

# FOR SALE / LEASE

THE GREY | DUNBAR & 16TH AVENUE  
VANCOUVER, BC

EXCLUSIVE RETAIL STRATA  
UNITS IN WEST POINT GREY

# THE GREY

DUNBAR | SIXTEENTH



**FOR SALE**

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## OPPORTUNITY

Rare opportunity to acquire brand new retail strata units at the intersection of two major thoroughfares in the affluent West Point Grey neighbourhood in Vancouver, BC.

## SALIENT DETAILS

**Municipal Address:** 3151 Dunbar St, 3605, 3609, 3615  
W 16th Ave, Vancouver, BC

**Site Size:** 23,500 SF

**Parking:** 18

**Total Saleable Area:** 12,062 SF

**Available Units:** 4 units

**Zoning:** C-2: Commercial

**Traffic Counts:** Dunbar Street: 17,947 VPD  
16th Avenue: 19,072 VPD

**Possession:** Immediate

**Asking Price:** Per Below Schedule



## LOCATION

Prominently located on the north west corner of 16th Ave and Dunbar Street, The Grey is situated at the intersection point of three Vancouver neighbourhoods: West Point Grey, Kitsilano, and Dunbar- Southlands. The Grey is positioned on the north end of Dunbar Village, which is host to a wide variety of retailers, convenience stores, bakery, and service providers.

## HIGHLIGHTS



Prime location in West Point Grey with 130 feet of frontage on 16th Avenue and 100 feet of frontage along Dunbar Street



Over 12,000 saleable / leasable SF of concrete construction



Brand new ultra-luxury 4-storey building completed in early 2021



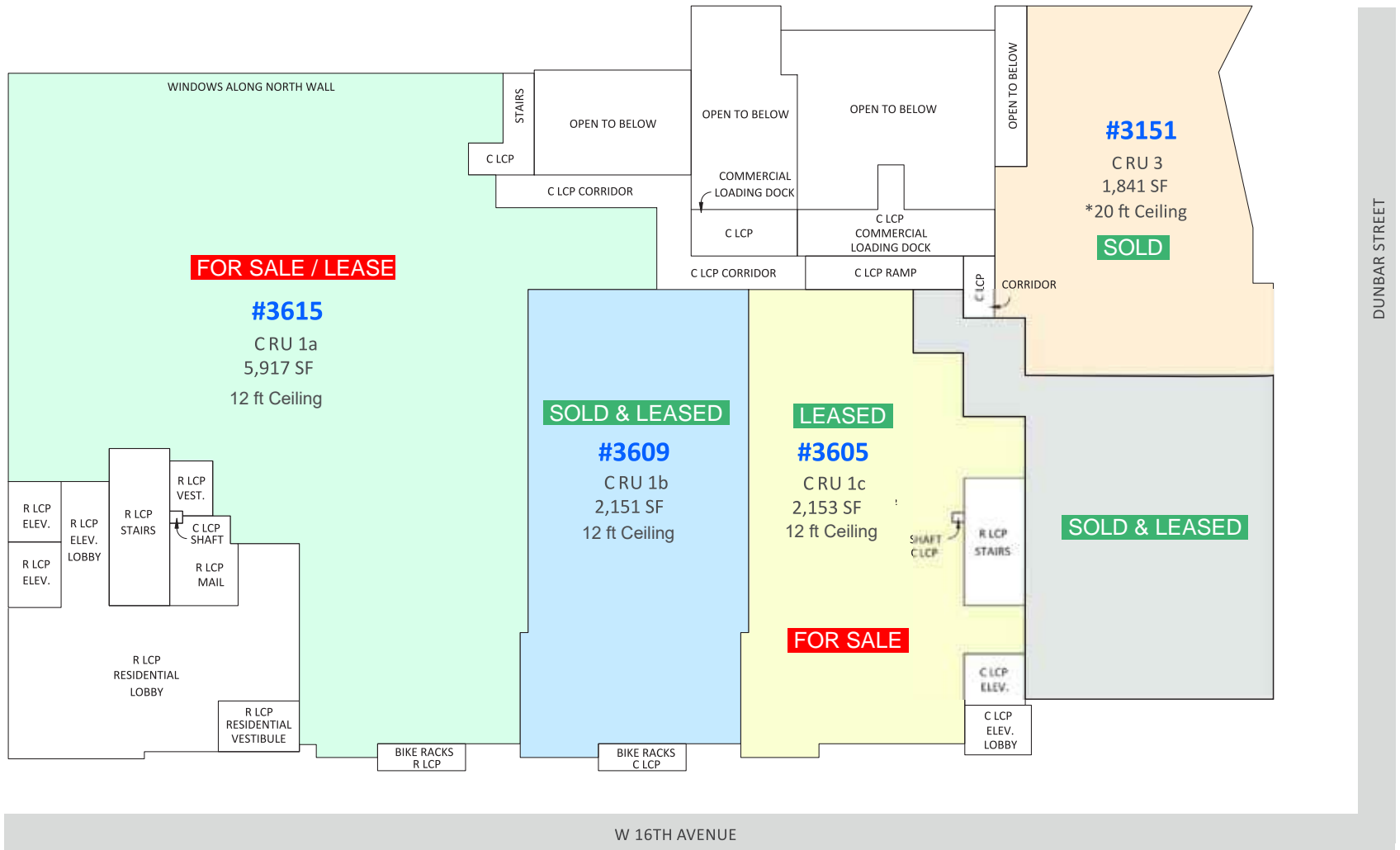
Located in close proximity to the University of British Columbia, which has approximately 60,000 students, a large portion of which commutes daily past The Grey via bus, bike, and car



Unit	Size (SF)	For Sale	SP/SF	Lease /SF/Yr	Gross Rent /Mo	Strata Fee/mo	Property Tax/yr	Parking
3615	5,917	\$5,917,000	\$1,000	50 + 17	\$33,036.58	\$2,189.29	\$74,343.15	5
3609	2,151	<b>SOLD</b> 380	\$1,380	50 + 17	\$12,009.75	\$795.87	\$26,935.93	3
3605	2,153	\$3,070,000	\$1,426	<b>LEASED</b>	\$12,020.92	\$796.61	\$27,474.66	3
3151	1,841	<b>SOLD</b> 30	\$1,380			\$681.17	\$22,626.17	3

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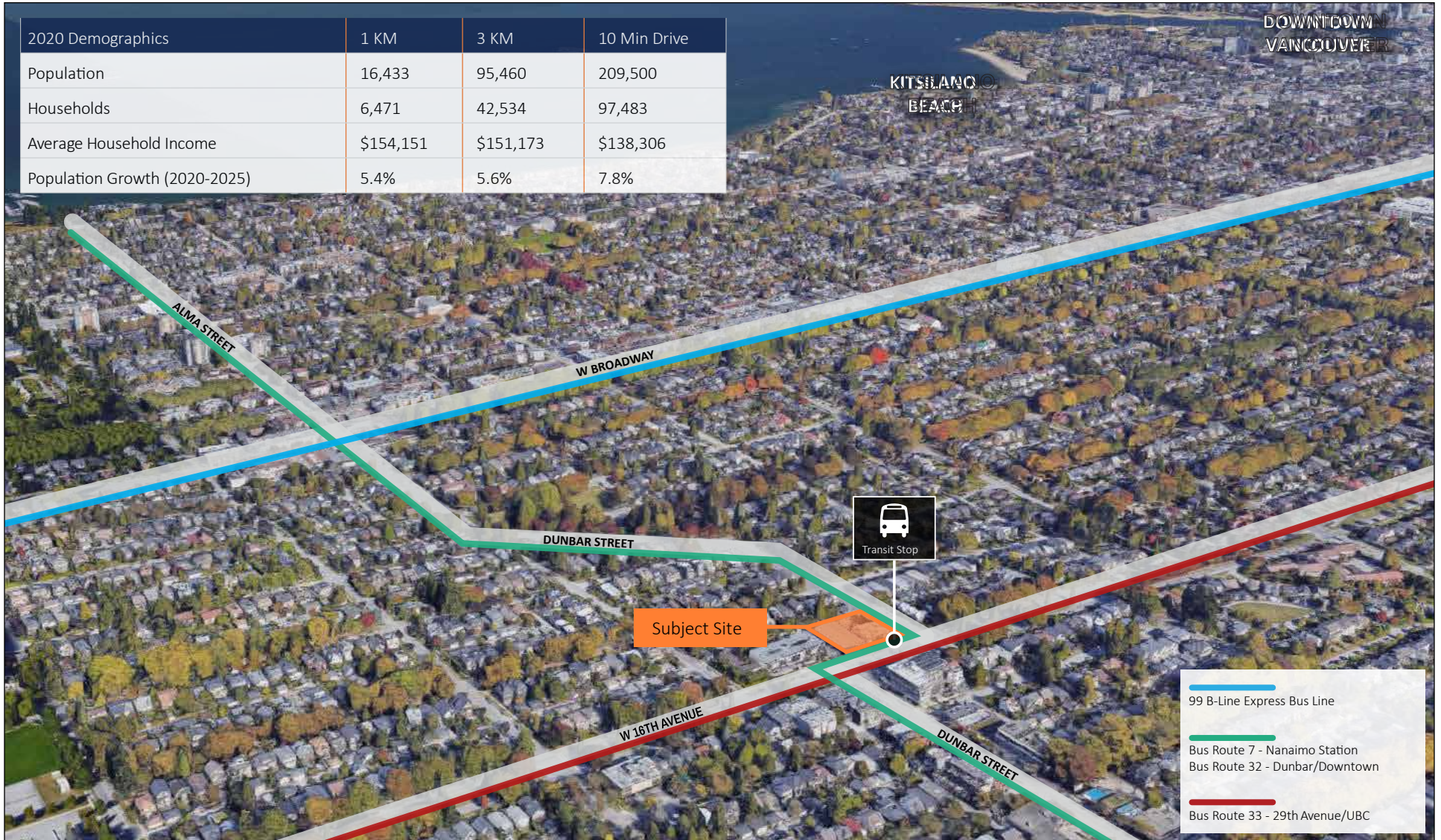


\*All measurements are clear ceiling heights are approximate and subject to change.

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2020 Demographics	1 KM	3 KM	10 Min Drive
Population	16,433	95,460	209,500
Households	6,471	42,534	97,483
Average Household Income	\$154,151	\$151,173	\$138,306
Population Growth (2020-2025)	5.4%	5.6%	7.8%



DOWNTOWN VANCOUVER

KITSILANO BEACH



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THE GREY | VANCOUVER, BC

## SCHOOLS & HOSPITAL

1. St George's School
2. West Point Grey Academy
3. University Hill Secondary School
4. Point Grey Secondary
5. Crofton House School
6. Lord Byng Secondary
7. Queen Elizabeth Elementary School
8. The University of British Columbia
9. UBC Hospital

## PARKS & RECREATION

10. Jericho Beach
11. Royal Vancouver Yacht Club
12. Pacific Spirit Regional Park
13. Trimble Park
14. The Arbutus Club
15. Kumon Math & Reading Centre
16. Dunbar Lawn Bowling Club
17. Vancouver Public Library, Dunbar Branch
18. Almond Park
19. University Golf Club
20. Jericho Tennis Club
21. Spanish Banks Beach
22. Point Grey Golf & Country Club

## RETAILERS

23. Hill's Of Kerrisdale
24. Urban Yarns
25. Tenth & Proper Boutique
26. Sweet Scents Floral Design Ltd.
27. Point Grey Pharmacy

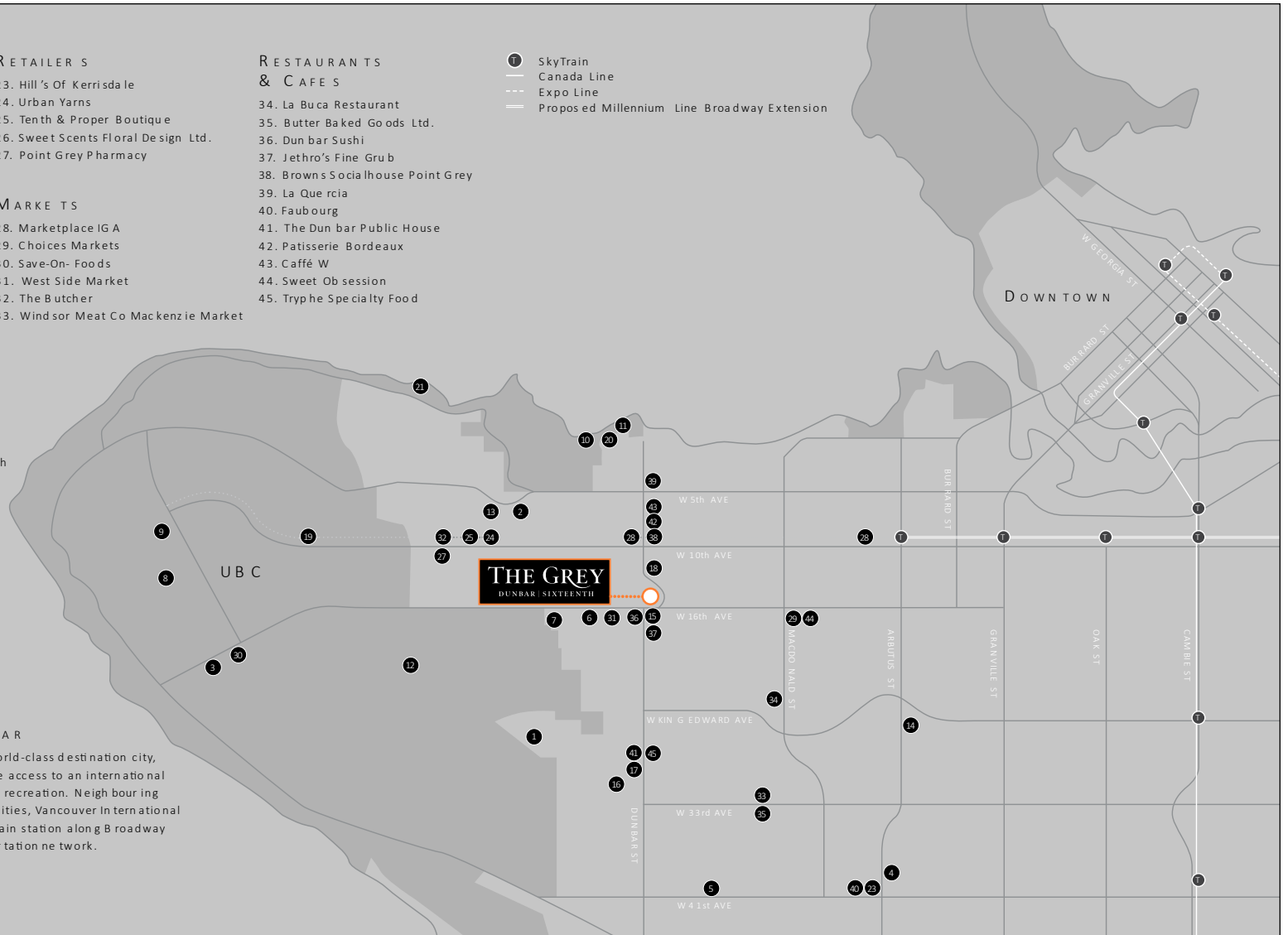
## MARKETS

28. Marketplace IGA
29. Choices Markets
30. Save-On-Foods
31. West Side Market
32. The Butcher
33. Windsor Meat Co MacKenzie Market

## RESTAURANTS & CAFES

34. La Buca Restaurant
35. Butter Baked Goods Ltd.
36. Dunbar Sushi
37. Jethro's Fine Grub
38. Brown's Socialhouse Point Grey
39. La Quecia
40. Faubourg
41. The Dunbar Public House
42. Patisserie Bordeaux
43. Caffé W
44. Sweet Ob session
45. Tryphe Specialty Food

- SkyTrain
- Canada Line
- Expo Line
- Proposed Millennium Line Broadway Extension



## MAP OF DUNBAR

Vancouver has long been known as a world-class destination city, and living at The Grey provides incredible access to an international collection of culture, dining, sports, and recreation. Neighbouring Kerrisdale offers additional boutique amenities, Vancouver International Airport is close by, and a proposed SkyTrain station along Broadway will further expand the transportation network.



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