

FOR LEASE

649 sq. ft. Retail Opportunity at
University Marketplace



2162 Western Parkway
Vancouver, BC



FEATURES



Strong pedestrian activity with access to approx. 59,000 students and 18,700 faculty & staff and 4,500 UEL residents



Positioned along a key pedestrian corridor just steps from Wesbrook Mall



Situated at the base of a 6-storey mixed-use rental building anchored by Staples and a fitness tenant



Located in the heart of UBC's vibrant academic and residential community which is experiencing significant new development

OPPORTUNITY OVERVIEW

Opportunity to lease a 649 SF retail unit at University Marketplace, a 6-storey mixed-use rental building with 108 rental apartments and 75,399 SF of commercial space, located on the University Endowment Lands of Vancouver.

University Marketplace sits near one of the campus's main intersections, University Boulevard and Wesbrook Mall, providing consistent foot traffic generated by students, faculty, residents, and campus visitors.

Tenants will benefit from the development's vibrant mix of shops, services, and restaurants, ranging from local retailers to strong national and international brands. Join Starbucks, Staples, Pita Pit, BMO, Subway, a fitness anchor, and more.

LEASE DETAILS

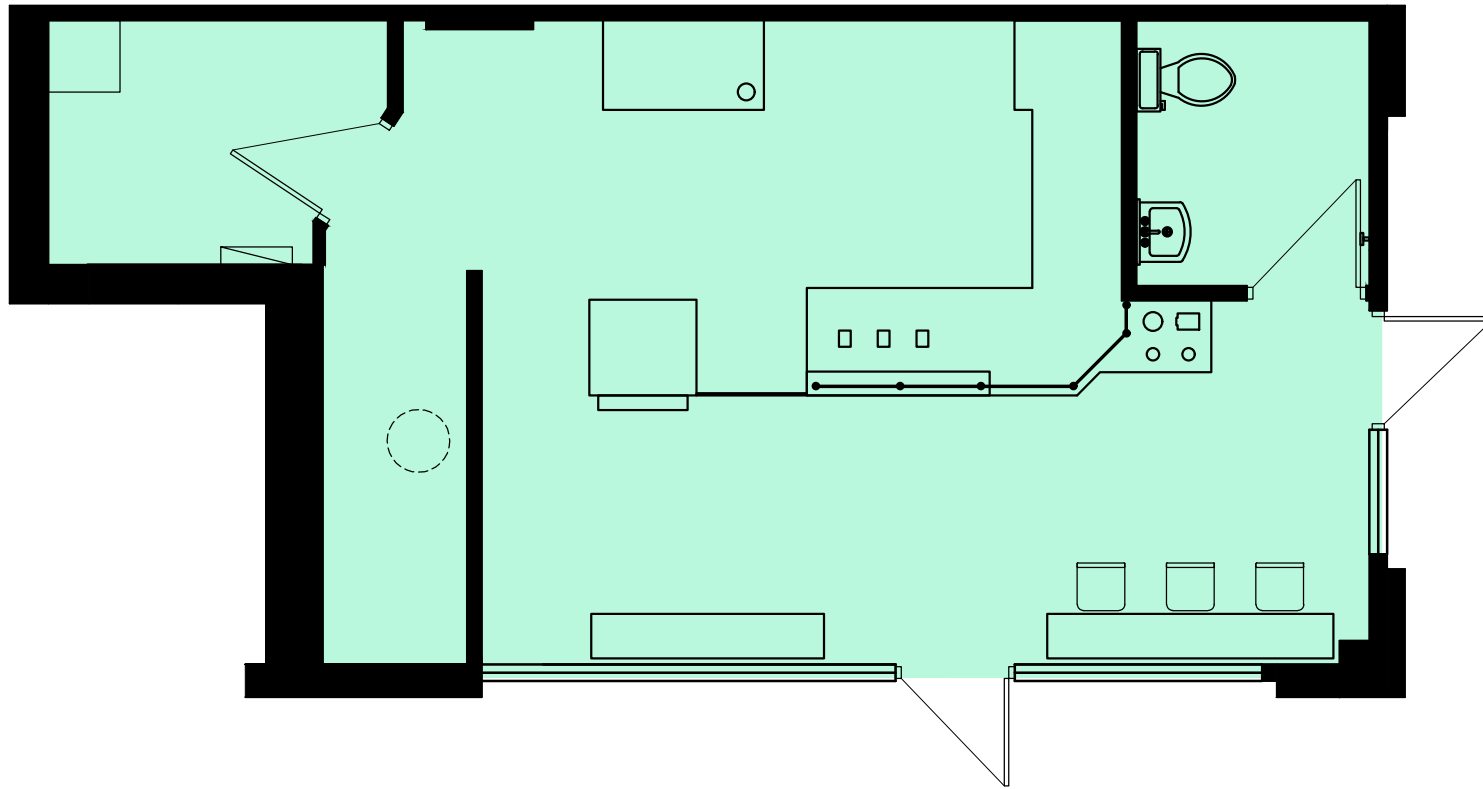
ADDRESS	2162 Western Pkwy
AREA*	649 sq. ft.
AVAILABILITY	Contact agents
ADDITIONAL RENT*	\$20.16 per sq. ft. + 4% management fee (calculated on net rent)
PARKING	Underground parking available at monthly market rates
NET RENT	Contact agents

* Exact unit size is subject to verification.

* 2025 estimate.

FLOOR PLAN

Not to scale. Subject to verification.



EXCLUSIVE USES

- + Bank/financial services
- + Produce and grocery store as principal use
- + Bubble tea beverages as principal use
- + Dental services
- + Full-service hot pot restaurants
- + Sale of business and office products
- + Pita bread sandwiches as principal use
- + Sale of coffee, espresso, or tea based drinks as principal use not to exceed 10% of sales
- + Sale of sandwiches and salads not to exceed 15% of sales
- + Full-service Chinese restaurant

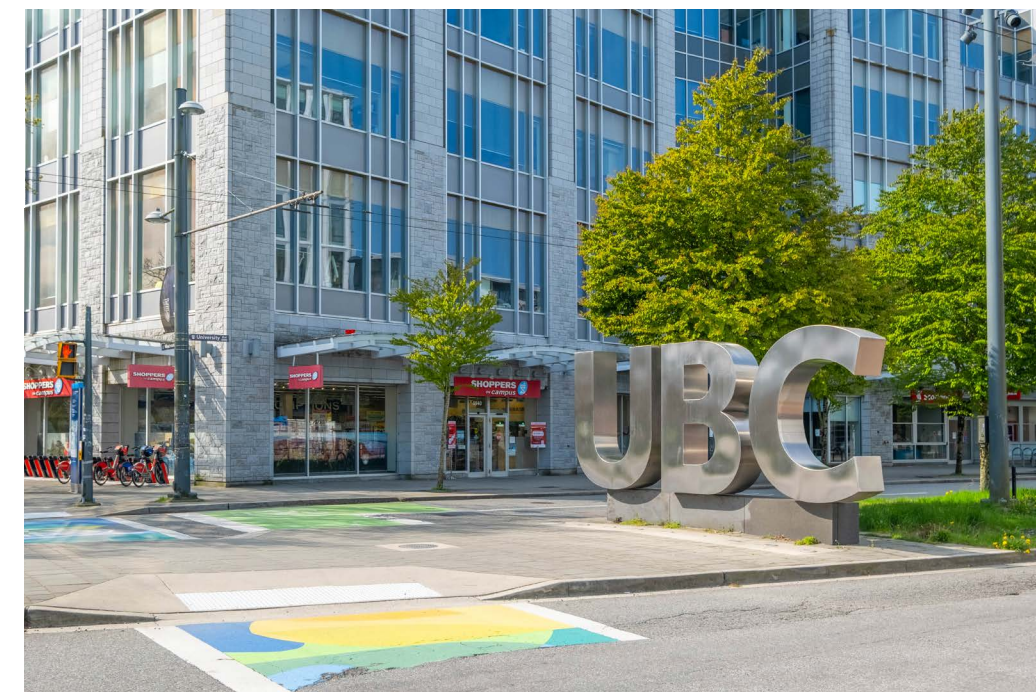
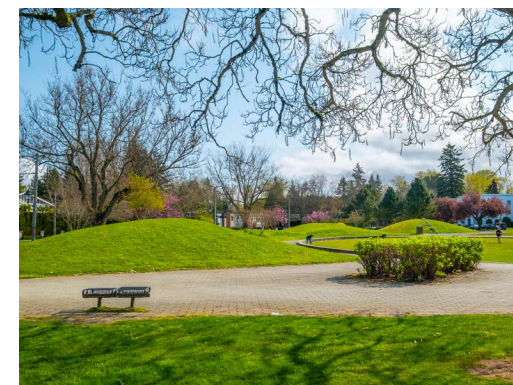




LOCATION

Situated in the University Endowment Lands (UEL) of Vancouver, the Subject Property is well located just one block from the main intersection of Wesbrook Mall and University Boulevard. UEL is home to the University of British Columbia's two main campuses as well as a mix of shops and boutiques, charming cafes, exceptional restaurants, event facilities, and stunning parks and greenspaces.

The neighbourhood has a high level of pedestrian and vehicular traffic year round and several pockets of residential homes and apartment buildings. It's well-served by public transport, making it easily accessible.



NEIGHBOURHOOD TENANTS

- | | | | |
|-------------------------|--------------------------|-------------------------|---------------------------|
| + Starbucks | + McDonald's | + CIBC | + Shoppers Drug Mart |
| + A&W | + Big Way Hot Pot | + Pizza Garden | + Scotiabank |
| + Oxygen Yoga & Fitness | + Parkway Liquor Store | + IDA Pharmacy | + Rain or Shine Ice Cream |
| + Freshslice Pizza | + Prime News Convenience | + Vera's Burger Shack | + Steve's Poke Bar |
| + Brown's Crafthouse | + Jamjar Canteen | + DownLow Chicken Shack | + Kinton Ramen |
| + Staples | + BMO | + Subway | + Triple O's |

FOR LEASE

2162 Western Parkway
Vancouver, BC



CONTACT US

Adrian Beruschi

Personal Real Estate Corporation

Senior Vice President, Retail

604 662 5138

adrian.beruschi@cbre.com

Chloe Hamelin

Associate, Retail

604 662 5166

chloe.hamelin@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

CBRE Limited | 1021 West Hastings Street | Suite 2500 | Vancouver, BC | V6E 0C3
www.cbre.ca

CBRE