



# RIVER DISTRICT

VANCOUVER

A master-planned  
community by  
**wesgroup**



Join: **save on foods**



*bufala*



**LUCKY TACO**



everything  
WINE



boketto



## PROJECT OVERVIEW

On the banks of the Fraser River, the River District is a rare and unique neighbourhood that consists of 124-acres located in the area formerly known as East Fraserlands in South Vancouver.

River District is Vancouver's last waterfront neighbourhood, the result of an in-depth engagement and planning process that brought together the local neighbourhood with experts in urban design, architecture, landscaping and environmental sustainability to plan a neighbourhood like no other. River District is a cohesive, vibrant neighbourhood with all the necessary amenities, from waterfront access, to a public plaza, shopping, restaurants, community centre, school, and modern residences.

UPON FULL BUILD-OUT, RIVER DISTRICT WILL HAVE 10,432 HOMES WITH A POPULATION OF APPROXIMATELY 18,000 RESIDENTS.



## HIGHLIGHTS

- Over 1,900 homes completed
- Town Square completed
- 18,000 residents
- 10,432 households
- 7.2 million sq.ft.
- 2 schools
- Daycare centres
- Community centre
- 25 acres of green space
- 1.5 kilometres of riverfront access



## LOCATION



**23** minutes to  
Downtown  
Vancouver



**7** minutes to  
Metrotown  
in Burnaby

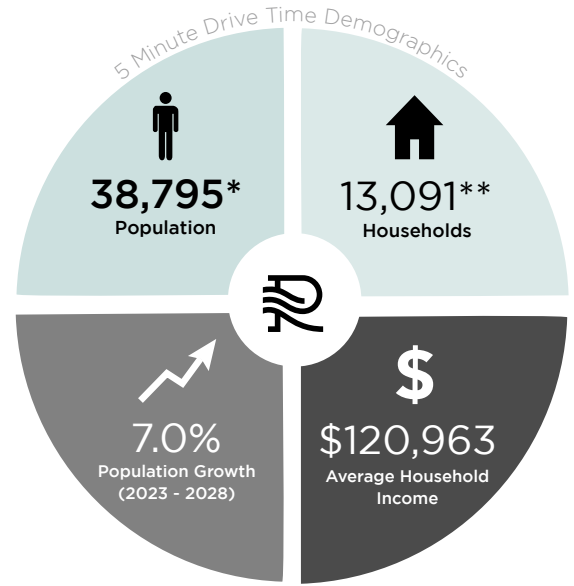


**15** minutes to  
Vancouver  
Int'l Airport



Exposure to  
Marine Way with  
Traffic Counts of

**62,288** Vehicles  
Per Day



DISTANCE FROM REGIONAL COMPETITORS MAKES RIVER DISTRICT AN OPPORTUNE DESTINATION, WITH A PRIMARY TRADE AREA OF APPROXIMATELY 41,392 RESIDENTS, AND A DAYTIME POPULATION OF 29,985 PEOPLE.

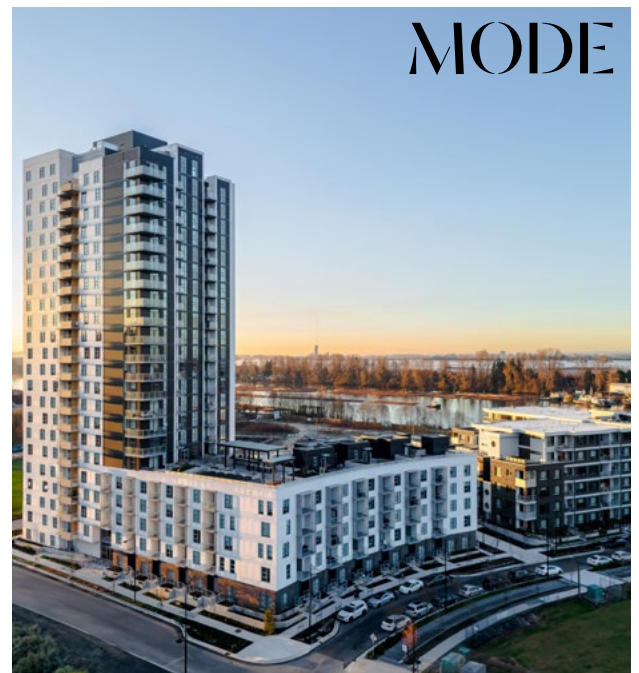


\* An est. additional 18,000 residents upon project completion.

\*\* An est. additional 10,432 households upon project completion.



## RESIDENTIAL BUILDOUT



## TOWN CENTRE SALIENT FACTS

- Town Centre 1: Completed & Tenants Open
- Town Centre 2: Completed & Tenants Open
- Town Centre 3: Completed & Tenants Open
- Town Centre 4: Available, Completed & Tenants Open







## DETAILS

### RETAIL OPPORTUNITIES AVAILABLE

CRU 1: LEASED

CRU 2: 1,199 SF (Restaurant Venting Available)

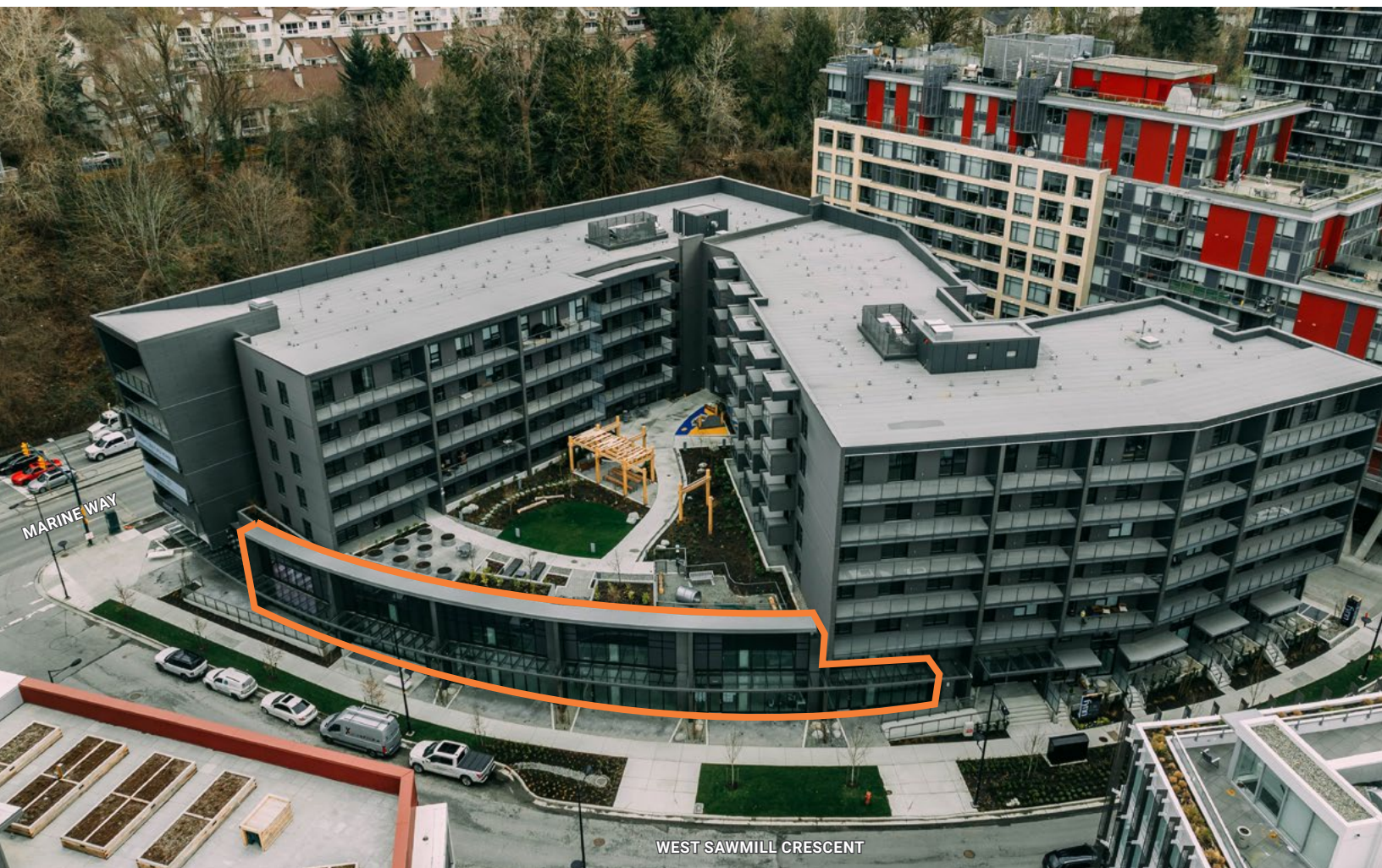
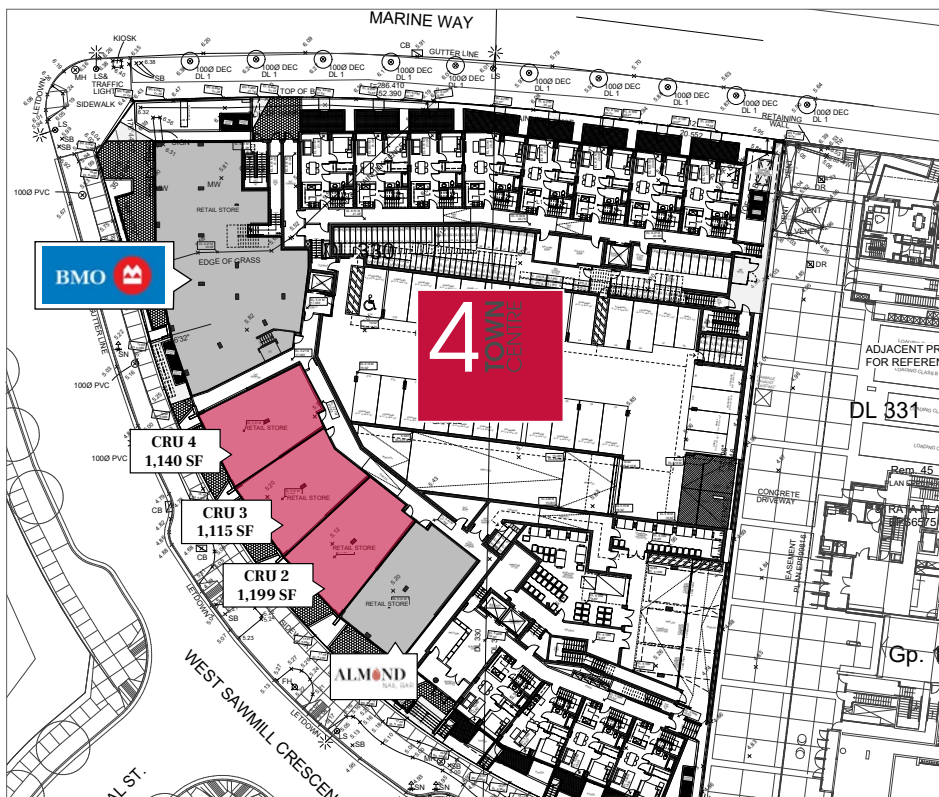
CRU 3: 1,115 SF

CRU 4: 1,140 SF

CRU 5: LEASED

Total Contiguous Available: 3,374 SF

**POSSESSION: IMMEDIATE**





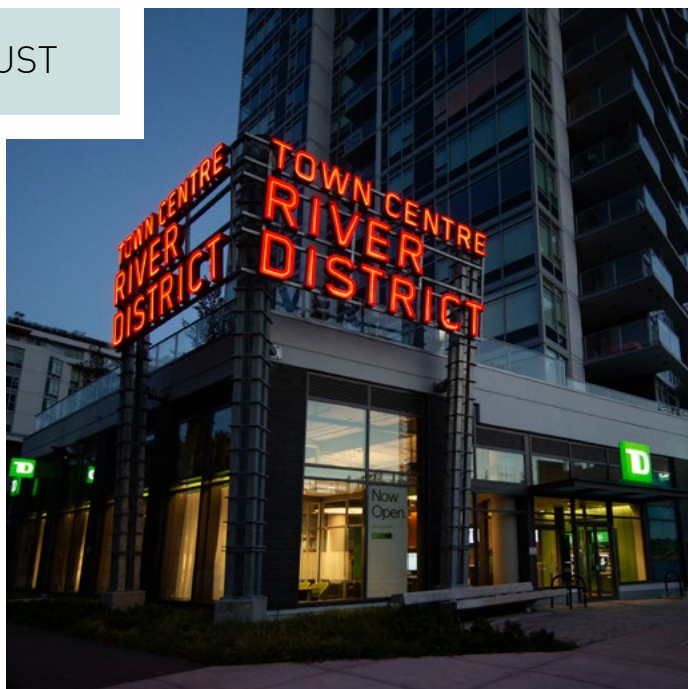
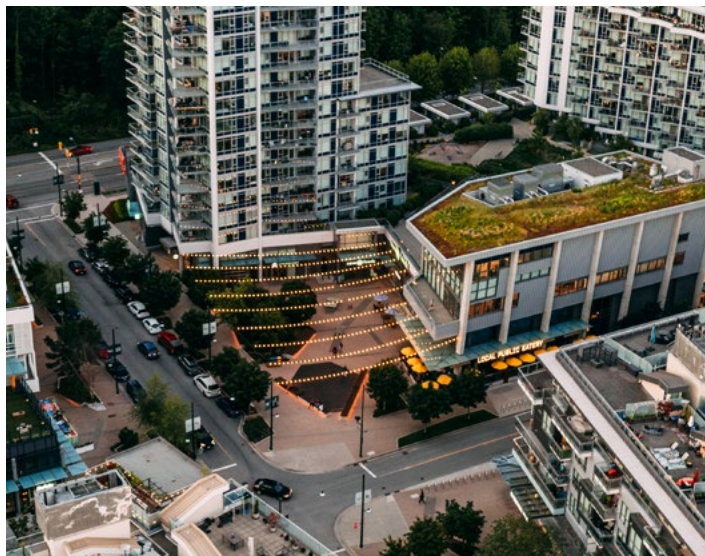
## BUILDING UPDATE

CONSTRUCTION COMPLETE





## HISTORY AND EXPERIENCE YOU CAN TRUST





## THE DEVELOPER

Wesgroup Properties is a Vancouver-based, family-owned real estate company that specializes in the development of sustainable, mixed-use spaces. In business for more than 60 years, Wesgroup provides complete, end-to-end real estate services, acquiring, developing and managing commercial and residential properties.

Wesgroup is one of Western Canada's largest private real estate companies, with over 7,000 residential units completed and over 60 commercial buildings, totaling over 3.9 million square feet under management.

CIVIC DISTRICT, SURREY



BREWERY DISTRICT, NEW WESTMINSTER







Developed by:

**wesgroup**

**Marcus & Millichap**

**Marcus & Millichap**

1100 - 1111 West Georgia Street  
Vancouver, BC V6E 4M3  
T 604 638 2121  
F 604 638 2122

**Retail Leasing:**

Jack Allpress\*  
604 638 1975  
JAllpress@MarcusMillichap.com

Amanda Broglio  
604 398 3818  
Amanda.Broglio@MarcusMillichap.com

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