

For Sale

Transit-Oriented Cambie Corridor
Development Site Steps from
Oakridge-41st SkyTrain Station

5555 Cambie Street Vancouver, BC

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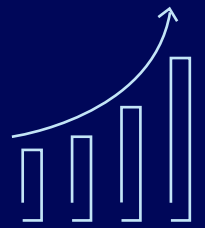
**Vancouver Investment & Development Advisors Group*



The Opportunity

Opportunity to purchase a transit-oriented development site, steps away from Oakridge-41st Avenue SkyTrain Station and current Oakridge Park development

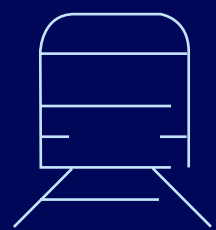
Colliers is pleased to present a transit-oriented site in the heart of development along the Cambie Corridor, just steps from the Oakridge-41st Avenue SkyTrain Station. This 52,057 SF site is located on the west side of Cambie Street between West 39th Avenue and West 41st Avenue, and is steps from the current Oakridge Park development.



Oakridge location in close proximity to amenities and transit will support strong rents and condo values



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



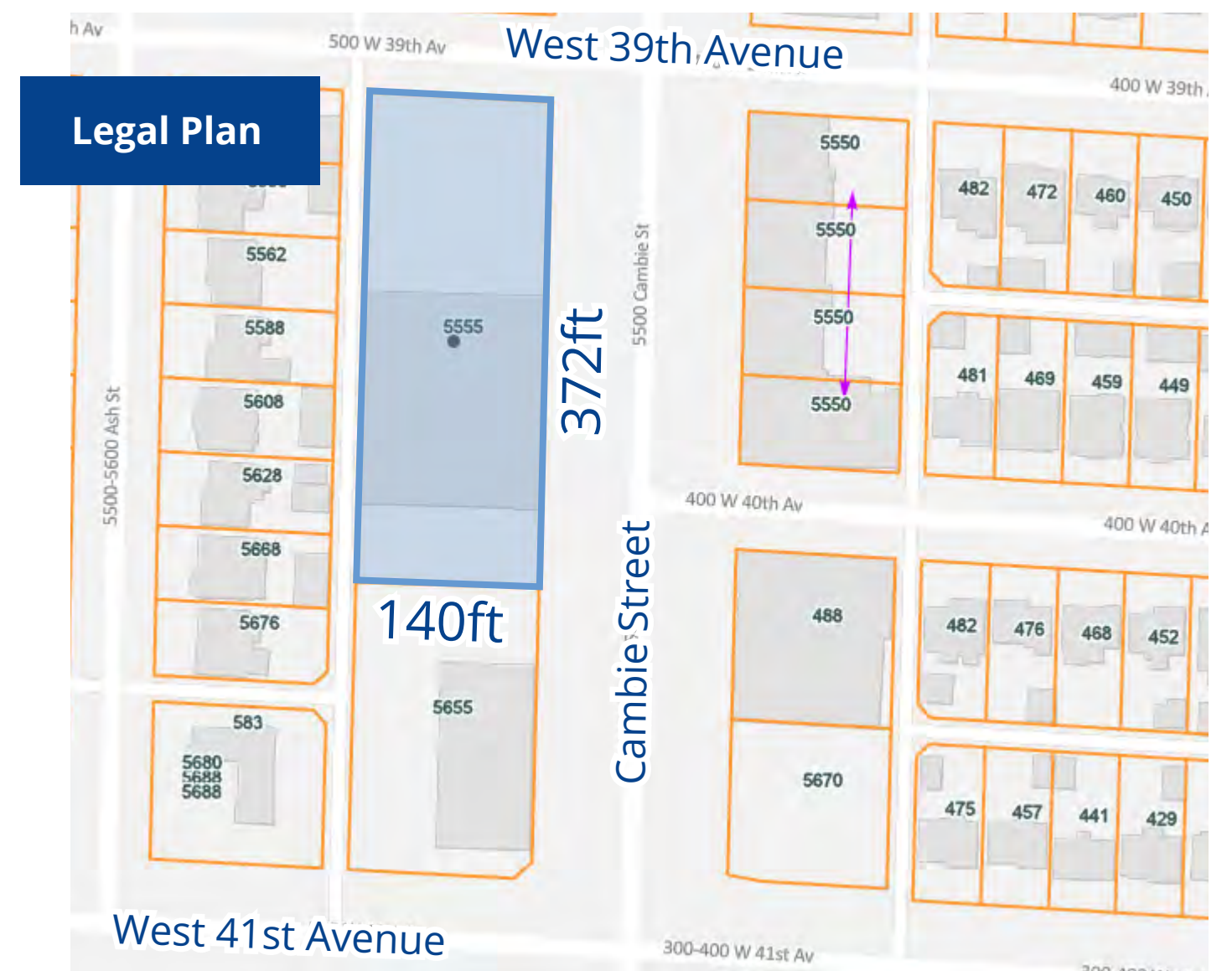
Prime Oakridge location, steps away from the Oakridge 41st-Avenue SkyTrain Station and the Oakridge Park development



Property Overview

Salient Facts

Address	5555 Cambie Street, Vancouver, BC
PIDs	006-969-224
Location	Located on the west side of Cambie Street between West 39th Avenue and West 41st Avenue
Zoning	C-1 - Commercial
OCP	Cambie Corridor (39th - 41st Area B)
Lot Area	52,057 SF (1.195 acres)
Current Net Rentable Area	21,056 SF
Improvements	Single storey retail building occupied by BC Liquor Store
Gross Taxes	\$1,320,037 (2024)



The Neighbourhood

Oakridge is a dynamic area undergoing significant transformation. Positioned along the Canada Line SkyTrain route, Oakridge is becoming a hub that will accommodate increasing population density while promoting sustainable urban living.

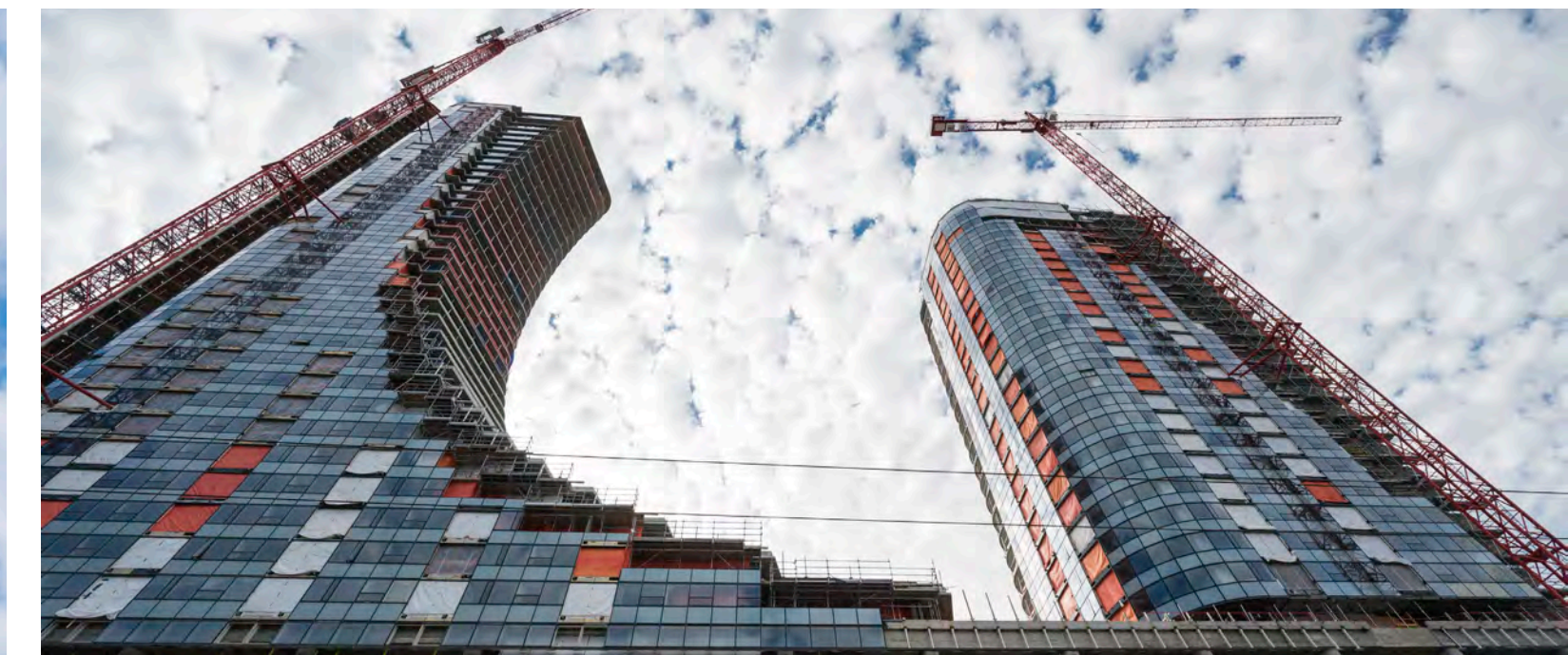
This location is well serviced by transit with both North-South and East-West bus routes providing easy accessibility. In addition, just steps away is the Oakridge-41st Avenue SkyTrain Station, making the area attractive to future residents and employers.

One of the most notable developments in the area is Oakridge Park by QuadReal and Westbank Corp. which will include a 9-acre park, new retail and restaurant space, and a 100,000-SF Civic Centre, creating an exciting cultural and entertainment hub just across the street from the site. Expected completion of the first phase will be in 2025 with over 100 businesses occupying 650,000 SF of retail set to open up in 2025.

Notable Oakridge Park Retailers



Progress of Oakridge Park as seen from 5555 Cambie Street



Oakridge Park Rendering

Surrounding Amenities

Subject Property

The nearby Oakridge Park development, with its first phase expected to be completed by Spring 2025, will offer local residents luxury shopping and unparalleled indoor and outdoor dining experiences.

In addition to this, it will feature a public 9-acre rooftop park with running loops, community gardens, playgrounds, and a pavilion that will host summer events.



GROCERY, RETAILERS & BANKS

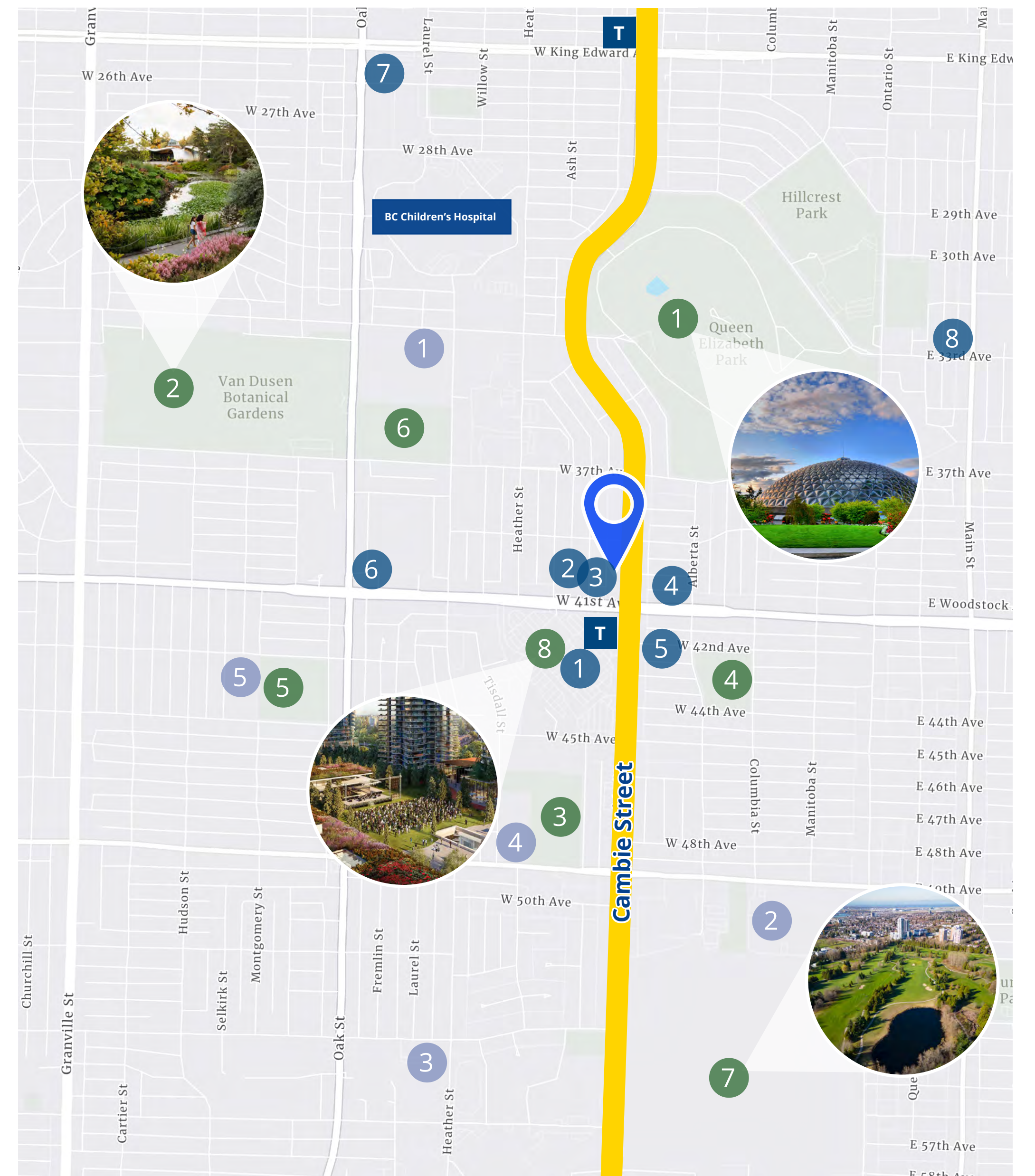
1. Oakridge Park Shopping Centre
2. RBC Royal Bank
3. TD Canada Trust
4. CIBC Bank
5. Scotiabank
6. 7-Eleven
7. Safeway
8. Stadium Market

PARKS & RECREATION

1. Queen Elizabeth Park
2. Van Dusen Botanical Gardens
3. Tisdall Park
4. Columbia Park
5. Montgomery Park
6. Oak Meadows Park
7. Langara Golf Course
8. Oakridge Rooftop Park (~2025)

SCHOOLS

1. Eric Hamber Secondary School
2. Langara College
3. Sir Winston Churchill Secondary School
4. Annie B. Jamieson Elementary School
5. Sir William Osler Elementary School



Land Use

Cambie Corridor Plan (39th - 41st Avenue)

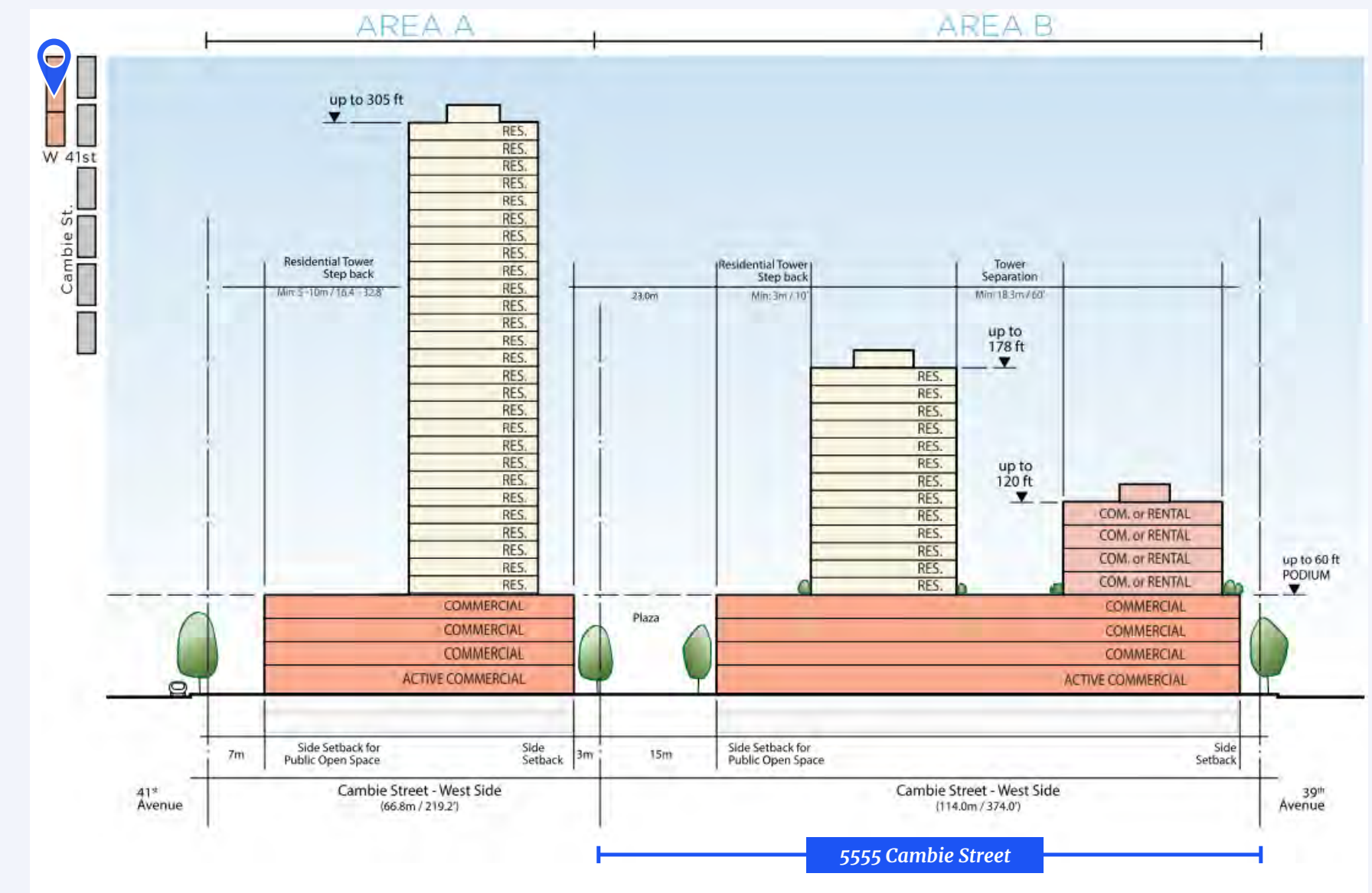
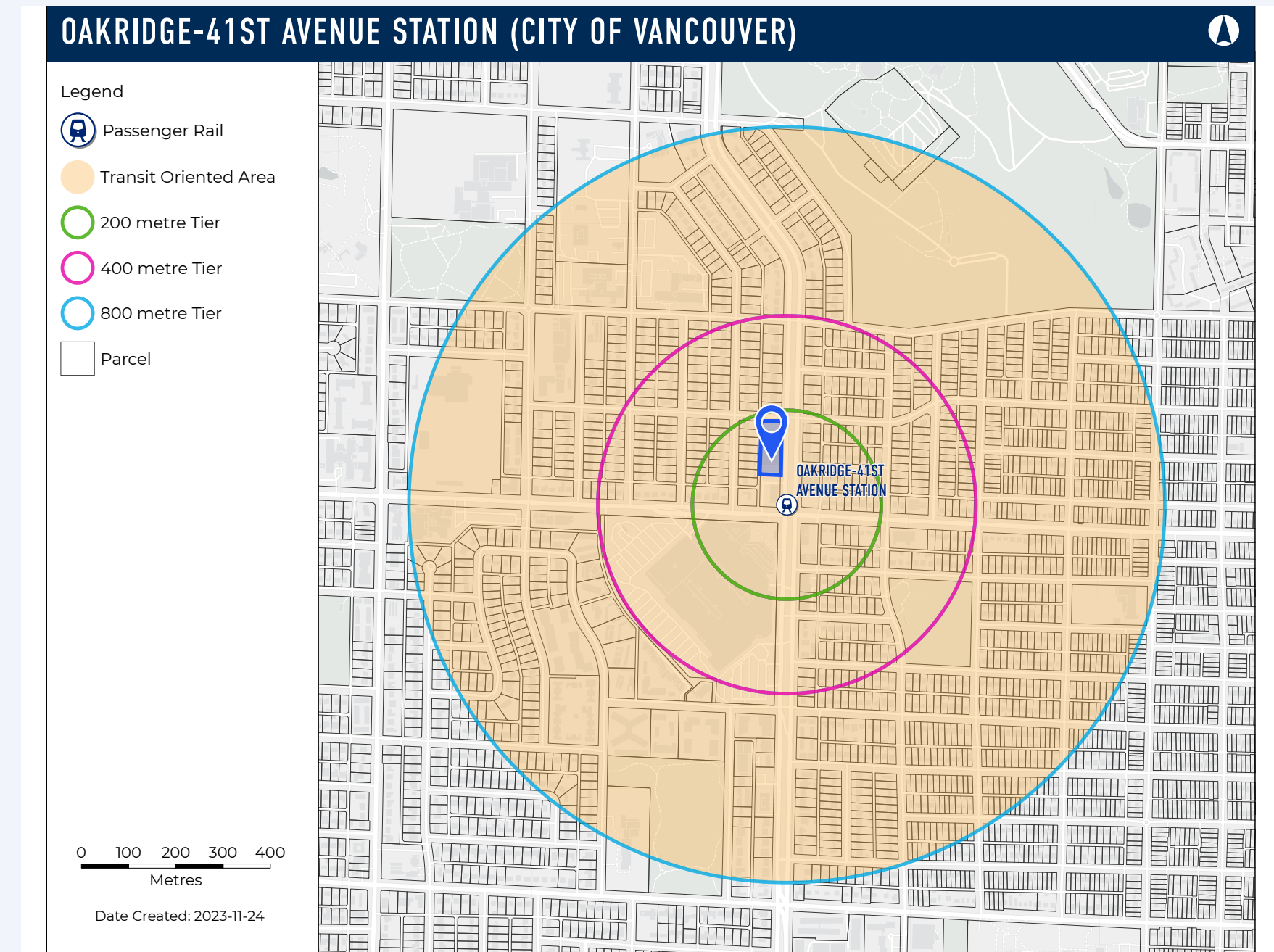
Policy Area	Cambie Corridor (39th - 41st Area B)
Uses	Retail/service, residential
Max Height	178' (condo); 150' (rental/commercial)

Notes

- Commercial guidance for all areas includes:
- A commercial podium no less than 15.2 m (50 ft) and no more than 18.3 m (60 ft) in height.
 - Tower elements above 18.3 m (60 ft) must have a minimum 18.3 m (60 ft) separation, with 80 ft separation between residential towers.
 - Minor tower elements up to 120 ft for 100% secured rental or 100% commercial on identified sites. Increased height up to 150 ft may be considered where all applicable stepbacks are achieved.

Transit Oriented Area Policy

- The province of BC announced the Transit-Oriented Area (TOA) guidelines in November 2023, which provides a framework to increase the height and density of properties within a certain distance from transit hubs
- The subject property is within 200 metres of Oakridge-41st station, which provides for a minimum height of 20 storeys on tower elements



Notable Projects

Oakridge

#	Address	Total Units	Exp. Completion	Type	Developer
1	325-341 W 42nd Ave	215	RZ Approved	Rental	Marcon
2	5630-5688 Heather St	184	RZ Approved	Rental	Anthem
3	357-475 W 41st Ave	439	DP approved	Rental	Nicola
4	208-232 W 41st Ave	156	RZ Application	Rental	Bogner
5	441-475 W 42nd Ave	124	2025	Rental	CIBT
6	5740 Cambie St	80	2025	Condo	Polygon
7	427-449 W 39th Ave	176	2026	Rental	Gracorp
8	5392-5472 Manson St	248	DP approved	Condo	Peterson

Condo Sales Statistics

Building Name	Address	Avg. Unit Size (SF)	Avg. PPSF	Avg. Price	Total Units	Units Sold
Claridge House	5740 Cambie St	916	\$1,805	\$1,653,380	133	120
Oakridge Tower 6	650 W 41st Ave	1,247	\$2,600	\$3,242,200	136	101
Oakridge Tower 7	650 W 41st Ave	582	\$2,152	\$1,252,464	181	141



Bogner Development Group
208-232 West 41st Avenue



Peterson Group
5392-5472 Manson Street



Anthem Properties
5630-5688 Heather Street



Accelerating success.

Contact us for more information:

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