



ARBUTUS TERRACE

RETAIL UNITS FOR PRE-LEASE

3205 ARBUTUS ST
VANCOUVER, BC



STRAND



SITINGS



GROCER

BOUTIQUE

YOGA

CAFE

THE OPPORTUNITY

Arbutus Terrace is a charming mid-rise development in Vancouver's coveted Arbutus Ridge neighbourhood, located at two major thoroughfares, West 16th Avenue and Arbutus Street. The project will introduce 54 rental homes above approximately 5,355 SF of ground level retail. This boutique project is envisioned to provide valuable neighbourhood retail experiences for both its residents and local businesses seeking to lease in a high profile location.

Occupancy
NOVEMBER 1, 2025

Highlights



High exposure corner site at W 16th Ave and Arbutus St



Approx. 15'6" – 16'6" ceiling heights



21,371 population within 1 km radius



13 commercial/visitor parking stalls



Ventilation shafts for kitchen exhaust in place for select units



Class-B loading bay with rear access to each CRU



Convenient access to commercial parking from CRU's via a dedicated commercial parking elevator



Approximately 18,400 vehicles drive past per day



Project located adjacent to the Arbutus Greenway, the major north/south bike and pedestrian pathway connecting South Vancouver to False Creek



Artist rendition. All renderings/pictures are for illustration purposes only

LOCATION

Restaurants/Cafés

- 1 Sweet Obsession
- 2 La Glace
- 3 Trees Organic Coffee
- 4 Plaisir Sucré
- 5 Blenz Coffee
- 6 Starbucks
- 7 Starbucks
- 8 Coquette Brasserie
- 9 Napoletana Pizza
- 10 Temaki Sushi
- 11 Platform 7 Coffee

Retail

- 12 Scotiabank
- 13 Pete's Meat
- 14 Tisol
- 15 BMO
- 16 BC Liquor Arbutus

Grocery Stores

- 17 Choices Markets
- 18 Safeway Arbutus
- 19 Safeway Broadway
- 20 IGA
- 21 London Drugs
- 22 Loblaws City Market Arbutus

Recreational Services

- 23 Arbutus Greenway
- 24 The Arbutus Club
- 25 Vancouver Lawn Tennis and Badminton Club

Schools

- 26 Trafalgar Elementary School
- 27 Shaughnessy Elementary School
- 28 York House School
- 29 Little Flower Academy
- 30 Prince of Wales Secondary School





Kitsilano Beach

Arbutus Terrace is nestled in the heart of Vancouver's Westside community surrounded by a mix of residential and local commercial offerings. The location offers unparalleled exposure (approximately 18,400 vehicles drive past per day) and convenient proximity to daily essentials like grocers, eateries, cafés, shopping, public transit and some of the city's most desirable recreational destinations like Kitsilano Beach, and Pacific Spirit Regional Park. The Arbutus Ridge neighbourhood is a sought-after neighbourhood due to its central location, accessibility, and community feel.



THE GATEWAY TO VANCOUVER'S WESTSIDE



The Arbutus Greenway

FLOOR PLAN

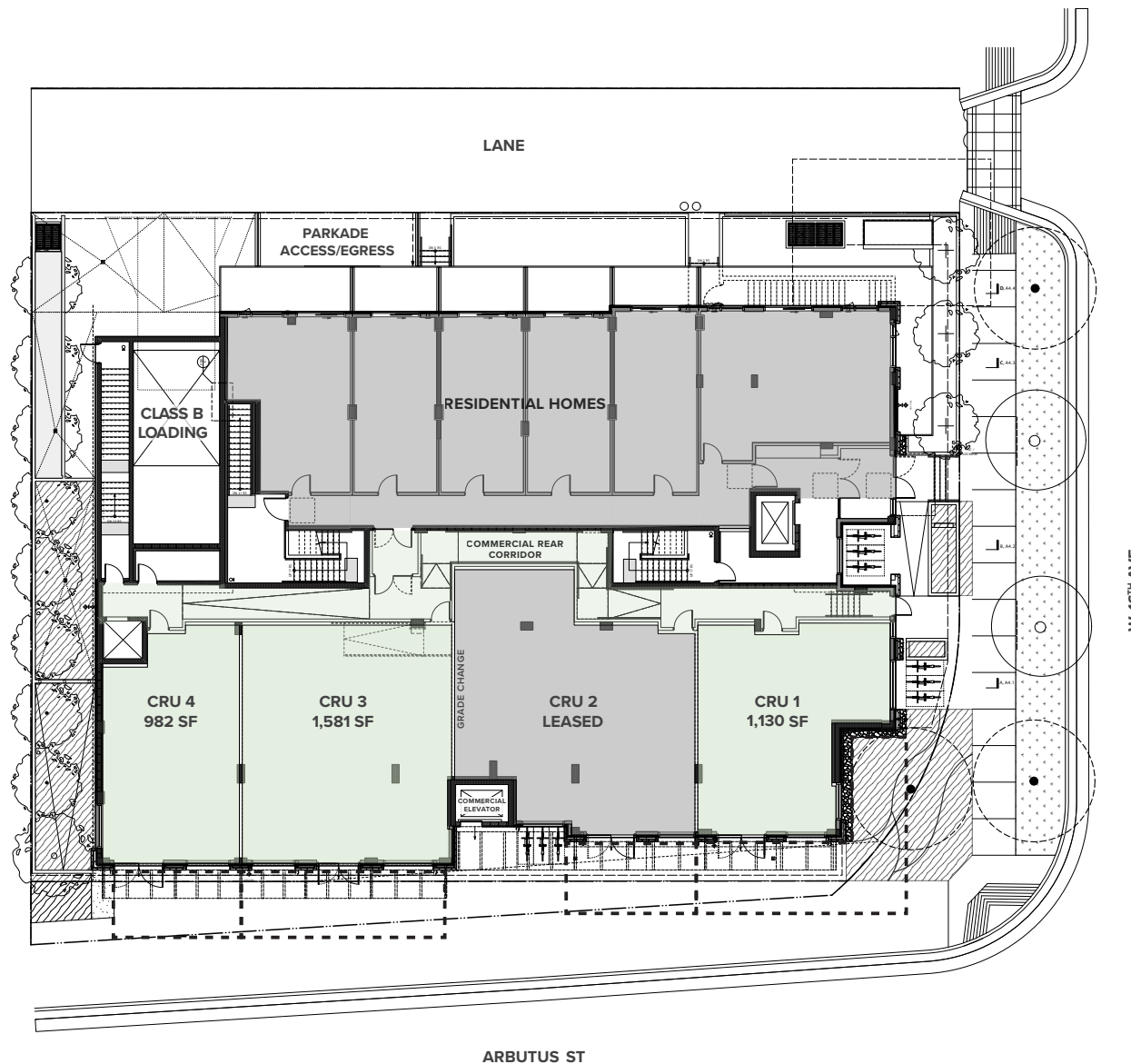
CRU	SF
1	1,130
2	LEASED
3	1,581
4	982

Note: CRU 3 & 4 can be combined up to 2,563 SF.

Additional Rent Estimate (2025): \$28.50 PSF

Denotes Potential Patio*

*All patio areas subject to approval by the City of Vancouver



| PROJECT TEAM



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While Strand has preferred to maintain a low profile, consistent with the philosophy of its key stakeholders, Strand has established a reputation for integrity and success in its real estate dealings.

Stranddev.com



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