

FOR SALE / LEASE

2768 Kingsway, Vancouver, BC



Strata Office/Retail estimated to be completed by late 2012

• Corner Location • Great Signage/Exposure

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THE OPPORTUNITY

Acquire or lease quality office space in a new professional/medical building with exceptional retail space on the main level. The project will be built to suit the needs of health-care professionals and will highlight clean, modern design.

SITE DESCRIPTION

This corner building offers outstanding exposure with its strategic location and visible signage at a busy controlled intersection. The subject is prominent with more than 95 feet of frontage along Kingsway and 150 feet along Earles Street. Three levels of underground parking and relaxed street regulation provide easy access for employees and clients.

BUILDING AREA

Main Floor	6,515 square feet
Second Floor	5,516 square feet
Third Floor	5,455 square feet
Fourth Floor	5,427 square feet
Total	22,913 square feet

PARKING

3 levels of parking totaling 58 stalls and ample street parking available along Kingsway and Earles Street.

NEIGHBOURING BUSINESSES

The building will be anchored by a nationally prominent pharmacy that will draw a targeted client-base. Nearby businesses include Vancouver Public Library, Bank of Montreal, Chevron, Metro Town Pantry, Nuvo Magazine, Purdy's Chocolates, Dairy Queen, Harvey's and Tops restaurants. A large potential client base is situated at The Telus central office just east of Boundary, less than 2 km away.

DEMOGRAPHICS

	1KM	3KM	5KM
Total Population	23,091	167,241	364,721
Median Age	37.8	38.8	38.3
Households	7,447	58,731	138,440
Average Household Income	\$66,662	\$66,711	\$65,337

Medical and health service tenants would be effectively positioned here. The subject is located between the family-oriented neighbourhoods of Collingwood and nearby Victoria, an area with larger-than-average households and a higher population density than either the City or Metro Vancouver. With a majority 59% of householders owning their homes, tenants can be assured of a stable client base. The Collingwood business improvement area hosts a daytime employee base of 2,400.

"Within a 15-minute drive of the subject:"

- Over 83% of households are composed of married couples
- Families comprise an average 3.0 per household, including 1.1 children
- Over 25% of residents are aged 55 years or older

In 10 years, a substantial number of local householders will become peak health-services consumers, and residents currently spend a larger percentage of their income on health services than inhabitants of City and Metro Vancouver.

ZONING

C-2 Commercial District, which allows for general retail and office uses.

TRAFFIC

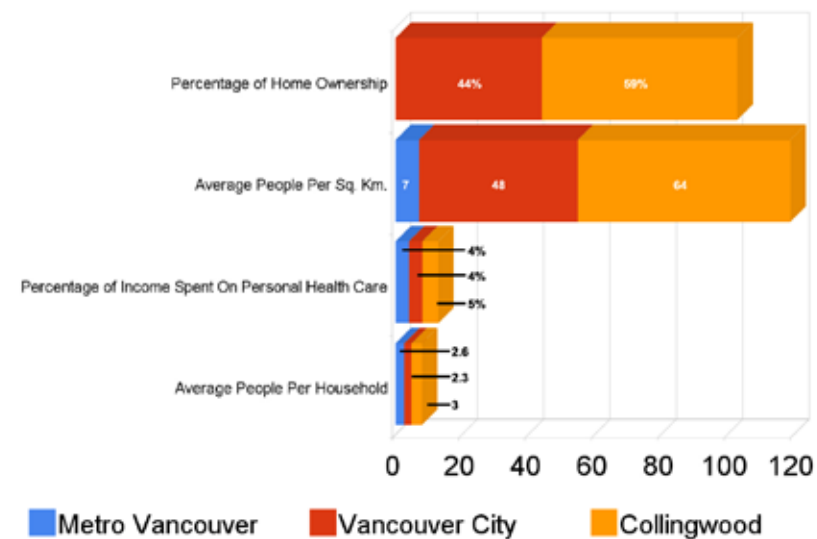
Over 45,000 cars drive along Kingsway over 24-hours. The site is on the Sunrise Bikeway and Eastside Greenway making it easily accessible with alternative transportation.

PURCHASE PRICE / LEASE RATES

Please contact the listing agents.

*Source Vancouver Economic Development 2008

Collingwood Quick Statistics



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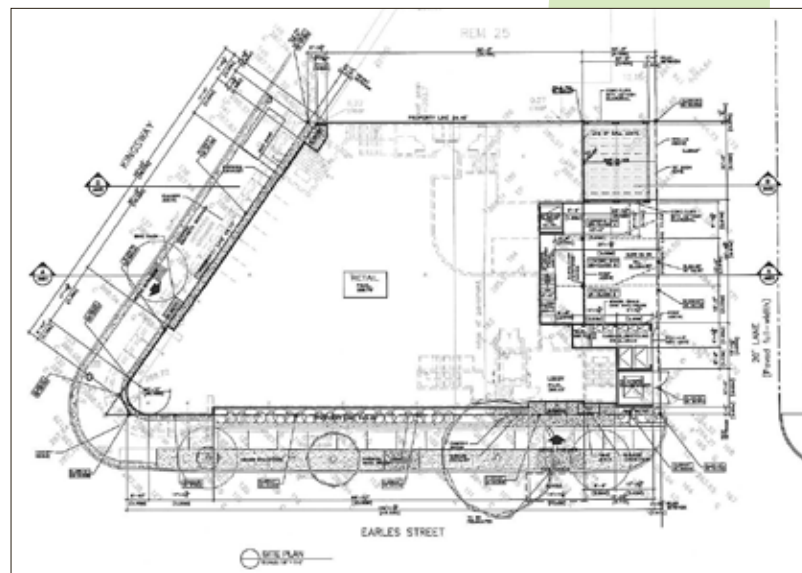


LINO DE MARCHI

Aerial Map - 2768 Kingsway, Vancouver, BC



Floor Plan



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