

**FOR SALE**  
**RARE CAMBIE VILLAGE OWNER/OCCUPIER OPPORTUNITY**  
3456 CAMBIE STREET, VANCOUVER, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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PROUDLY CELEBRATING  
**50**  
YEARS IN BUSINESS



# FOR SALE | RARE CAMBIE VILLAGE OWNER/OCCUPIER OPPORTUNITY

## 3456 CAMBIE STREET

### PROPERTY DETAILS

Legal Address	3456 Cambie Street, Vancouver, BC
PID	014-198-916
Legal Description	Lot 5 except (A) part in explanatory Plan 6192 (B) the east 5 feet now lane Block 541 District Lot 526 Plan 2354
Building Size	1,940 SF
Site Size	33' x 105' = 3,465 SF
Zoning	C-2 (Commercial District)
Property Taxes (2019)	\$41,575.75
Title	No Charges, liens or interests
Stabilized Net Income	Contact Agent
Asking Price	\$4,000,000

### The Opportunity

Lee & Associates is pleased to present the opportunity to acquire 3456 Cambie Street, a historically famous retail building located front and centre next to the Park Theatre along the best block of Cambie Village.

### Property Overview

The subject property consists of one (1) legal lot with a total site area of 3,465 square feet currently zoned C-2 and improved with a single storey retail building of approximately 1,940 square feet. The existing tenant is a famous long time resident flamenco dance club called the Kino Café.

Demographics	1 km	3 km	5 km
Population	23,237	206,098	492,816
Median Age	38.1	38.0	38.9
Average household income	\$130,944	\$117,247	\$109,408
Total Daytime Population	27,419	249,393	567,091

Source: Environics Analytics 2019

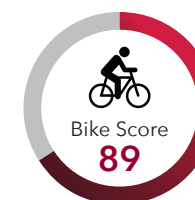
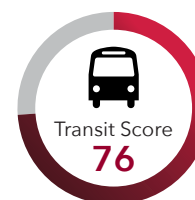
### The Location Overview

The subject property boasts a key mid-block location on the sunny east side of Cambie Street, between 18th Avenue and 19th Avenue, in the heart of Vancouver's quaint and trendy Cambie Village Retail Corridor. Flanked by two (2) existing Canada Line transit station bookends at King Edward (25th Avenue) six blocks south and West Broadway nine blocks north, boutiques of all sorts flourish.

The regional drawing power of Cambie Village includes fashion, casual eateries, fine dining, a theatre, healthy lifestyle retailers, on trend product shops, grocery, liquor, and pharmacy which together boast a trade area from Chilliwack to Squamish. Foodies of all ages flock from block to block throughout Cambie Village. Famous locations line up long each day long before opening like Vickram Vij's popular eatery among others.

Major regional employers within a short lunch hour walking distance include Vancouver City Hall, and Vancouver General Hospital. These both attract thousands each week to visit and engage loved ones at the hospital and building permit applications at City Hall.

Major entertainment attractions within a 1 km walk include Nat Bailey Stadium as well as Queen Elizabeth Park with its Bloedel Conservatory. Main street lovers will often venture back and forth between the eclectic food, fashion and fun offered that is mirrored along the Cambie street corridor. Very powerful to be located between the gargantuan new redevelopment of Oakridge Shopping Centre and downtown shopping draw.



3.3 km  
TO DOWNTOWN

8 min

17 min

13 min

## Highlights

- ▶ Rarely available Cambie Village Corridor property
- ▶ Income from 5 year lease has market upside and early termination clause
- ▶ Approximately 1,815 square feet can also be sub-divided into 2 smaller commercial retail units with 2 separate 100 amp power panels with 2 separate suspended gas heaters
- ▶ Has favoured density within best Cambie Village blocks
- ▶ Historically significant neighbouring property (The Park Theatre) listed in the Heritage Register is considered by City Of Vancouver Planners to be a Key Community Anchor
- ▶ Close proximity to 2 existing North/South transit stations with a third east/west transit station planned at Cambie and West Broadway
- ▶ Major north/south arterial route from Downtown Vancouver to South Vancouver, Richmond and Vancouver International Airport as well as Tsawwassen Ferry Terminal and the United States Border
- ▶ High pedestrian and vehicle traffic along Cambie Corridor
- ▶ Close proximity to Vancouver City Hall, Vancouver General Hospital, Nat Bailey stadium, Queen Elizabeth Park
- ▶ 5 minute drive from the major redevelopment of Oakridge Shopping Centre at 41st & Cambie
- ▶ 4 parking stalls in rear
- ▶ Neighborhood is in transition quickly to higher density modern 4-6 storey mixed use residential often including a main level retail podium
- ▶ Cambie Corridor plan (Phase 3) which will guide development over the next 30 years allows for the floor space ratio of 2.5-3.0 FSR up to 6 storeys



Vancouver City Hall



City Square Shopping Centre



King Edward SkyTrain Station



Cambie Street & West 18th Avenue



Cambie Street & 19th Avenue

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