



For Sale by Court Order

Approved high-density mixed-use development site



5812-5888 Cambie Street, Vancouver, BC

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Accelerating success.

Key Highlights



Rezoning approval for a 33 storey residential tower plus a 12 storey office tower over a 4 storey podium with an estimate of 10.17 FSR



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



Capitalize on strong demand for strata office space from medical, dental and professional service owner-users



Located across the street from the Oakridge Centre redevelopment and Oakridge-41st Avenue Canada Line Station



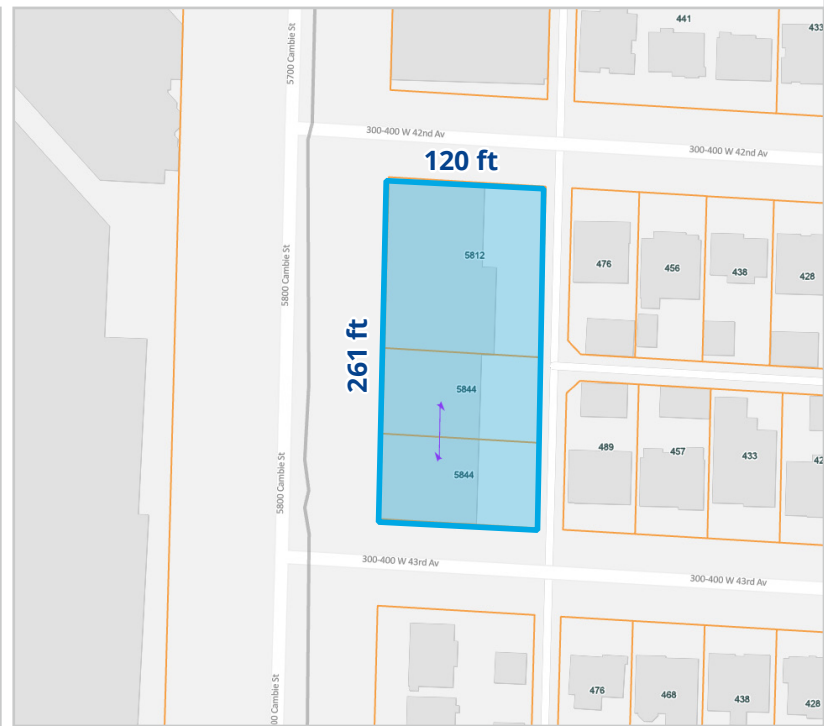
Panoramic views of Downtown and the Oakridge redevelopment



Approved rezoning application mitigates permitting risk on the site and provides immense time savings

Salient Facts

| | |
|-------------------------------------|---|
| Address | 5812-5888 Cambie Street, Vancouver, BC |
| PIDs | 019-183-780, 009-620-923, 009-620-940 |
| Location | Located between West 42nd and West 43rd Avenue, fronting the east side of Cambie Street |
| Zoning | C-2 - Commercial |
| OCF | Oakridge / Cambie Corridor Phase 3 - Mixed-use - Area F |
| Approval Status | Rezoning approved |
| Approved Density | 10.17 FSR |
| Lot Area | 31,206 SF (261ft x 120ft) |
| Improvements | Single-storey commercial buildings with surface parking accessed off the lane, built 1950 |
| Net Leasable Area (Existing) | 18,641 SF (existing buildings) |
| Assessed Value (2024) | \$85,426,500 |





The site is located within the Cambie Corridor area, which is currently undergoing significant transformation including the dramatic nearby redevelopment of Oakridge Centre.



The Property offers excellent access to rapid transit, just one block from Oakridge-41st Avenue Canada Line Station, as well as Cambie Street/West 41st Avenue bus stops, providing easy access to all parts of Metro Vancouver. Conveniently located across the street from the developing Oakridge Centre, nearby parks, schools and amenities, this service rich neighbourhood continues to grow with the area's redevelopment.

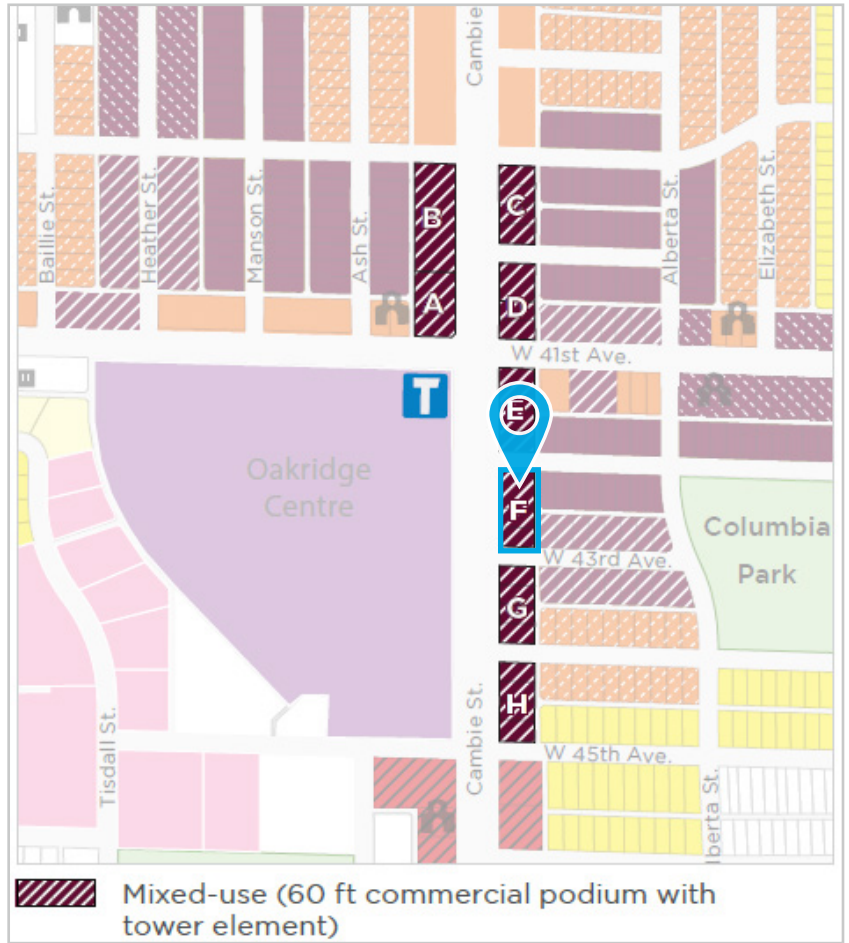
The Oakridge area is currently undergoing significant transformation including the dramatic redevelopment of Oakridge Centre with a new 9-acre park, new retail and restaurant space, and a 100,000-SF Civic Centre, creating an exciting cultural and entertainment hub just across the street from the site.



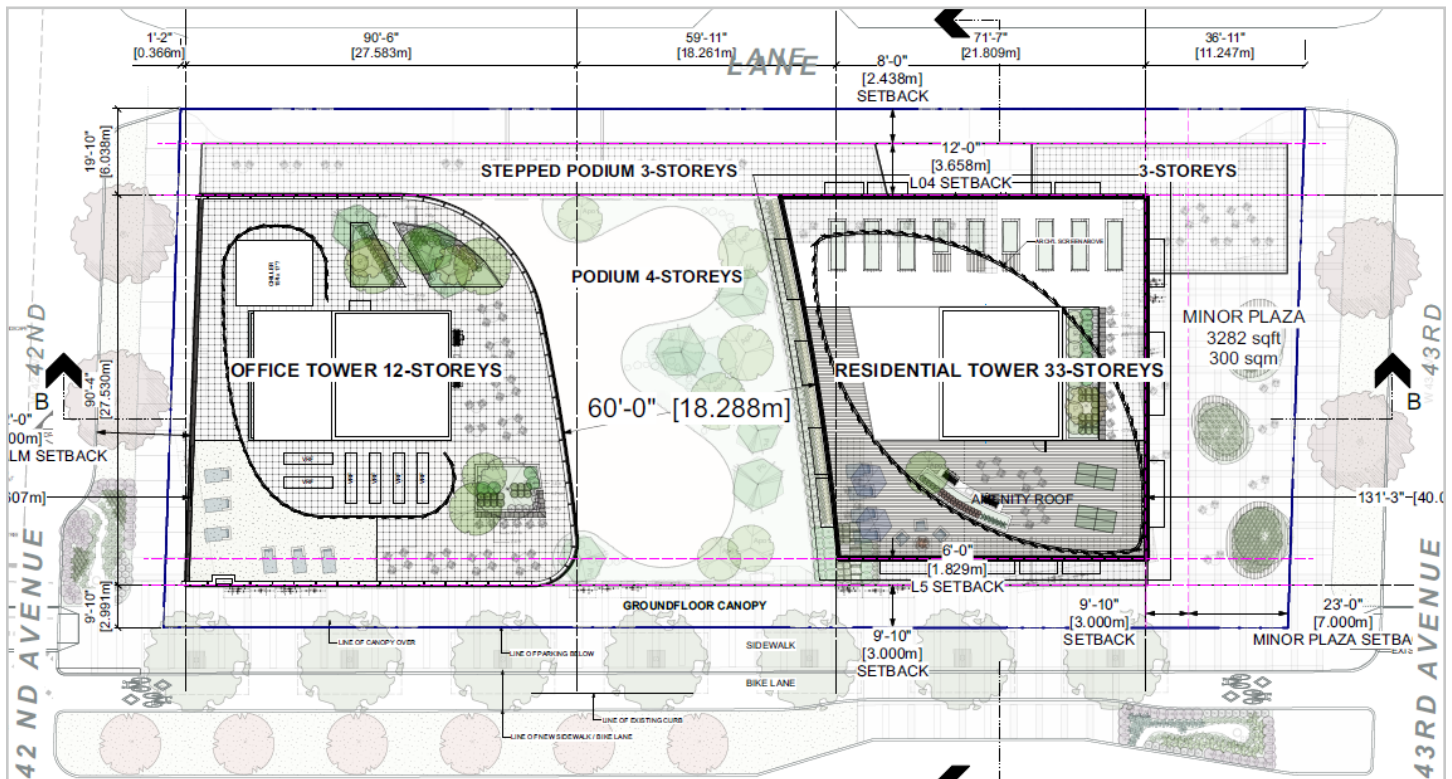
Land Use Designation

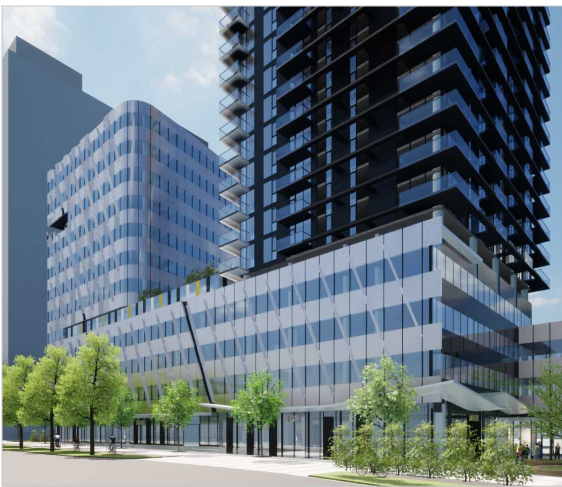
An opportunity to transform & define the neighbourhood.

This proposal is to allow for the development of a mixed use high-rise development with strata condominiums, youth centre, daycare, strata office units and strata retail at grade. The project has preliminary approval for a 33-storey tower containing 269 market strata condos, a 12-storey office tower/podium, a turnkey child day care facility, a social services youth centre within a 4-storey podium and 6 levels of underground parking. The zoning would change from C-2 (Commercial) to CD-1 (Comprehensive Development) District.



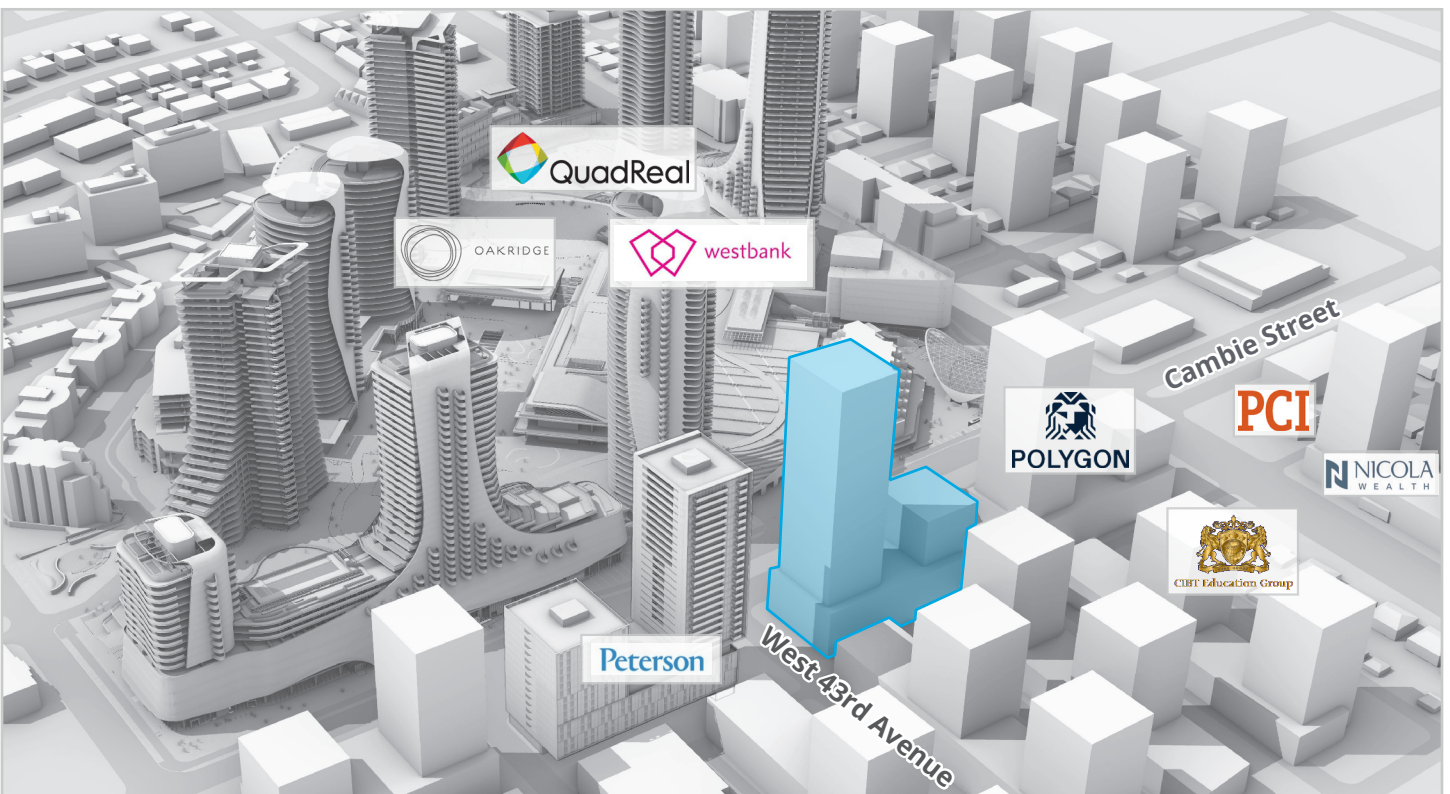
Site Plan





Approved Development

| | | | | |
|--|---|------|-------------------------------|--------------|
| Zoning | CD-1 (Comprehensive Development) - not enacted | | | |
| Unit Mix | 1bed | 2bed | 3bed | Total |
| | 176 | 67 | 26 | 269 |
| Approved Density & Floor Area | Residential: | | 6.07 FSR (189,670 SF) | |
| | Commercial Office: | | 3.74 FSR (116,814 SF) | |
| | Commercial Retail: | | 0.36 FSR (11,297 SF) | |
| | Total FSR Area: | | 10.17 FSR (317,241 SF) | |
| Gross Buildable Area | 334,639 SF | | | |
| Site Size | 31,206 SF | | | |
| Building Height | 150 ft. (office tower) and 330 ft. (residential tower) | | | |
| Number of Units | 269 market strata units | | | |
| Parking & Bike Spaces | 409 vehicle parking spaces; 630 bicycle spaces | | | |
| Permit Status | <ul style="list-style-type: none"> • Rezoning Approved November 25, 2021 subject to conditions • Development Application Approved August 30, 2022 subject to conditions • Building Permit application – underway | | | |



Surrounding Developments



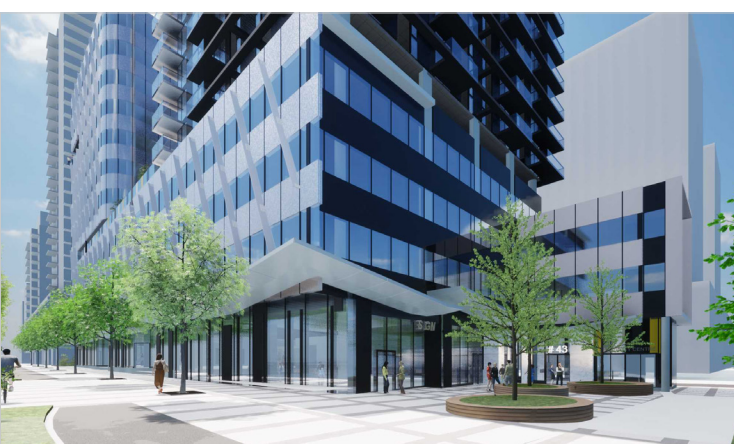
| Building | Tower 3 | Tower 4 | Tower 6 | Tower 7 |
|-----------------------------|-----------------|---------------|---------------------|----------|
| Name | Sergio Castilia | Piero Lissoni | Oakridge x Westbank | Clemande |
| Total Units | 158 | 290 | 136 | 181 |
| Units Sold | 158 | 232 | 101 | 136 |
| % Sold | 100% | 80% | 74% | 75% |
| Blended Avg Price/sf | \$2,681 | \$2,899 | \$2,600 | \$2,152 |

In addition to Oakridge's retail/office space and residential towers, the development will include a rooftop 9-acre public park, civic centre, new library, daycare, seniors' centre, dance school, world-class performing arts academy, performance space, and a community centre. The proximity to the Oakridge site greatly enhances the profile of Cambie x 42nd given its immediate proximity and ability to offer significant value differential to condo buyers.

Oakridge Tower 5 will be a 52-storey, 100% market rental building.



| Building | Claridge House |
|-----------------------------|----------------|
| Address | 498 W 41st Ave |
| Total Units | 133 |
| Units Sold | 115 |
| % Sold | 86% |
| Blended Avg Price/sf | \$1,805 |



Offering Process

Prospective purchasers are invited to submit Offers to purchase the property through Colliers for consideration by Realtech Capital Group Inc., Peterson Investment Group Inc. and Earlston Mortgage Corp. as holders of exclusive Conduct of Sale. All Offers are subject to Court approval. An offering date will be set after an initial marketing period - please contact the listing brokers for more information.



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