asking Price:	Contact Listing Agents



Legend
 Opportunity Area for Enhanced Corner
 Setbacks for POPs

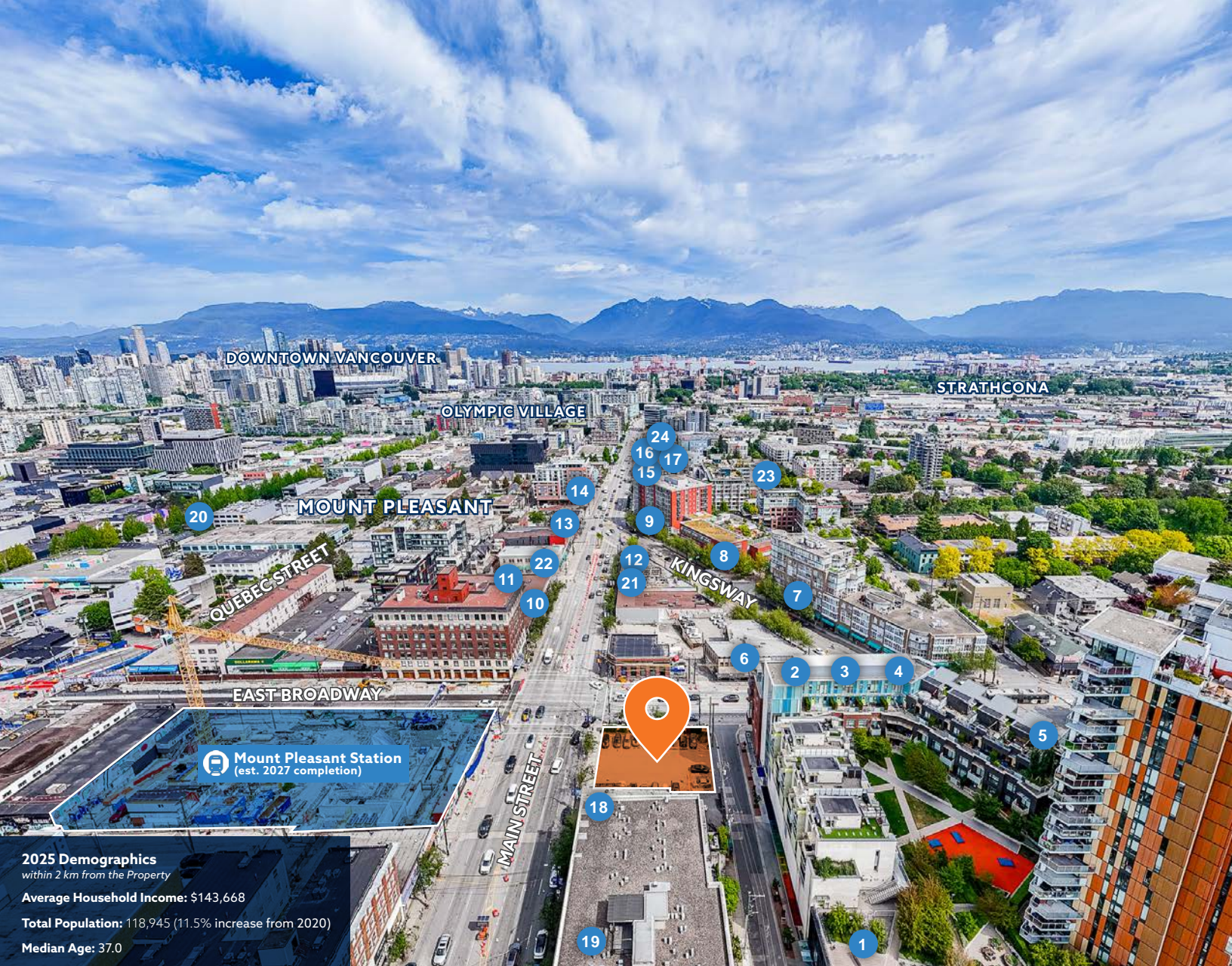
Broadway Plan Main Street Village - Area A (MMSA)
 Source: City of Vancouver

All information is approximate and subject to confirmation.



Opportunity Highlights

- Prominently located at the southeast corner of Main Street and East Broadway in Mount Pleasant, one of Vancouver's most dynamic neighbourhoods. This area is a highly sought-after place to live and is home to numerous retailers and restaurants, offices and employment hubs, fitness studios and amenities, as well as many new mixed-use developments recently completed or under construction.
- Situated across the street from the future Mount Pleasant Station, part of the Broadway Subway Project, which is estimated to be completed in 2027 and will have the capacity to move more than three times as many people as the current 99 B-Line. The Property's proximity to the station provides convenient rapid transit connectivity to Downtown Vancouver, UBC, and the rest of the city's rapid transit network.
- Conveniently located within a 10-minute drive to Downtown Vancouver and a 15-minute drive to Highway 1.
- Exceptional exposure and frontage onto Main Street and East Broadway, two major thoroughfares in Vancouver.
- Income generated from outdoor advertising and parking revenue.
- Phase I and Phase II Environmental Site Assessments completed in 2016.
- Located within the City of Vancouver's Broadway Plan under the Main Street Village - Area A designation which permits retail/service, office, hotel, residential, and cultural uses up to six storeys and 3.0 FSR.
- Opportunity to rezone the Property to obtain increased density and height for development. The Property's location is within 200 m of a SkyTrain Station, therefore, is defined as a Transit-Oriented Area, so rezoning will be considered up to 20 storeys and 5.0 FSR for secured market rental housing with a minimum of 20% of the residential floor area secured at below-market rents.



Mount Pleasant Station
(est. 2027 completion)

2025 Demographics
within 2 km from the Property

Average Household Income: \$143,668

Total Population: 118,945 (11.5% increase from 2020)

Median Age: 37.0

Area Tenants

- | | | | |
|-------------------------|-----------------------------|---------------------------|----------------------------------|
| 1. Thierry | 7. Le Petite Cuillere | 13. Fox Cabaret | 19. Ignite Pizzeria |
| 2. Starbucks | 8. Whisk Matcha Cafe | 14. Steamworks | 20. La Fabrique St-George Winery |
| 3. Freshii | 9. Vancouver Public Library | 15. Como Taperia | 21. Pinky's On Main |
| 4. PriceSmart Foods | 10. 8th & Main | 16. Brassneck Brewery | 22. Goh Ballet |
| 5. Rumble Boxing | 11. Melo Patisserie | 17. Giusti | 23. Main Street Brewing Co. |
| 6. Trees Organic Coffee | 12. Gene Coffee Bar | 18. Bean Around The World | 24. Zarak by Afghan Kitchen |

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