

For Sale

High-Density Mixed-use Development
Site Adjacent to Future South Granville
SkyTrain Station

1424-1448
West Broadway
Vancouver, BC



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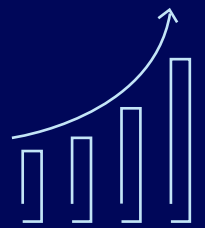
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The Opportunity

Opportunity to purchase a high-density mixed-use development site, adjacent to the future South Granville SkyTrain Station

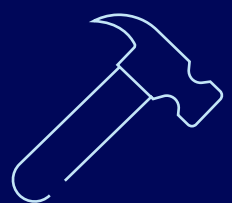
Colliers is pleased to present a high-density mixed-use development site in the South Granville / Fairview neighbourhood, adjacent to the future South Granville SkyTrain Station. This 18,750 SF assembly is located on the south side of West Broadway between Granville Street and Hemlock Street, and is steps from transit, fashion boutiques specialty food grocers, bakeries, and cafes.



High-density mixed-use development site located on a future station block at the focal point of height on the Broadway Corridor



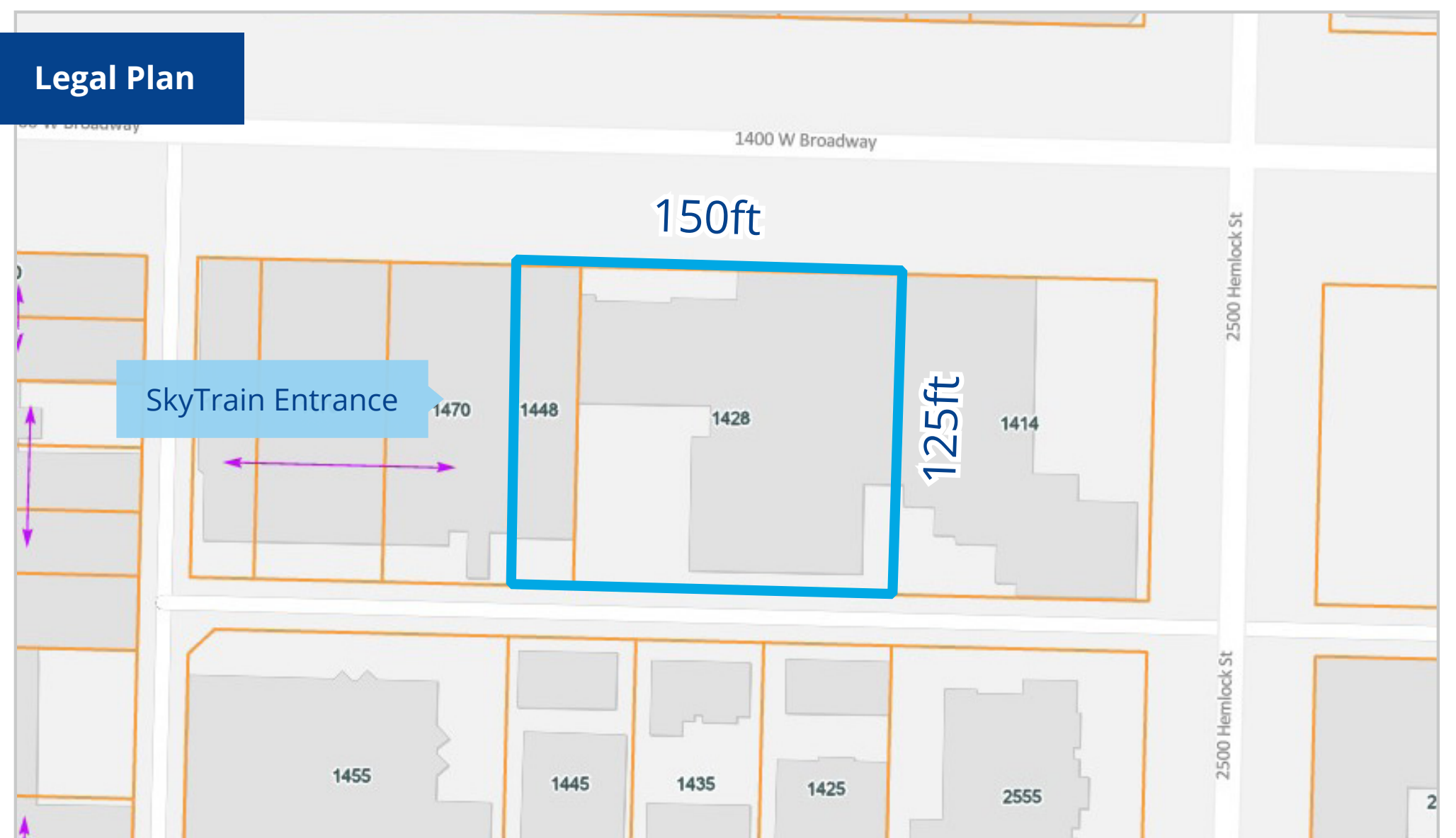
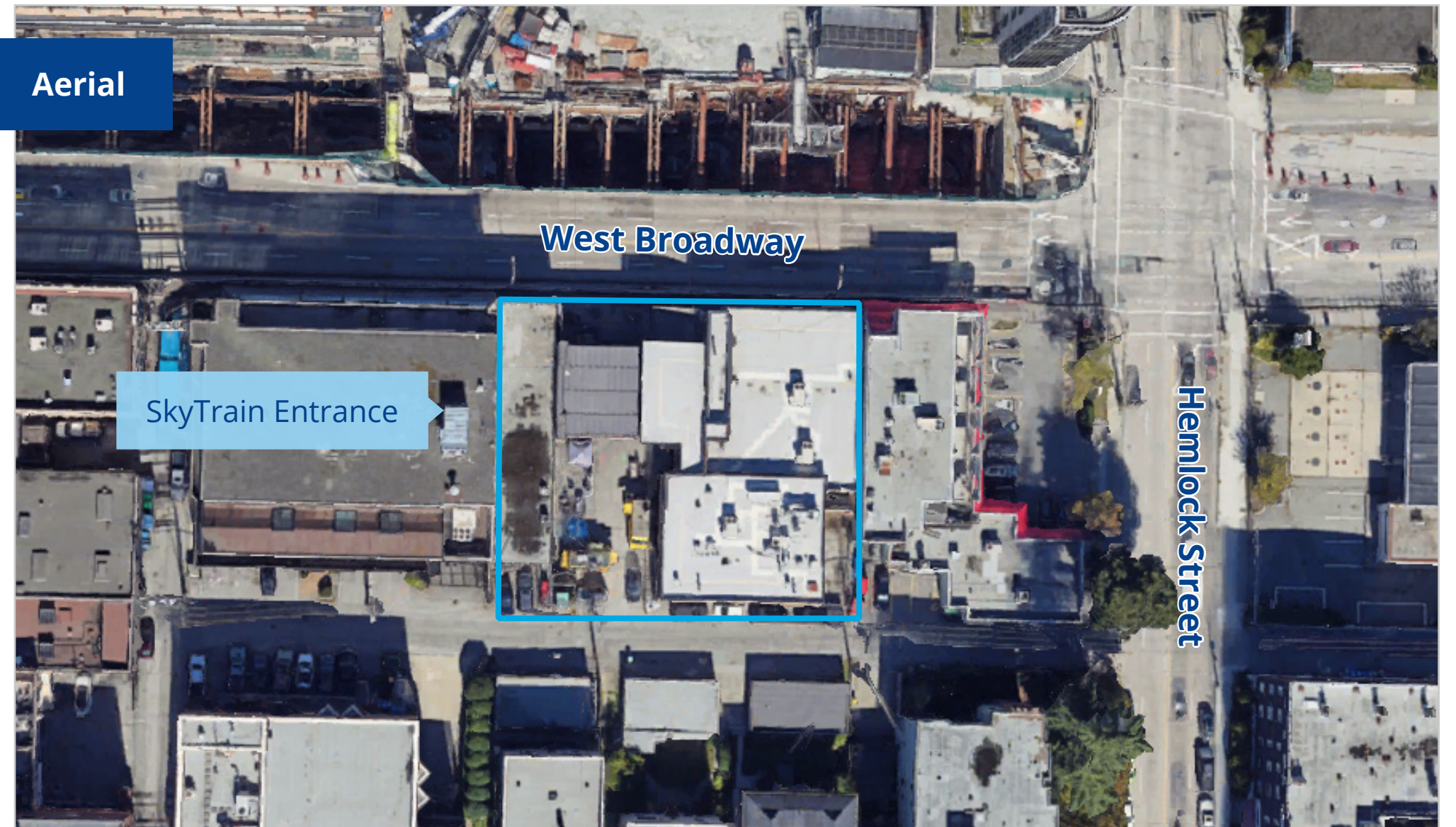
Existing commercial building and zoning; no requirement for costly residential tenant relocation



Choice of use possibilities for condo, rental and commercial density depending on developer preference



South Granville on-Broadway location, steps away from the future South Granville SkyTrain Station



Property Overview

Salient Facts

Address	1424-1448 West Broadway, Vancouver, BC
PIDs	015-185-770, 026-232-405
Location	Located on the south side of West Broadway between Granville Street and Hemlock Street
Zoning	C-3A - Commercial
OCP	Broadway Plan - FGBA - Granville/Burrard Slopes - Area A - Broadway Choice-of-Use Areas - Station Area
Lot Area	18,750 SF (150ft x 125ft)
Current Net Rentable Area	14,757 SF
Improvements	1424 West Broadway is a two-storey restaurant built in 2006. 1448 West Broadway is a two-storey commercial building constructed in 1995.
Gross Taxes	\$269,263



100
Walk Score



76*
Transit Score



90
Bike Score

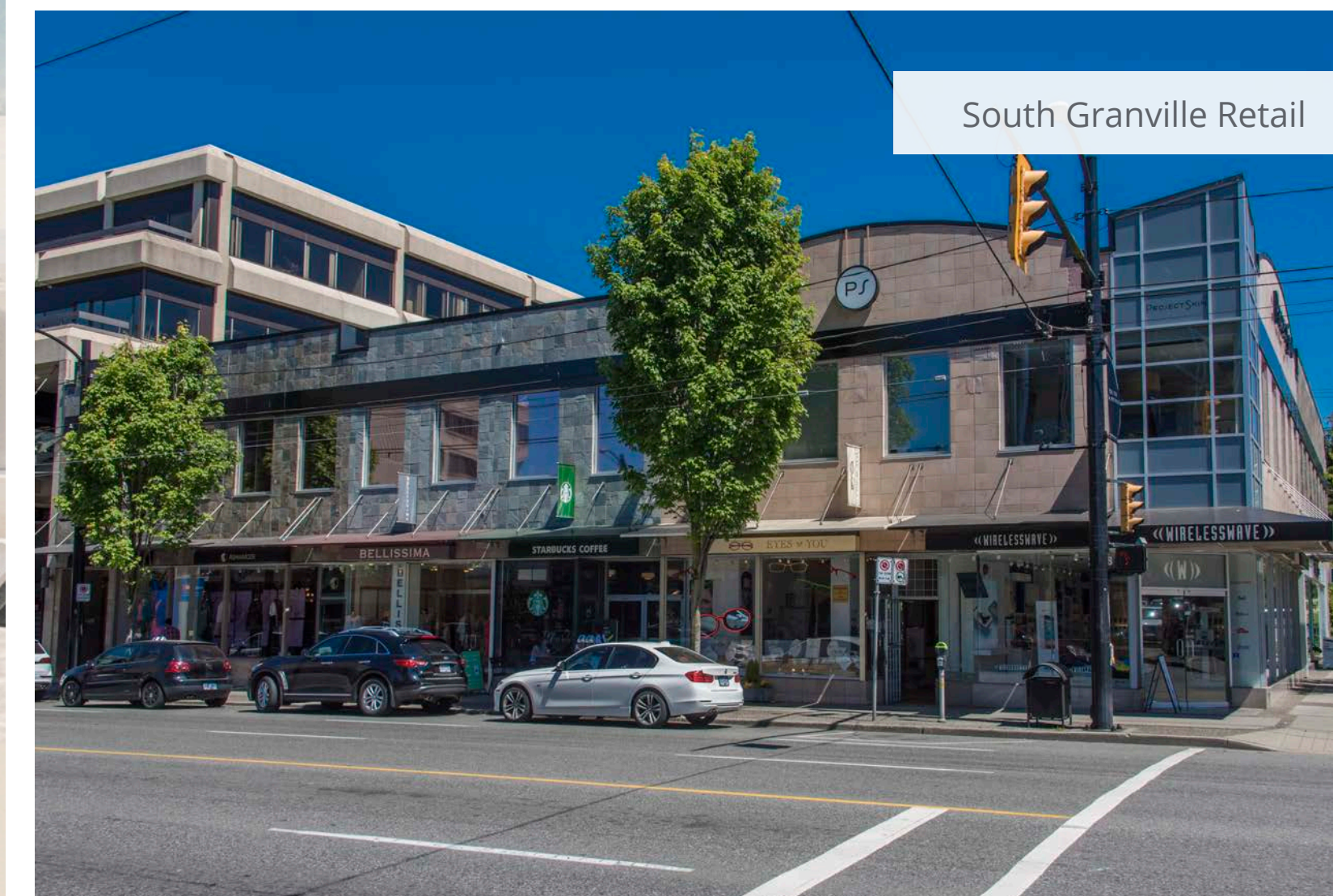
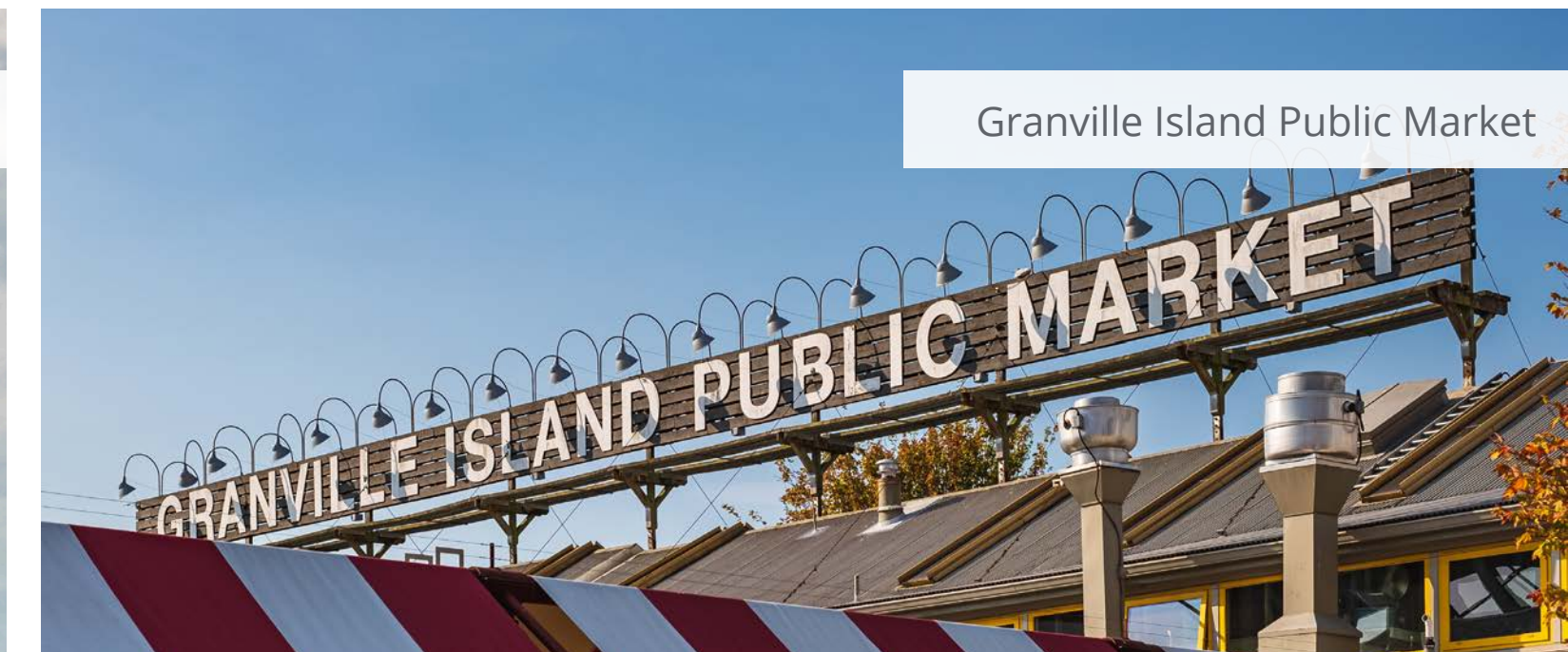
*Transit Score expected to be higher once South Granville SkyTrain Station construction completed.

The Neighbourhood

Recently, the South Granville/Fairview area has evolved into a vibrant community with views of False Creek and the downtown skyline. The neighborhood features a blend of residential, commercial, and recreational spaces that support a balanced West Coast lifestyle.

This location is well serviced by transit with both North-South and East-West bus routes providing easy accessibility. In addition, just steps away is the future South Granville SkyTrain Station, part of the Millennium Line Broadway Subway Extension, which will make the area even more attractive to future residents and employers.

The South Granville Station entrances will be located immediately west of the Property and on the northeast corner of Broadway and Granville Street. The station entrance will be integrated into 1470 West Broadway immediately to the west of the site, and PCI's development which is underway on construction.



Neighbourhood Highlights

180
metres

to Future South Granville SkyTrain Station

197

Storefront Retail Businesses*

8,550

Office Workers*

* according to BIA Economic Update 2023

Surrounding Amenities

RESTAURANTS & BARS

1. Boston Pizza
2. Subway
3. Panago Pizza
4. McDonald's
5. Cactus Club Cafe
6. Earl's
7. Sushivan
8. Masa Japanese
9. Chicko Chicken
10. Tojo's
11. Paul's Omelettery
12. Cheesecake Etc
13. Fresh Slice Pizza
14. Beaucoup Bakery
15. Denny's

CAFE'S

1. Starbucks
2. Tim Hortons
3. Cafe Anecdote
4. Wicked Cafe

GROCERY & RETAILERS

1. Indigo
2. Pottery Barn
3. Restoration Hardware
4. Staples
5. Toys R Us
6. Sleep Country
7. The Brick
8. No Frills
9. Circle K
10. Go & Grab

PARKS & RECREATION

1. Fifth Avenue Cinemas
2. Granville Loop Park
3. Charleson Park
4. Sutcliffe Park
5. Ron Basford Park
6. 6th & Fir Park

SCHOOLS

1. St. Lawrence School
2. Kester Grant College
3. Gateway College



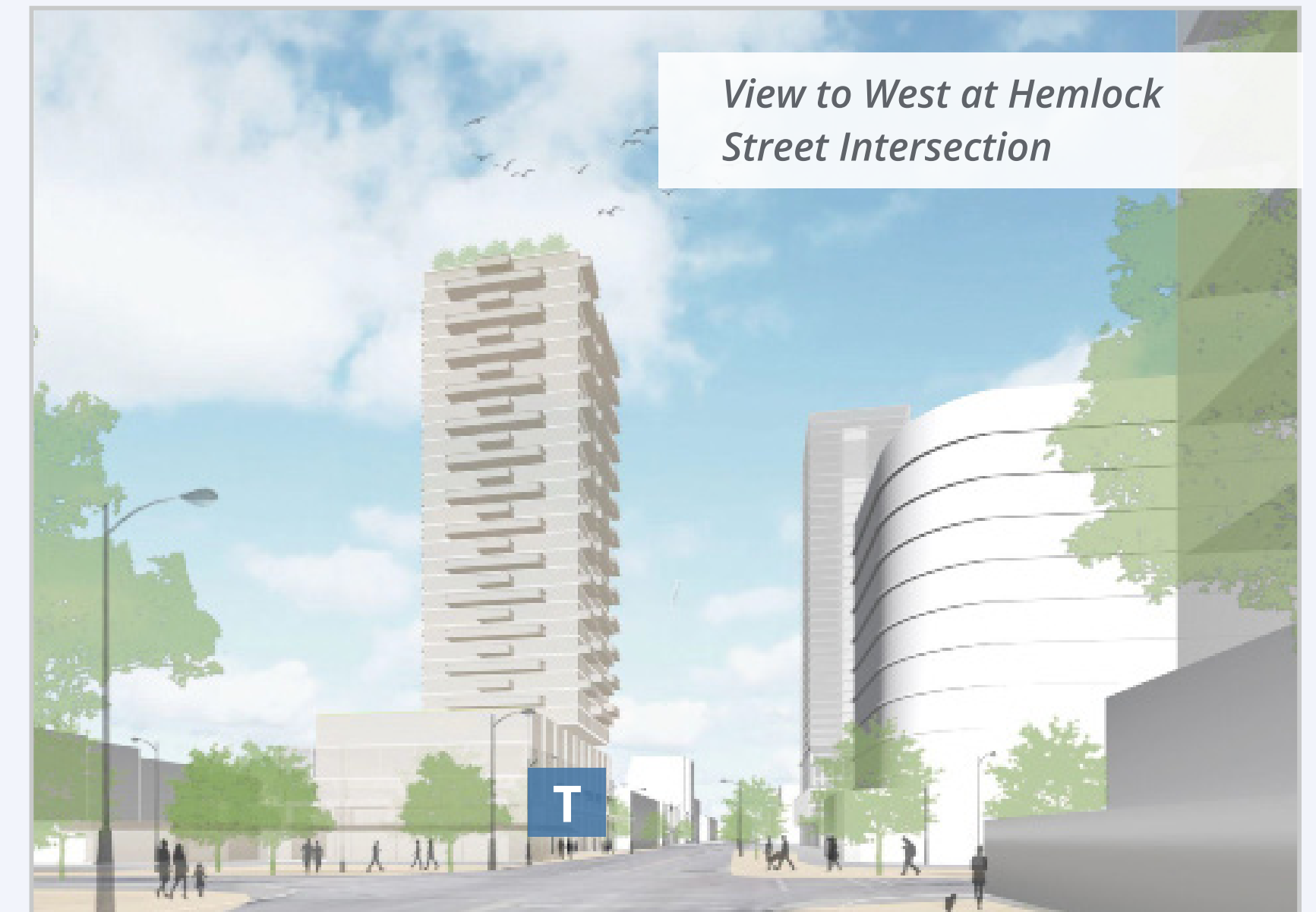
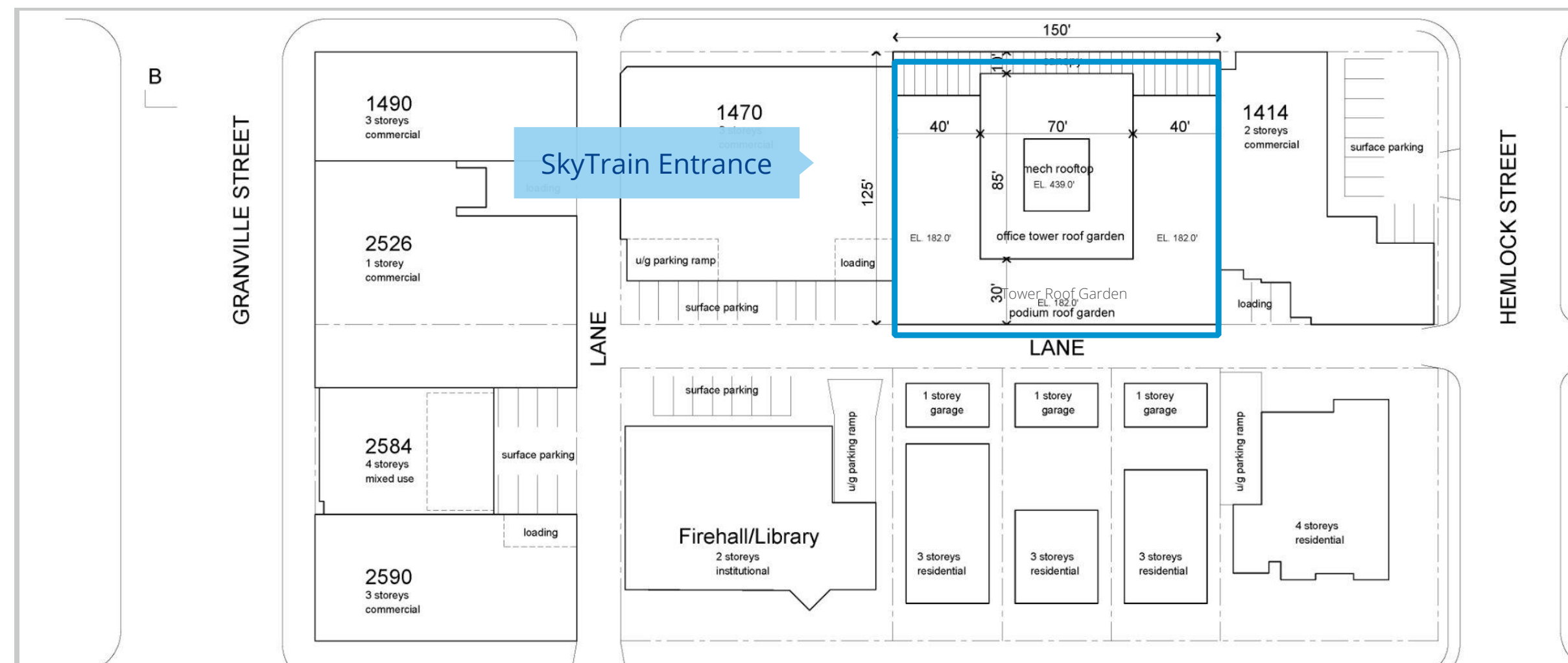
Proposed Development

Zoning	CD-1
Proposed Density	12.25 FSR
Site Size	18,750 SF
Building Height	320 ft (27-storey residential, 4-storey commercial)
Number of Units	194 rental units (20% at below market rates)
Parking & Bike Spaces	To be confirmed

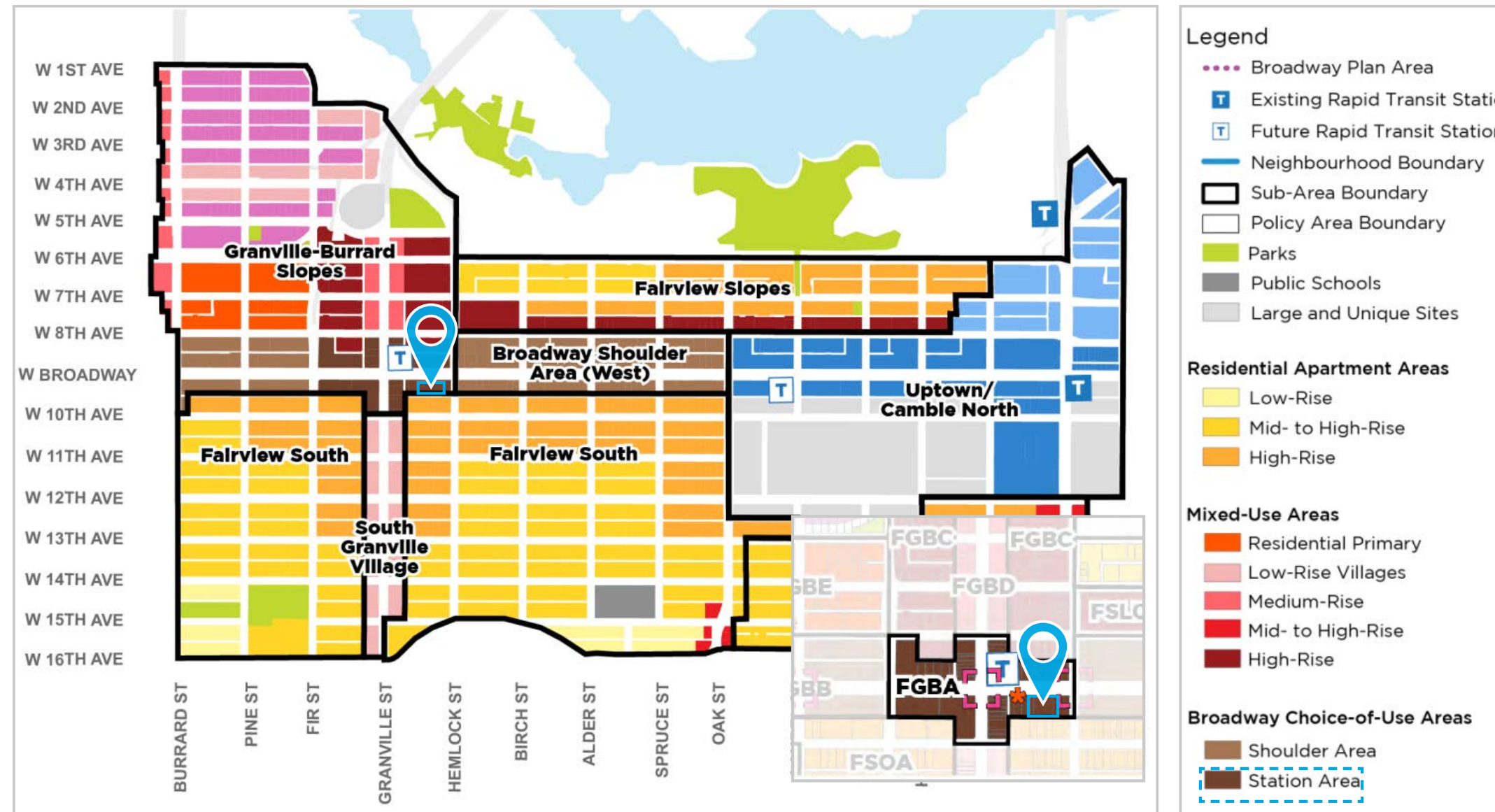
Suite Mix	1bed	2bed	3bed	Total
Market Rental Units	96	47	13	156
Below Market Rental Units	24	11	3	38
Total Unit Mix	120	58	16	194

An LOE was submitted on the Property and the current owner received a positive response from the city regarding the proposed concept.

Site Plan



Land Use



Policy Area	FGBA - Granville/Burrard Slopes - Area A	
Uses	Retail/service, office, residential, cultural	
Option	Secured market and below-market rental housing	Strata ownership housing
Max Height	40 storeys	30 storeys
Max Density	12.25 FSR	8.5 FSR
Min Frontage	45.7m (150 ft)	
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents A minimum of three levels of non-residential uses (job space) above the ground floor is required* A component of strata ownership housing (up to 3.0 FSR) may be considered within the overall maximum density where there are contributions towards on-site open space and/or other community amenities 	<ul style="list-style-type: none"> A minimum of three levels of non-residential uses (job space) above the ground floor is required* Development should contribute towards community amenities

Nearby Developments



01
1477 West Broadway

Under construction: a 40-storey, multi-purpose development above the new South Granville SkyTrain Station.



02
1470 West Broadway

Proposed 34-storey mixed-use tower with residential rental units and ground floor retail with connection to South Granville SkyTrain Station.



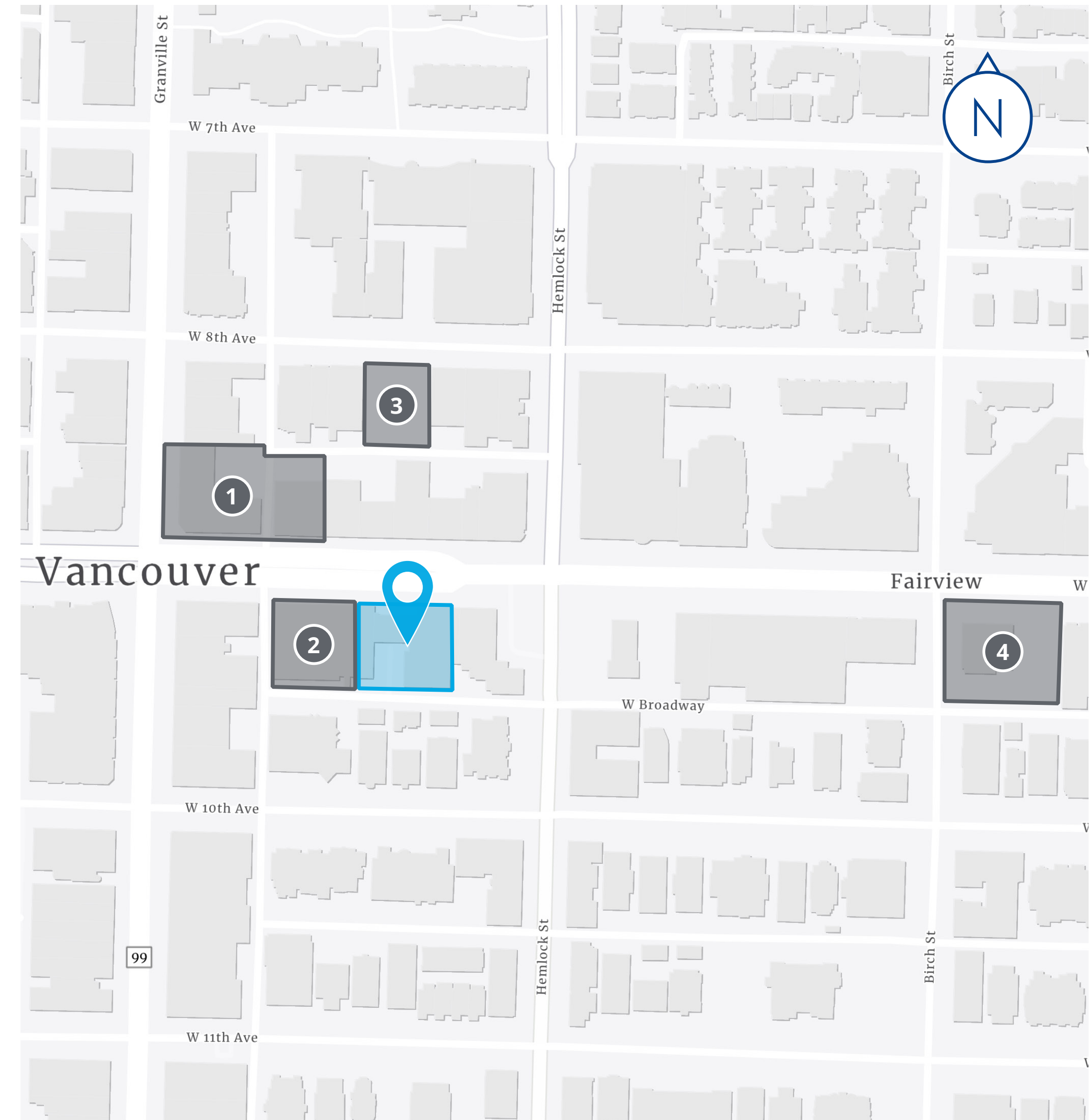
03
1434 West 8th Avenue

Proposed 25-storey rental building with 162 residential units, with one-storey podium.



04
2538 Birch Street

Under construction: a 28-story residential building featuring 248 units and a 27,500-square-foot retail/office podium.





Accelerating success.

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