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OSLER

FOR SALE  
OR LEASE

620 - 4,972 SF

GROUND  
LEVEL RETAIL/  
OFFICE UNITS

GREAT  
MARPOLE  
LOCATION



LEASED





FOR SALE OR LEASE

# GROUND LEVEL RETAIL/OFFICE OPPORTUNITY

Available for occupancy now, 8888 Osler presents an exceptional opportunity to acquire or lease newly built retail/office strata units on the Westside of Vancouver, in the revitalized Marpole neighborhood—ranging from 620 sf to 2,733 sf.

Located at the corner of SW Marine Drive and Osler Street, the development is a mixed-use building with retail or office on the ground floor, with residential above and underground parking. With direct exposure to around 75,000 VPD and easy access throughout Vancouver, this is a great opportunity for both owner-users and tenants.

## Address

1081-1099 SW Marine Drive, Vancouver BC

## Unit Sizes

620 - 4,972 SF (4 Units)

## Availability

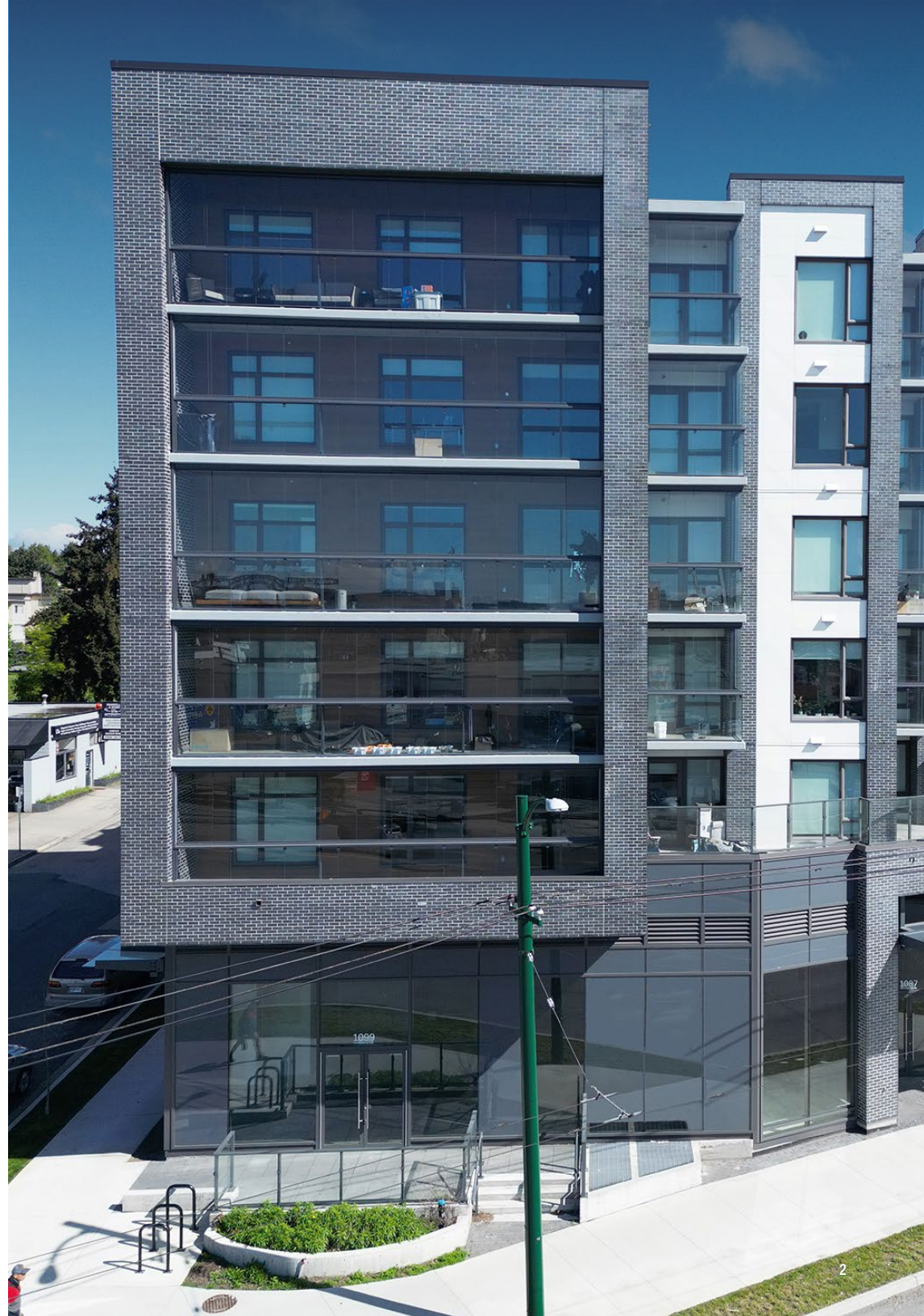
Immediate

## Zoning

CD-1 (276)

## Uses Permitted

- Service Use
- Office Use (financial institution, general office, health care, health enhancement center, temporary sales)
- Retail Use







## PROPERTY HIGHLIGHTS



Situated in the highly desirable Marpole area in the Westside of Vancouver—a bustling gateway to Vancouver from the north and Richmond to the south.



Exposure to around 75,000 vehicles per day along SW Marine Drive.



Abundance of local amenities—including shops, restaurants, service retailers, and community parks.



Transit-oriented and easily accessible via SW Marine Drive, Arthur Laing Bridge, Marine Drive Canada Line Station, and various bus routes.



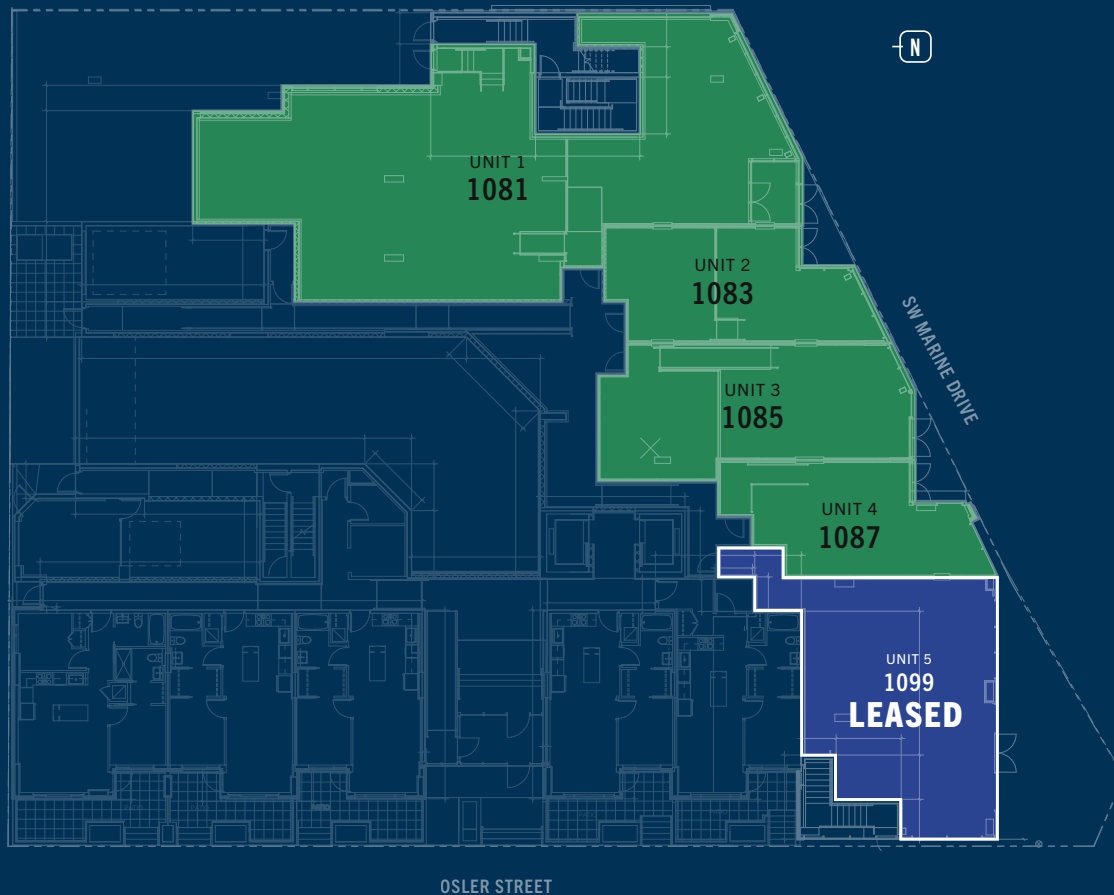
Average household income of \$102,466 within a 5 KM radius.



Population of 220,779 within a 5 KM radius and is expected to grow at a rate of 7.6%.

# GROUND LEVEL – 620 - 6,212 SF

(Units May Be Combined)



## Unit 1 / 1081 SW Marine Drive

<b>Area SF</b>	<b>Asking Price</b>	<b>Lease/SF</b>	<b>Strata Fees</b>
2,733 SF	\$3,142,950	\$43	\$1,172.91
<b>Property Taxes</b>	<b>Add. Rent/SF (Est. 2024)</b>		
\$1,172.91	\$15.97		

## Unit 2 / 1083 SW Marine Drive

<b>Area SF</b>	<b>Asking Price</b>	<b>Lease/SF</b>	<b>Strata Fees</b>
685 SF	\$856,250	\$50	\$293.98
<b>Property Taxes</b>	<b>Add. Rent/SF (Est. 2024)</b>		
\$9,373.91	\$19.00		

## Unit 3 / 1085 SW Marine Drive

<b>Area SF</b>	<b>Asking Price</b>	<b>Lease/SF</b>	<b>Strata Fees</b>
934 SF	\$1,120,800	\$47	\$400.84
<b>Property Taxes</b>	<b>Add. Rent/SF (Est. 2024)</b>		
\$12,270.40	\$18.30		

## Unit 4 / 1087 SW Marine Drive

<b>Area SF</b>	<b>Asking Price</b>	<b>Lease/SF</b>	<b>Strata Fees</b>
620 SF	\$775,000	\$50	\$266.08
<b>Property Taxes</b>	<b>Add. Rent/SF (Est. 2024)</b>		
\$8,743.19	\$19.27		

## Unit 5 / 1099 SW Marine Drive

<b>Area SF</b>	<b>Asking Price</b>	<b>Lease/SF</b>	<b>Strata Fees</b>
1,240 SF	\$488,000	\$43	\$532.17
<b>Property Taxes</b>	<b>Add. Rent/SF (Est. 2024)</b>		
\$15,460.00	\$17.63		

**LEASED**



# PROPERTY PHOTOS



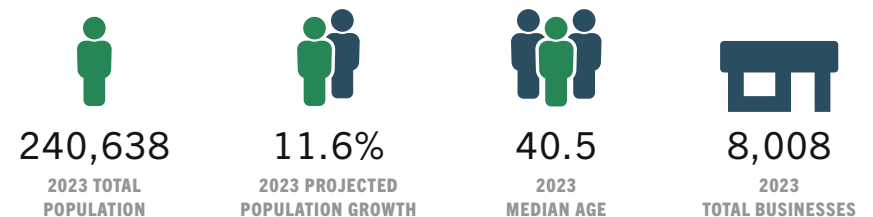


## LOCATION OVERVIEW

“8888 Osler” building’s five ground floor commercial units are located between the Arthur Lang bridge and the Oak Street Bridge in Marpole area of Vancouver. This location conveniently connects the Vancouver & Richmond markets as well as the YVR Airport allowing for service multiple markets. The property is situated in close proximity to the commercial node around 71st and Granville as well as the Marine Gateway Canada Line Station and commercial hub in the South Cambie neighbourhood (in the approved Cambie Corridor Phase 2). In addition, the property is approximately 35 meters from Ebisu Park and 180 meters from Eburne Park offering owners and employees an outdoor/fresh air option close by. Marpole has seen an increase in residential density and construction by way of recently completed and upcoming townhouse, residential towers and laneway housing projects over the past handful of years and this trend will continue to add more residents to the neighbourhood as the area matures.



## AREA DEMOGRAPHICS (WITHIN 5KM)







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