

FOR SALE
4575 MAIN ST
Vancouver | BC



Queen Elizabeth Park

Hillcrest Aquatic Centre

Nat Bailey Stadium

Hillcrest Park

Riley Park

SUBJECT

Prominent Redevelopment Opportunity with Secure Holding Income



Don Viner
Vice President
604 662 2613
don.viner@colliers.com

David Taylor
Personal Real Estate Corporation
Senior Vice President
604 692 1402
david.taylor@colliers.com

Adam Mitchell
Associate Vice President
604 694 7207
adam.mitchell@colliers.com

Coveted Main Street Address with a Prominent Auto-Dealership Leaseback



Salient Facts

Civic Address	4575 Main Street, Vancouver	
PIDS	009-453-083, 009-453-075, 009-452-702, 009-452-737, 009-452-761, 009-452-788, 009-452-834, 009-453-091, 009-452-664	
Location	Located on the northwest corner of Main Street and East 30th Avenue.	
Site Area*	25,341 SF	
Site Description	The Property is rectangular in shape and has a frontage of ~247 feet on Main Street and a depth of ~92 feet on East 30th Avenue.	
Current Zoning	C-2 (Commercial District) allows mixed residential & commercial uses up to 2.50 FSR	
Current Improvements	The site is improved with a two (2) storey commercial building as well as two paved and fenced parking areas.	
Building Size*	Main Floor	14,045 SF
	Second Floor	7,664 SF
	Total	21,709 SF
Net Operating Income	Subject to Sale Leaseback Agreement	
Gross Taxes (2018)	\$216,131.55	

**All measurements are approximate and should be verified.*

KEY FEATURES

- > Near term development opportunity in Vancouver's most sought after neighbourhood
- > Over 277 feet of frontage at the corner at Main Street and East 30th Avenue
- > Existing Clarkdale Volkswagen Dealership with 5-Year Leaseback & Potential Renewal Option
- > 25,341 SF, C-2 zoned site in mature, stable Neighbourhood
- > Potential 2.5-3.0% cap rate during lease term

Site Plan



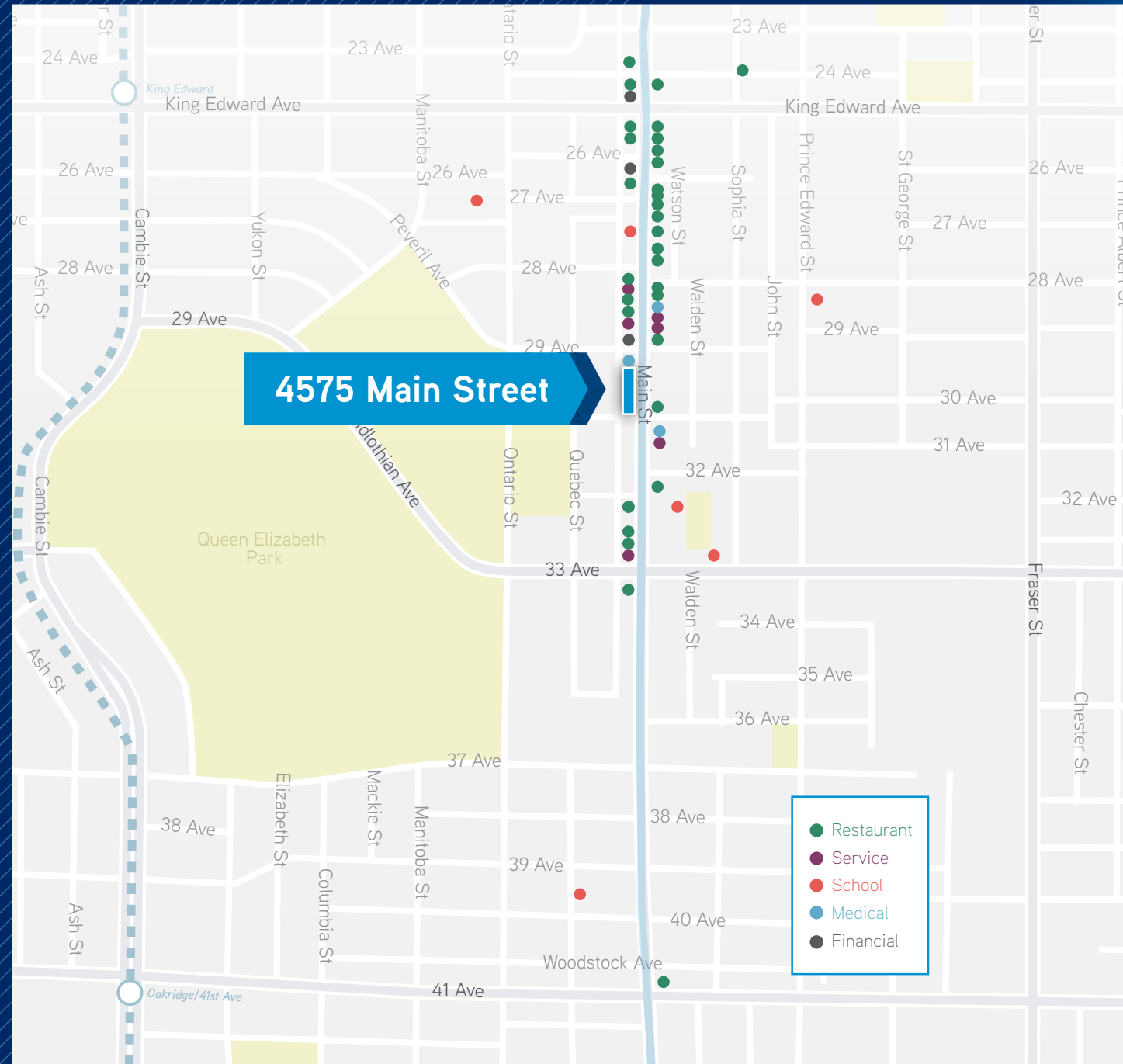
LOCATION

The property is located on the northwest corner of Main Street and East 30th Avenue in Vancouver's sought-after Riley Park neighbourhood. Main Street has become one of Vancouver's most vibrant retail districts and popular destinations, with a diverse variety of dining, shops, services and nightlife. The location is a walker's paradise – daily errands do not require a car but it's also an easy 15-minute drive to Downtown Vancouver. The property is within walking distance to one of Vancouver's most famous parks, Queen Elizabeth Park – offering amenities such as pitch & putt golf, tennis courts, Bloedel Conservatory, fine dining and more. The Property also benefits from close proximity to Hillcrest Park and Aquatic Centre as well as Vancouver's historic Nat Baily Stadium.



WALK SCORE

93



Amenities

RESTAURANTS & COFFEE SHOPS

McDonald's
 Haiyi Seafood Restaurant
 Pho Tan
 King's Chinese Cuisine
 Matchstick Riley Park
 Chaise
 East is East
 Dream Sushi
 The Shameful Tiki room
 Bubble Tea Store
 Trilussa Pizza & Pane
 Simply delicious Restaurant & Bar
 MeeT on Main
 Freshslice Pizza
 Sawasdee Tai Restaurant
 The Juice Truck
 Continental Coffee
 The Blenz Coffee
 Bon Café
 Long's Noodle House
 Sushi Hub
 Autostrada Osteria Main Street
 Haiyi Seafood Restaurant

SERVICES

Pharmasave Main & 30th
 Nesters Market
 Stadium Market
 Little Mountain Pharmacy
 Main Street Remedy's Rx
 BC Liquor Stores
 East West Market

SCHOOL

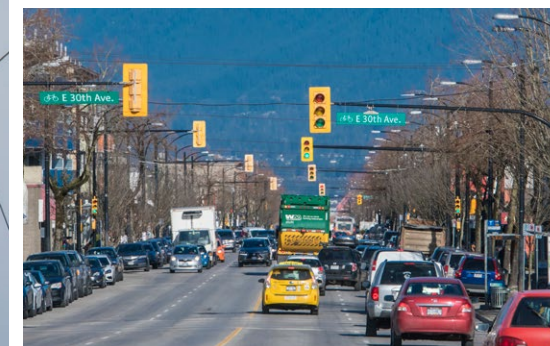
General Brock Elementary
 Capri Music Lessons
 Total Education Program
 General Wolfe Elementary School
 David Livingstone School

MEDICAL

LifeLabs medical Laboratory Services
 Centro medical and Surgical Centre
 Greencare Medical Clinic

FINANCIAL

CIBC
 Vancity Credit Union
 RBC Royal Bank





List Price

Unpriced - contact listing agents for pricing guidance.

Offering Process

Offers will be considered on or after May 8, 2019.

Data Room access and additional information will be made available to qualified parties upon the execution of a confidentiality agreement.

DON VINER

Vice President
604 662 2613
don.viner@colliers.com

DAVID TAYLOR

Personal Real Estate Corporation
Senior Vice President
604 692 1402
david.taylor@colliers.com

ADAM MITCHELL

Associate Vice President
604 694 7207
adam.mitchell@colliers.com



Colliers International
200 Granville Street, 19th Floor
Vancouver, BC | V6C 2R6
604 681 4111
www.collierscanada.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2019. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc. MH042019 P012332