

FOR SALE

CUSHMAN &
WAKEFIELD

the
SURFSIDE

1395 BEACH AVENUE | VANCOUVER



Opportunity to acquire a trophy, oceanfront multifamily asset with durable income, meaningful value-add upside, and irreplaceable positioning in Vancouver's West End

OFFERING OVERVIEW

Cushman & Wakefield ULC (“C&W”) is pleased to present Surfside Apartments, a 91-suite concrete high-rise multifamily property prominently located at 1395 Beach Avenue in Vancouver’s West End, directly opposite Sunset Beach. This offering represents a rare opportunity to acquire a trophy, oceanfront rental asset in one of Canada’s most supply-constrained and tenant-preferred urban submarkets.

The property benefits from strong and durable in-place income, supported by approximately 85% renovated suites, high-rise concrete construction, and a diverse suite mix with efficient, livable layouts. Current in-place rents provide approximately 20% mark-to-market upside, offering a clear and executable path to income growth through natural turnover.

Surfside Apartments is ideally suited for long-term ownership, underpinned by extensive historical capital investment and a proven 40-year operating history under dedicated ownership. Additional upside exists through continued suite turnover, non-capital-intensive activation of existing amenity space, and monetization of ancillary income streams.



BUILDING FEATURES

Major Capital Expenditures (Completed)

- Central boiler installed 2016
- Domestic hot water tanks installed 2017, 2018, and 2022
- Tar-and-gravel roof installed 2012
- Water main replacement 2020
- Six new owned washers and dryers sets 2023
- Pool boiler, entercom system, and fire panel & compressor replacement 2022
- Pool tiles, deck and washrooms retiled in 2013/2014

Suites

- Approximately 85% of suites renovated, with varying renovation vintages
- All suites feature open or partially open-concept kitchens
- All suites equipped with dishwashers and generous storage

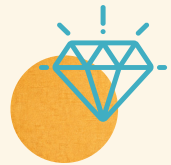
Amenities & Common Areas

- Large lobby with high ceilings and seating areas
- Outdoor swimming pool with gated deck and changing rooms
- Rooftop deck (previously accessible; potential future amenity)
- ~500 SF multi-purpose room overlooking pool and ocean (fitness / resident lounge potential)
- Large secure bike room
- Storage locker room #1: 66 storage lockers given free
- Storage locker room #2: 25 storage lockers vacant (currently used as owner’s storage)
- Established building infrastructure supports potential rooftop telecommunications antenna deployment
- Spacious ground-level office

SALIENT DETAILS

Address	1395 Beach Avenue, Vancouver, BC	
Lot Size	17,284 SF	
Zoning	RM-5A	
Year Built	1961	
Construction	11-Storey Concrete High Rise	
Number of Suites	91	
Suite Mix	# of Units	Avg Size (sf)
Bachelor	30	430
1 Bedroom	20	485
1 Bedroom + Den	41	685
Net Rentable Area	50,685 SF	
Parking	38 total parking stalls (secured parkade + surface)	
Year 1 Projected EGR	\$2,174,110	
Year 1 Projected NOI	\$1,562,358	
Sale Type	Asset Sale	
Price Guidance	Please contact agents	

INVESTMENT HIGHLIGHTS



91-suite concrete, oceanfront multifamily asset, in Vancouver’s West End — a scale and location profile that is effectively impossible to replicate under today’s zoning and construction cost environment.



Meaningful value-add upside driven by turnover of below-market rents and low-capital activation of existing amenity space.



Attractive going-in metrics relative to the rarity and trophy status of the asset.



Institutional-quality with extensive capital investment materially reducing near- and mid-term capital risk.



Efficiently designed floorplans with floor-to-ceiling windows, ample storage, and layouts that utilize space to modern livability standards.



Long-term ownership delivering 40 years of dedicated, hands on professional asset and property management.

\$1,969

Average Monthly Rent Per Unit

20%

Mark-to-Market Rent Growth

\$1,562,358

Year 1 Standardized NOI

\$6,723

Annual Operating Expenses Per Unit





LOCATION

Surfside Apartments occupies one of the most irreplaceable rental locations in Canada, positioned adjacent to Sunset Beach and steps from Stanley Park, the Seawall, and Downtown Vancouver. The West End's combination of ocean frontage, extensive green space, and walkable downtown connectivity is fundamentally supply-constrained, supporting durable tenant demand and long-term rent stability across market cycles.



WALK TIMES

Stanley Park Seawall Path	2 min
English Bay Beach	5 min
Vancouver Aquatic Center	7 min
Davie Street Village	8 min
Denman Street (retail & dining)	10 min



BIKE TIMES

Burrard Bridge	2 min
Stanley Park	4 min
St. Paul's Hospital	6 min
Yaletown	7 min
Downtown Core	10 min



DRIVE TIMES

Downtown Vancouver (CBD)	6 min
Kitsilano	6 min
Granville Island	7 min
University of British Columbia	15 min
Vancouver International Airport (YVR)	20 min

PROPERTY ADVISORS

DAVID VENANCE

Personal Real Estate Corporation
Executive Vice President
604 910 3842
david.venance@cushwake.com

PATRICK HANNAH

Personal Real Estate Corporation
Associate Vice President
604 362 3414
patrick.hannah@cushwake.com

CHRIS HARPER

Personal Real Estate Corporation
Associate Vice President
604 307 9884
chris.harper@cushwake.com

ALEXANDER PRIATEL

Associate
604 379 6148
alexander.priatel@cushwake.com

