

JOINT VENTURE DEVELOPMENT OPPORTUNITY

# 5655 CAMBIE STREET

VANCOUVER, BC

*Opportunity to be a development partner in a signature, mixed-use transit-oriented development at a key intersection of the Oakridge Municipal Town Centre on the affluent west side of Vancouver.*



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5655 CAMBIE STREET, VANCOUVER, BC  
OPPORTUNITY

**THE OPPORTUNITY**

Cushman & Wakefield ULC (“C&W”) as the exclusive advisor is pleased to offer to the market the potential sale of a 50 to 100 percent interest through a joint venture structure of 5655 Cambie Street, Vancouver, BC (the “Property”). This is a rare opportunity to acquire an interest of a signature transit oriented, mixed-use development asset located on the corner of Cambie Street and West 41st Avenue in the Oakridge neighbourhood within the affluent Westside of Vancouver. Ideally, the Owner will retain the ground floor retail of the completed development.

C&W on behalf of the Owner is seeking a development partner with significant mixed-use concrete development experience throughout Metro Vancouver. The Owner will consider a co-ownership agreement with a tier-one developer for an interest in the asset. Parties interested in acquiring an interest in the property and subsequent joint venture development agreement are encouraged to contact the listing agent for offering guidelines and pricing guidance.



**HIGHLIGHTS**

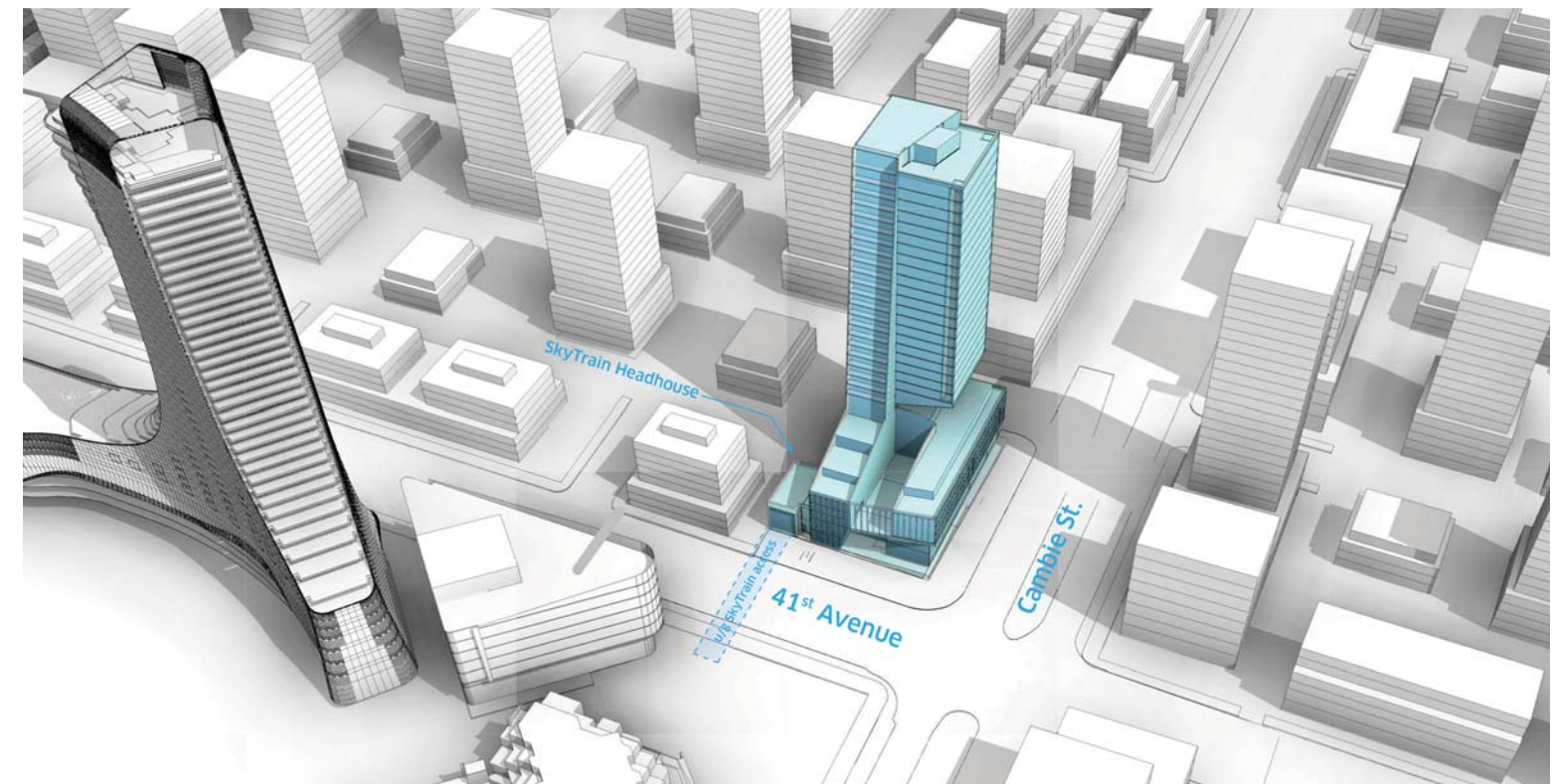
- Prominent corner exposure at the preeminent intersection of Cambie Street and West 41st Avenue, in the heart of the Oakridge neighbourhood
- The rectangular lot is comprised of 30,926 square feet with secure in-place income that will serve as a strategic cost shield through the entitlement process.
- The Property is 100% leased with 21 tenants
- Designated as a landmark site in the Cambie Corridor Plan
- Located within one of the most active and rapidly developing mixed-use transit-oriented neighbourhoods in Metro Vancouver
- Unique synergies with the neighbouring Oakridge Centre redevelopment through enhanced walkability, an unmatched sense of community, and potential transit station linkages
- Surrounded by an enviable variety of amenities and services including, world class retail, multiple grocery stores, trendy restaurants, artisan cafes, public recreation, expansive parks and schools
- Flexible land use policy that allows for a variety of redevelopment including market residential, rental, office and/or retail
- Stable in-place income offering a strategic holding yield and cost shelter during the entitlement process
- Oakridge Municipal Town Centre has been identified as the geographical centre of Vancouver and the primary densification node outside downtown
- 41st Avenue is identified for rapid transit in the next twenty years (UBC to Metrotown)



5655 CAMBIE STREET, VANCOUVER, BC  
SALIENT DETAILS

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Civic Address	5655 Cambie Street, Vancouver, BC
Legal Description	Lot B, Except Part In Plan LMP12404 Block 874 District Lot 526 Plan 20145 - PID 006-854-982
Lot Area	30,926 square feet
Leasable Area	32,898 square feet
Zoning	C-1
Land Use	Area A Cambie Street 39th-45th Avenue: Mixed-Use (60 foot commercial podium with tower element)
Buildable Area	None Prescribed
Maximum Height	305 Feet
Assessed Value (2021)	\$88,911,200





### LOCATION OVERVIEW

Situated on the northwest corner of Cambie Street and West 41st Avenue, the Property boasts one of the most prestigious locations along the City of Vancouver's rapidly expanding Cambie Corridor. The Property offers an irreplaceable location within the Central Cambie Corridor with landmark development potential. Upon completion, the Property will serve as the gateway to the neighbourhood's Oakridge node in the City of Vancouver's affluent westside.

Oakridge Centre, the Lower Mainland's highest grossing sales (per square foot) shopping mall is located directly across West 41st Avenue from the Property. Anchored by major retailers including HBC, Safeway, Crate & Barrel and Harry Rosen, Oakridge Centre with its 150 stores and +400,000 square feet of commercial space provide an unmatched amenity profile to the area making the neighbourhood a true mixed-use destination. The Oakridge Centre redevelopment will provide a new urban enclave centred around a nearly 10-acre park with 10 distinct towers emboldening the re-imagined town centre. Once complete, Oakridge will offer 2,600 homes, workspace for 3,000 creative professionals, more than 300 stores, one of Vancouver's largest community centres and Vancouver's second-largest library.

Furthermore, the neighbourhood's employment framework and social fabric is bolstered by the nationally renowned BC Women's and Children's Hospital, GF Strong Rehabilitation Centre, the headquarters of Canadian Blood Services, and Vancouver General Hospital. This infrastructure has allowed the Central Cambie Corridor to evolve as a health hub with some of the top healthcare services and professionals in the country. Additionally, the location offers proximity to some of Metro Vancouver's most prestigious private and public schools.

The Property's location is poised to become a residential, employment, amenity and cultural hub rarely matched in urban landscapes making this one of the most exclusive location offerings in Western Canada.

### AMENITIES WITHIN A 10-MINUTE WALK



**15+**  
Restaurants



**3**  
Grocery/  
Supermarkets



**5+**  
Cafés/  
Bakeries



**10+**  
Schools/  
Learning Centre



**20+**  
Personal  
Services

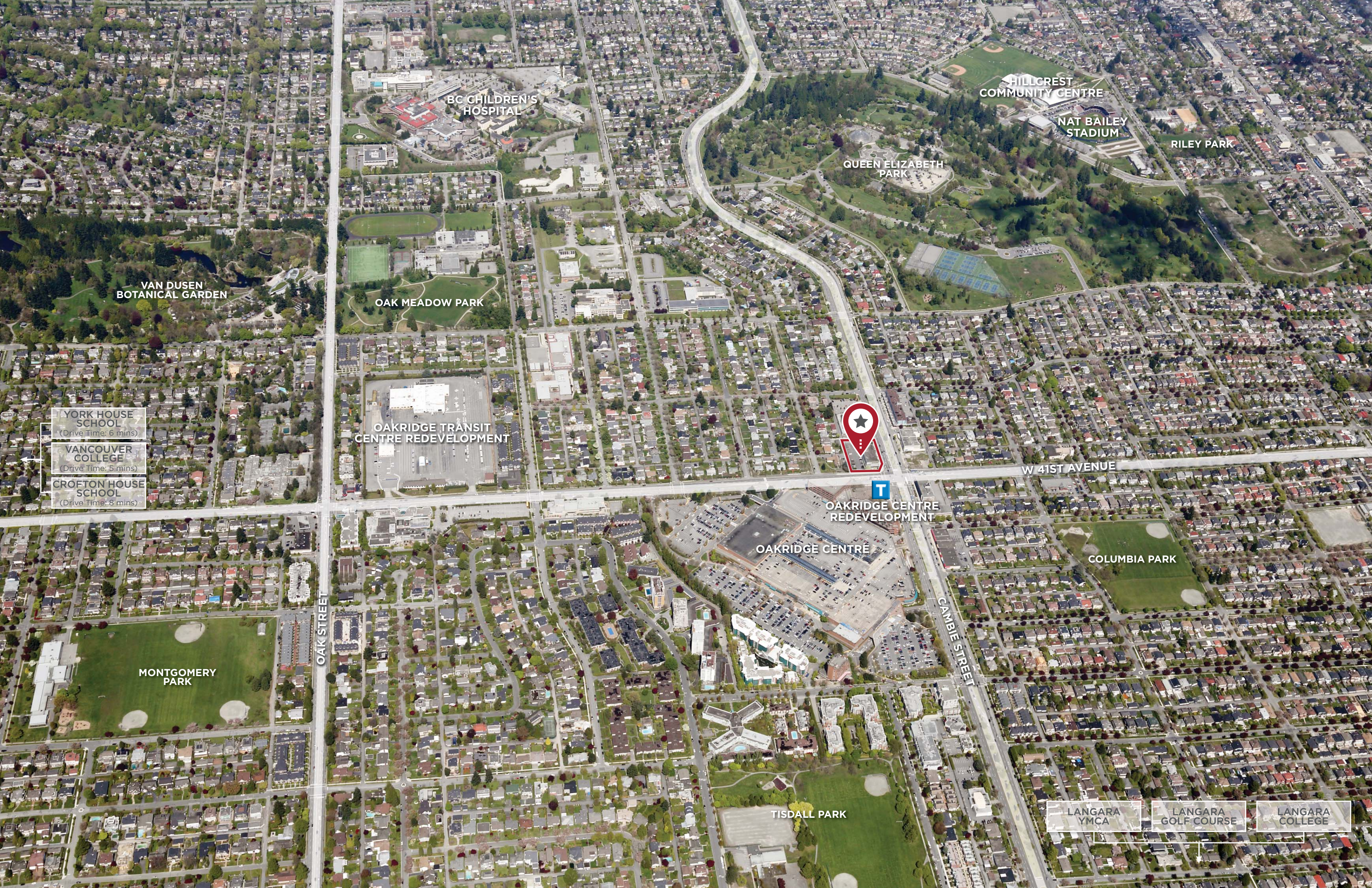


**5**  
Childcare  
Providers

### COMMUTE TIMES



	TRANSIT	CYCLE	DRIVE
Fraser Corridor	7 mins	7 mins	3 mins
BC Children's Hospital	10 mins	5 mins	5 mins
Marpole	20 mins	10 mins	5 mins
VGH	15 mins	15 mins	7 mins
Kerrisdale	15 mins	15 mins	10 mins
YVR	15 mins	25 mins	10 mins
Mt. Pleasant	20 mins	15 mins	10 mins
Downtown	15 mins	25 mins	10 mins
Kitsilano	30 mins	25 mins	15 mins



BC CHILDREN'S HOSPITAL

HILLCREST COMMUNITY CENTRE

NAT BAILEY STADIUM

RILEY PARK

QUEEN ELIZABETH PARK

VAN DUSEN BOTANICAL GARDEN

OAK MEADOW PARK

YORK HOUSE SCHOOL  
(Drive Time: 6 mins)

VANCOUVER COLLEGE  
(Drive Time: 5 mins)

CROFTON HOUSE SCHOOL  
(Drive Time: 8 mins)

OAKRIDGE TRANSIT CENTRE REDEVELOPMENT

OAKRIDGE CENTRE REDEVELOPMENT

W 41ST AVENUE

OAKRIDGE CENTRE

COLUMBIA PARK

MONTGOMERY PARK

OAK STREET

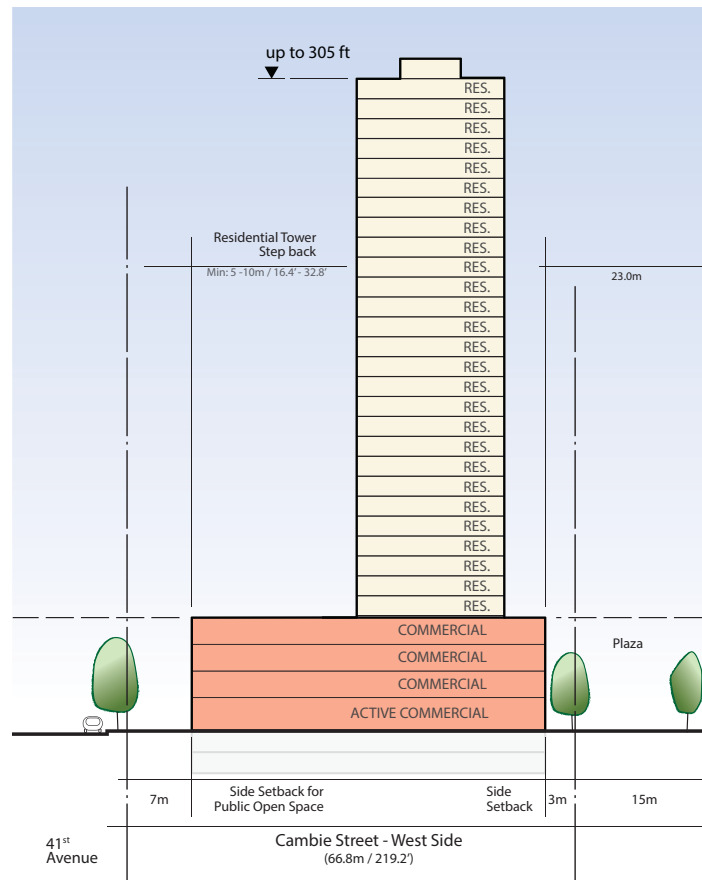
CAMBIE STREET

TISDALL PARK

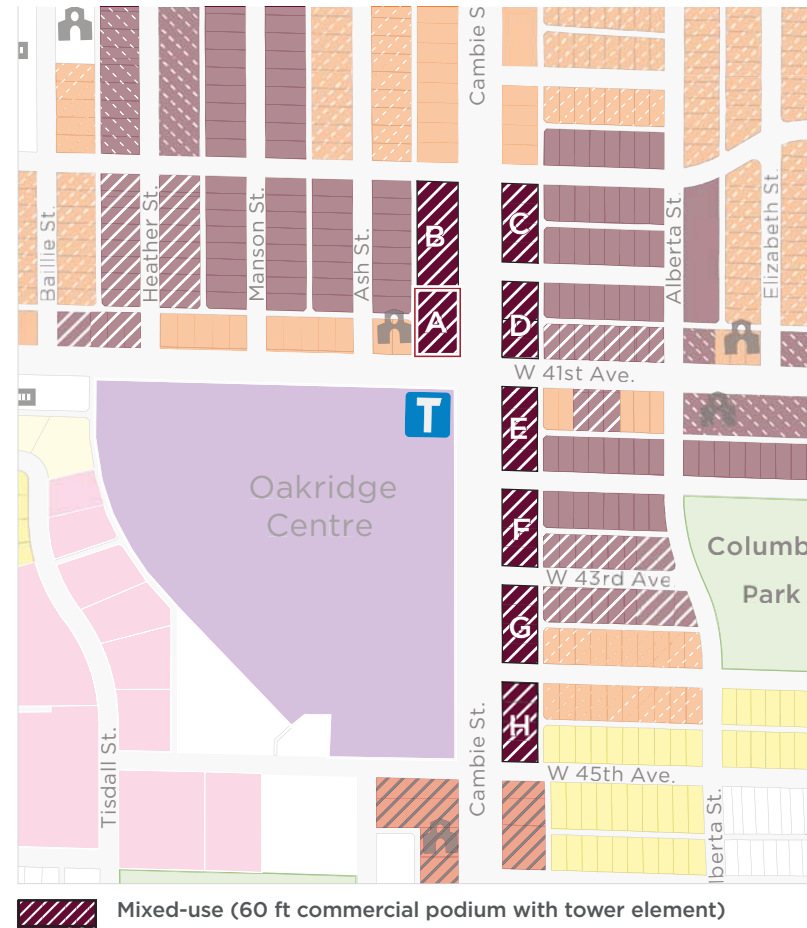
LANGARA YMCA

LANGARA GOLF COURSE

LANGARA COLLEGE



Representative Section: West side of Cambie Street between 39th and 41st Avenue (looking west)



**THE PROPERTY IS SITUATED WITHIN AREA A OF CAMBIE STREET: 39TH - 45TH AVENUE AS REGULATED BY THE CAMBIE CORRIDOR PLAN.**

**MAXIMUM ALLOWABLE HEIGHT**

Area A - 305 feet

Height and density will be considered for the delivery of increased commercial space, rental housing, and the delivery of on-site community amenities.

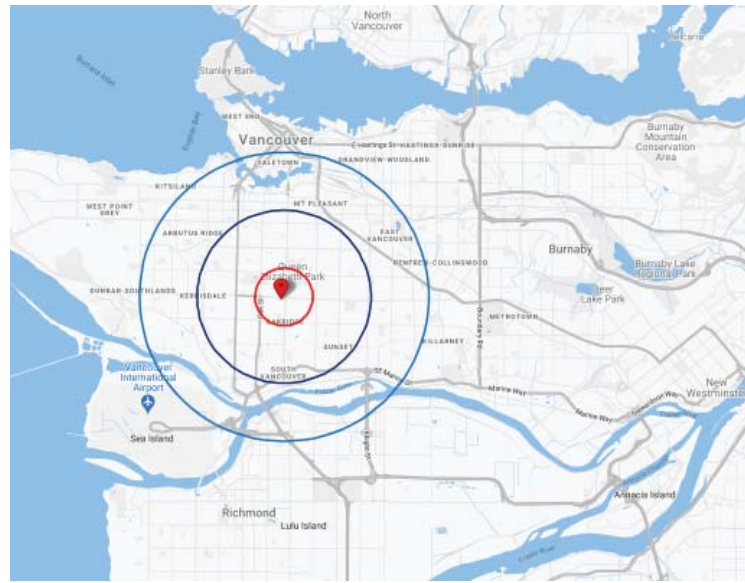
**Consistent guidance for all areas will include:**

- Required at-grade active commercial
- The commercial podium is not to exceed 60 ft (18.3 m) nor be less than 50 ft (15.2 m)
- Tower elements above 60 ft (18.3 m) must have a minimum 60 ft (18.3 m) separation, with 80 ft separation between residential towers

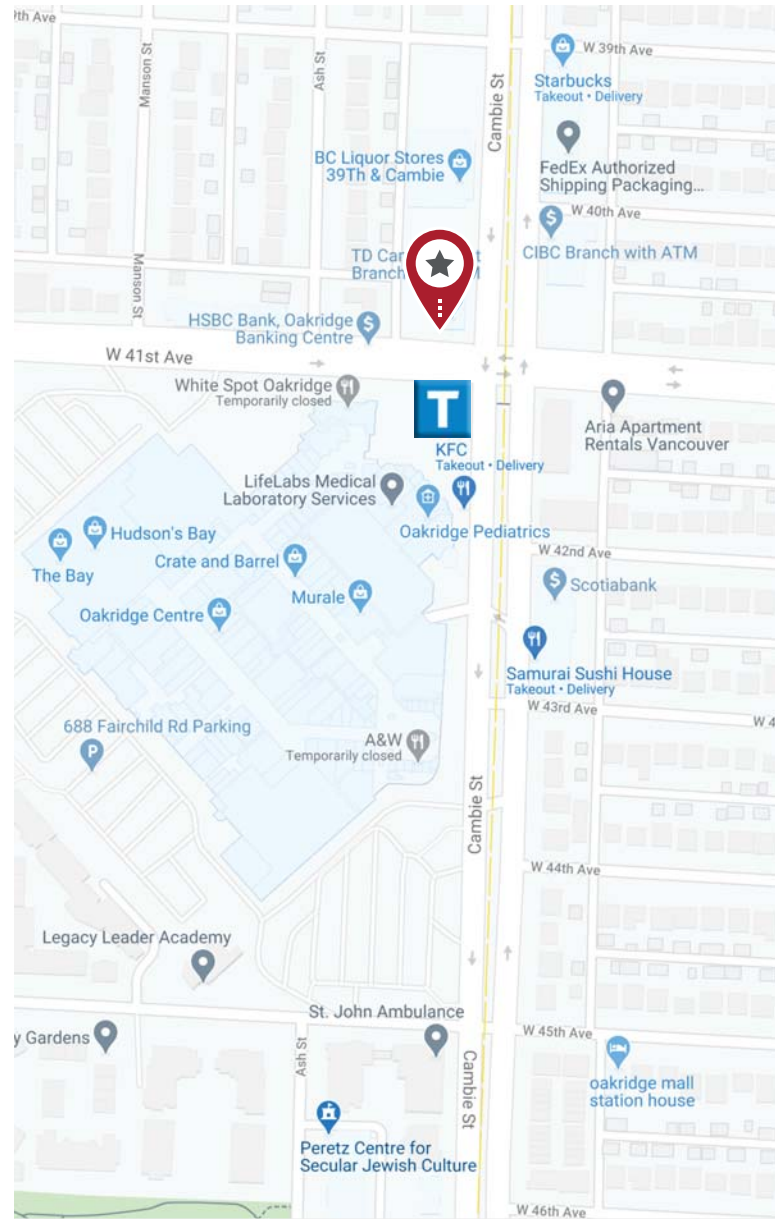
- Tower floor plates must not exceed:
  - An average residential floor plate of 6,500 sq. ft. (603.9 sq. m)
  - An average commercial floor plate of 8,500 sq. ft. (789.7 sq. m)
- In instances where a residential tower is not pursued, a signature commercial tower with a maximum floor plate of 10,000 sq. ft. (929 sq. m) may be permitted up to the same maximum height of the major tower height.
- All buildings fronting Cambie Street will require a 10 ft (3.0 m) dedication from the property line for an improved streetscape.



5655 CAMBIE STREET, VANCOUVER, BC  
THE NEIGHBOURHOOD



DEMOGRAPHICS	1 KM	3 KM	5 KM
Population	11,675	140,915	404,000
Population Growth (2015 - 2020)	9.3%	4.2%	3.9%
Projected Population Growth (2015 - 2020)	16.8%	6.9%	5.4%
Median Age	44.4	39.9	39.2
Average Household Income	\$115,465	\$127,850	\$118,800
Average Persons Per Household	3.0	3.1	2.9
Top Employment Industries	Professional Services Health Care Retail Trade	Health Care Professional Services Retail Trade	Professional Services Health Care Retail Trade



5655 CAMBIE STREET, VANCOUVER, BC  
MARKET OVERVIEW

ACTIVE MARKET CONDO PRE-SALES

PROJECT	ADDRESS	AVERAGE \$ PSF
Oakridge Tower 4	688 West 41st Avenue	\$2,899
Oakridge Tower 3	688 West 41st Avenue	\$2,681
Oakridge Tower 7	650 West 41st Avenue	\$2,152
Cambie Gardens - Phase 1 (East)	500 - 650 West 57th Avenue	\$1,623
Cambie Gardens - Phase 1 (West)	7433 Cambie Street	\$1,594
Coco Oakridge	5733 Alberta Street	\$1,533
Chelsea	4621 - 4663 Cambie Street	\$1,525
Park House	477 West 59th Avenue	\$1,516
Voyce	5130 - 5170 Cambie Street	\$1,434



NEW BUILD RENTAL PRE-LEASING

PROJECT	ADDRESS	MAX CURRENT RENT PSF PM
Viridian	1783 West 14th Avenue	\$4.35
MC2	493 SW Marine Drive	\$4.28
Aria	488 West 41st Avenue	\$3.71
Plaza 500	500 West 12th Avenue	\$4.45
Sante Fe	2975 Oak Street	\$3.73
Shannon Mews	1515 West 57th Avenue	\$3.55



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