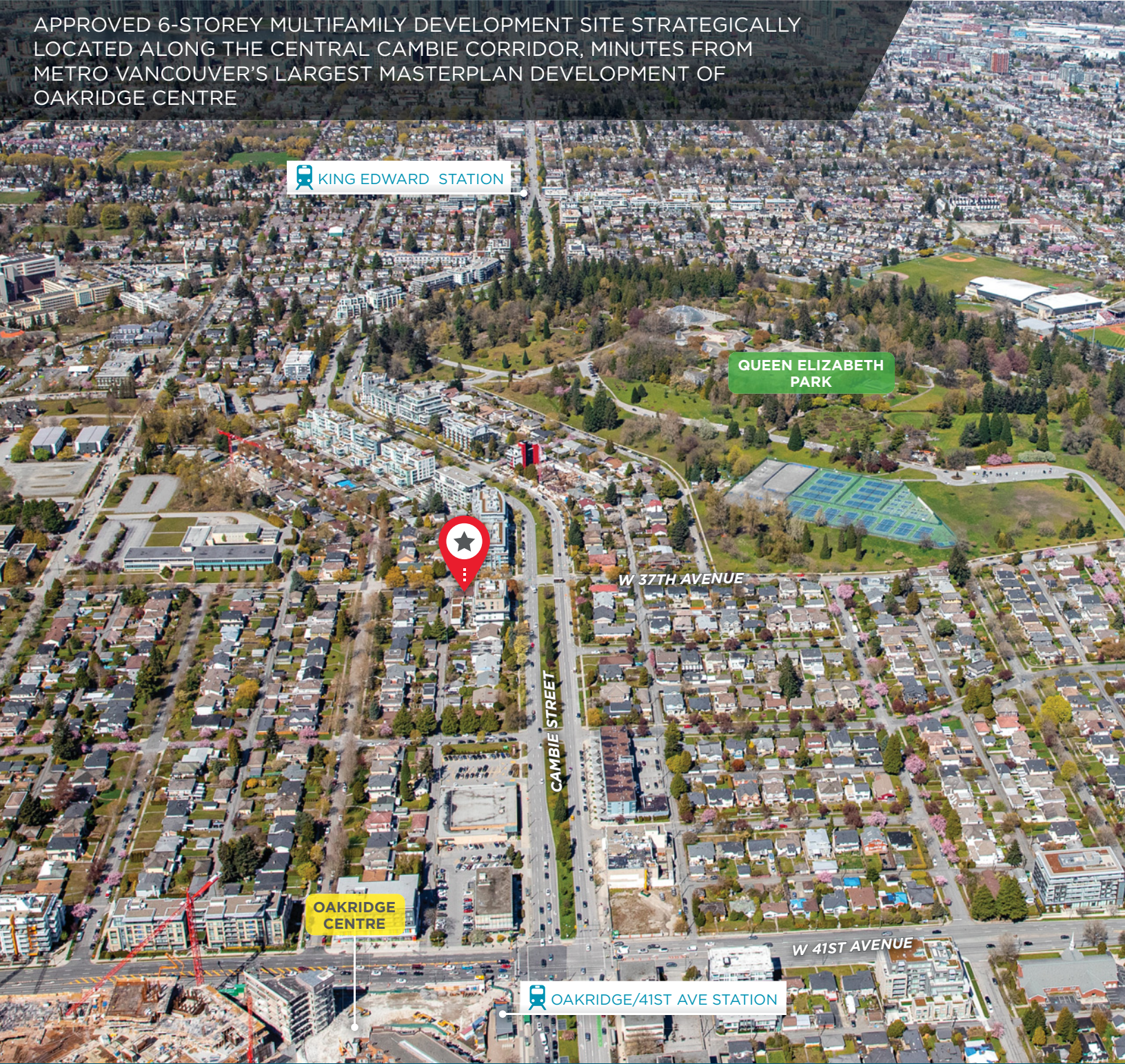


# DEVELOPMENT OPPORTUNITY MINUTES FROM OAKRIDGE CENTRE



526 - 528 WEST 37TH AVENUE  
VANCOUVER, BC

APPROVED 6-STORY MULTIFAMILY DEVELOPMENT SITE STRATEGICALLY  
LOCATED ALONG THE CENTRAL CAMBIE CORRIDOR, MINUTES FROM  
METRO VANCOUVER'S LARGEST MASTERPLAN DEVELOPMENT OF  
OAKRIDGE CENTRE



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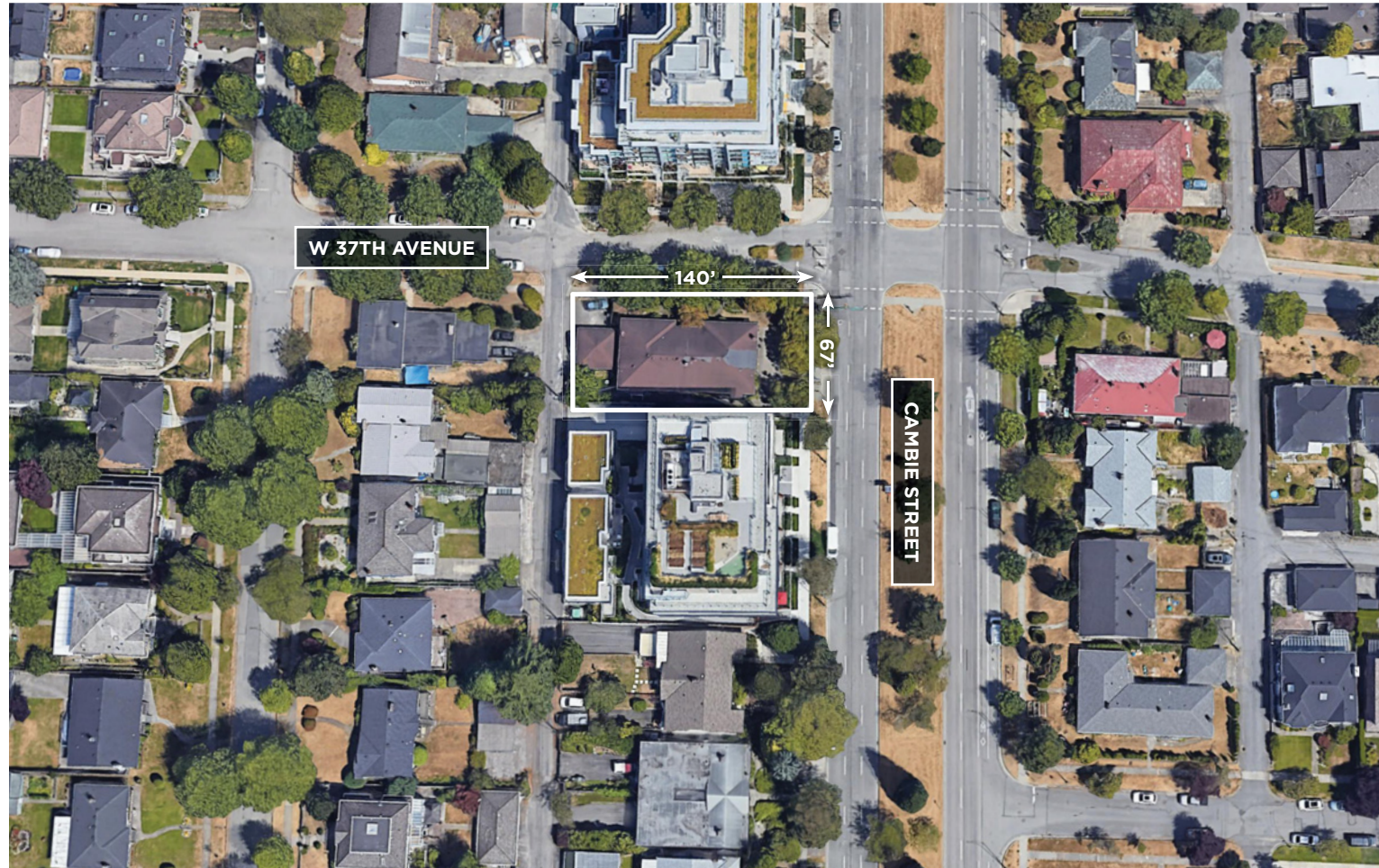
# DEVELOPMENT OPPORTUNITY MINUTES FROM OAKRIDGE CENTRE

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## OPPORTUNITY

Opportunity to purchase a 9,471 sf corner lot approved by the City of Vancouver for a twenty-two market condo, six story residential development project. The site is located a block of Queen Elizabeth park and a seven minute walk to the Canada line and the Oakridge Centre. This will provide a unique offering to the pre-sale market with outdoor recreation pared with efficient transit and unparalleled commercial amenities all within walking distance. Purchasers will be able to accelerate their timelines for development having already received a prior-to permit issuance letter.

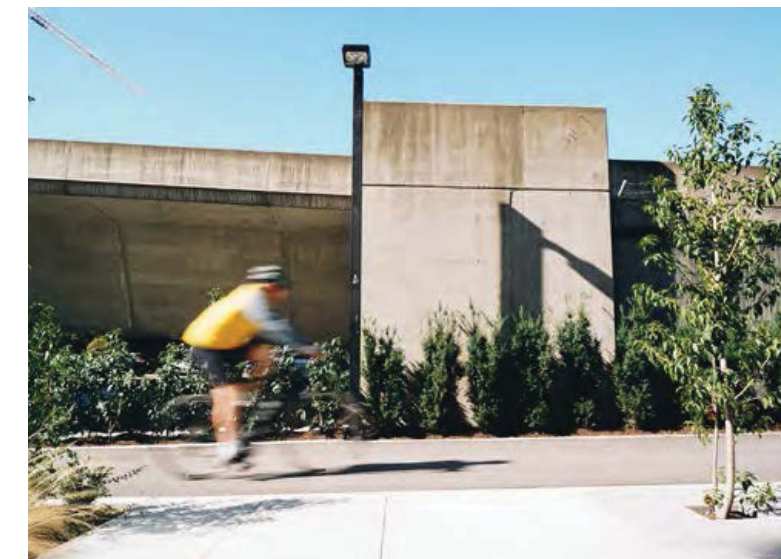


## SALIENT DETAILS

Civic Address	526 - 528 West 37th Avenue, Vancouver, BC
Legal Description	Lot 19 Block 875 District Lot 526 Plan VAP8664
Site Area	9,471 square feet
Site Dimensions	Rectangular Lot 67 feet along Cambie Street 140 feet along West 37 Avenue
Current Improvements	1 storey duplex
Land Use (OCP)	Cambie Corridor Plan
Approved Rezoning	CD-1 (Comprehensive Development) District
Permitted Density	2.44 FSR
Approved Development	6-storey multifamily building containing twenty-two (22) units with 1 level of underground parking

## DEMOGRAPHICS

Population	444,583
Population Growth (2016 - 2021)	5.2%
Projected Population Growth (2016 - 2021)	6.0%
Median Age	38.9
% of Owned Dwellings	48.6%
Average Household Income	\$124,214
% of Population with Post Secondary Credentials	45.6%
Total Businesses	15,549





## LOCATION

The property is uniquely situated at the corner of West 37th Ave and Cambie Street in the heart of the Oakridge neighbourhood offering a prominent location within the Central Cambie Corridor. The property is surrounded by multiple parks within a short walking distance and across the street from Queen Elizabeth Park, Vancouver's horticultural jewel, where you can enjoy pitch and putt, lawn bowling, tennis, roller hockey, basketball, or simply walking the dog. With the highest point in Vancouver, this 130-acre municipal park makes for spectacular views of the park, city, and mountains on the North Shore. The park also provides a perfect setting for a picnic or fine dining at Seasons in the Park.

Only a seven minute walk from the Property to one of Canada's most successful shopping centres, the Oakridge Centre with an exclusive collection of 150 shops and +400,000 square feet of commercial space provide an unparalleled amenity profile to the area making the neighbourhood a true mixed-use destination within walking distance. The Oakridge Centre redevelopment will help enhance the already established retail presence and accommodate additional office, retail and residential uses and community amenities including a park, civic centre, affordable housing, Vancouver's second-largest library and a day care. This urban gem providing world class retailers, multiple grocery stores, trendy restaurants, artisan cafes, a spacious park and workspace for 3,000 inspired professionals is well served by the Canada Line and other public transportation networks.

Oakridge Municipal Town Centre has been identified as the geographical centre of Vancouver and the primary densification node outside downtown. The neighbourhood's employment framework and social fabric is reinforced by the nationally renowned BC Women's and Children's Hospital, GF Strong Rehabilitation Centre, the headquarters of Canadian Blood Services, and Vancouver General Hospital. This infrastructure has allowed the Central Cambie Corridor to evolve as a health hub with some of the top healthcare services and professionals in the country. Additionally, the location offers close proximity to a great school catchment of some of Metro Vancouver's most prestigious schools including Langara College, Eric Hamber and Churchill Secondary School, and Sir William Osler and Jamieson elementary schools.

Located within one of the most active and rapidly developing mixed-use transit-oriented neighbourhoods in Metro Vancouver, the property sits amongst a plethora of transit options nearby providing easy access to any desired location such as Vancouver General Hospital, Downtown Vancouver or Vancouver International Airport (YVR) to name a few. From doorstep to platform, a 5 minute walk from the Oak Street Transit Station and not to mention within blocks of to the new RapidBus at 41st Avenue with the capacity to move up to 4,400 people per hour during rush hour, connecting to the Expo Line, the Canada Line, Oakridge Centre, Kerrisdale, and UBC. For the cyclists enthusiasts, quick access to 'safer' bike routes connecting you to Cambie Street and SW Marine Drive and additional paths to UBC, the Arbutus Greenway to Downtown, and Heather Street to the hospitals.

The Property's unparalleled location amongst an urban gem offers an inspiring residential, amenity, employment and transit hub rarely matched throughout Vancouver's urban landscapes making this one of the most prestigious location offerings along the City of Vancouver's affluent westside and considered one of the most desired locations within Western Canada.

# DEVELOPMENT OPPORTUNITY MINUTES FROM OAKRIDGE CENTRE

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**13**  
RESTAURANTS

**6**  
GROCERY



**AMENITIES WITHIN  
A 10 MINUTE WALK**



**5**  
PARKS



**11**  
SCHOOLS



## APPROVED DEVELOPMENT OVERVIEW

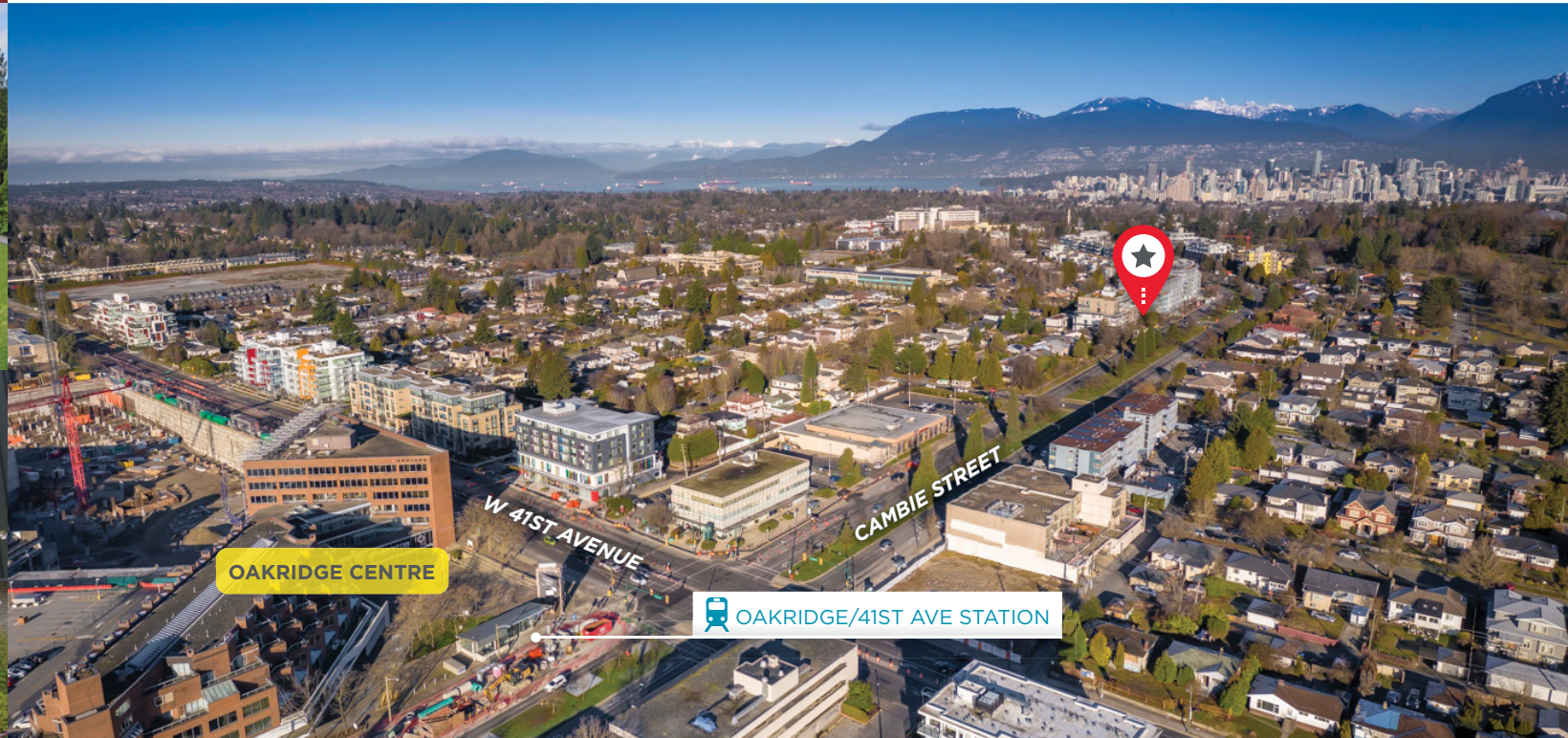
Development Application Number DP-2021-00012 is approved to develop a 6-storey multiple dwelling building containing twenty-two (22) market strata dwelling units with one level of underground parking having a shared vehicular access through neighbouring property and level P2 providing storages and mechanical room. The overall density is 2.44 FSR with a proposed building height of 20.2 m (66.2 ft.).

## NEW CONDOMINIUM SALE HIGHLIGHTS

Active Mid Rise and High Rise Concrete Condominium Projects

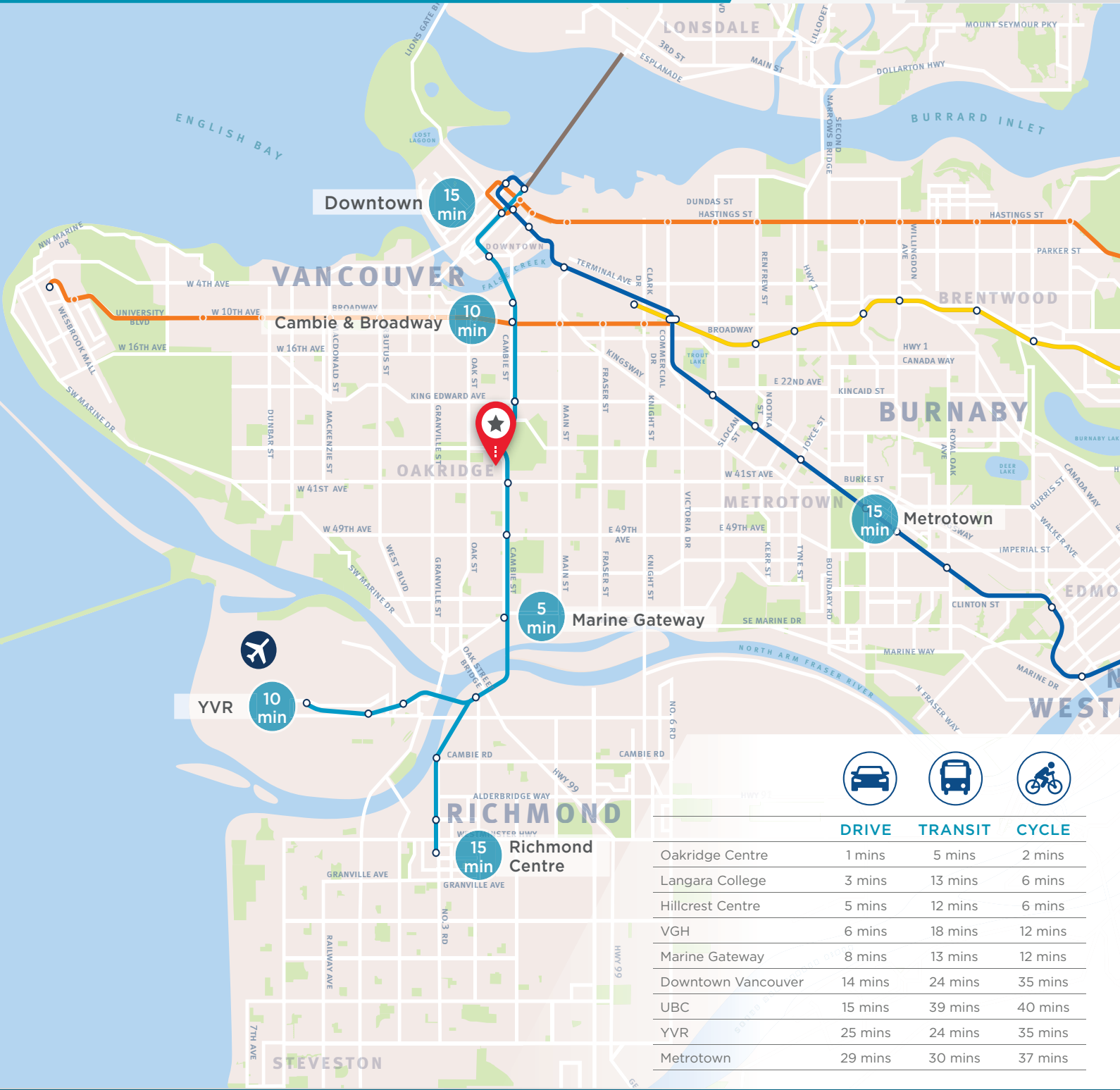


Name	OAKRIDGE TOWER 6	LINA AT QE PARK	VOYCE	CLARIDGE HOUSE
Address	650 West 41st Avenue	5190-5226 Cambie Street	5130-5170 Cambie Street	5740 Cambie Street
Developer	Westbank	Everbright Properties	Forefield Development Group	Polygon Homes
Sold Units/ Total Launch	81 136	57 80	73 81	80 133
Sales Launch	Jan-22	Oct-21	Jul-20	Jan-22
Average \$PSF	\$2,600	\$1,552	\$1,467	\$1,780
Average Price	\$3,242,200	\$1,087,952	\$1,018,098	\$1,630,480
Average Size	1,247 sf	701 sf	694 sf	916 sf



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