



CENTRAL UBC

Vancouver, BC

PRE-LEASING BROCHURE



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PROJECT SUMMARY

Central is located on University Boulevard which is the primary entrance way into UBC. The site comprises of roughly 10,000 SF of prime retail space on campus. Important landmarks in the immediate area will include the new Aquatic Centre, MacInnes Sports Field, the Alumni Centre, UBC Life Building, and AMS Student Nest.

- UBC is ranked among the top universities in the world.
- A global centre for research and teaching with a reach of more than 58,000 students (2024).
- The daytime population at UBC is 57,650
- 74,000 transit trips to and from UBC per weekday during the school year. 12% arrive on trolley buses and the remainder arrive on diesel buses.
- Wesbrook Mall/University Boulevard intersection sees 10,000 vehicles and 1,000 bikes daily (weekday)
- University Boulevard is the primary bike corridor on campus
- 98 Residential units above commercial space

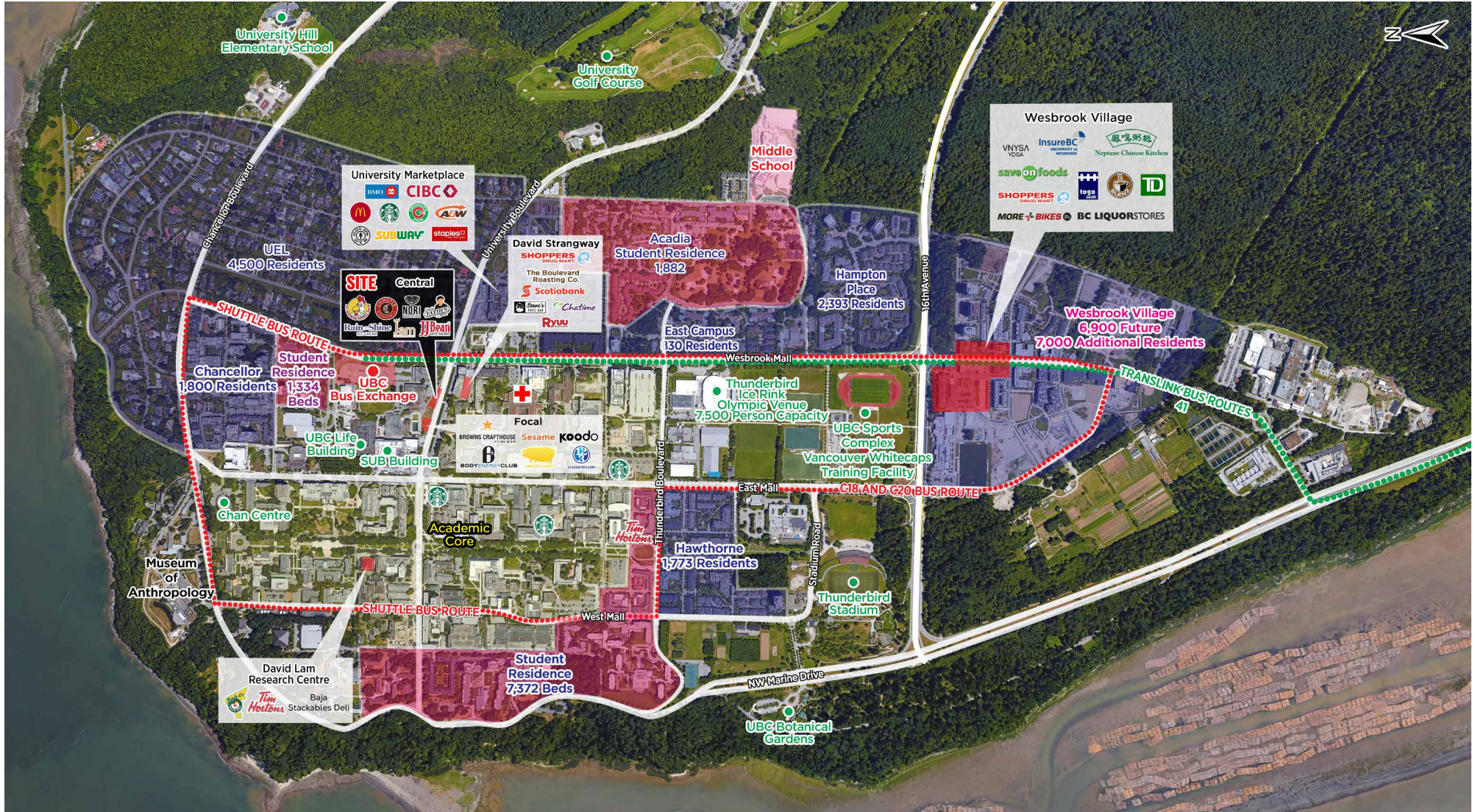


820 SF
RESTAURANT OR
RETAIL SPACE
AVAILABLE

TRADE AERIAL



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DETAILS

✦ Available Size: CRU 8: 820 SF	✦ Commercial Parking: 2 parkades, street parking
✦ Base Rent: Contact Listing Agent	✦ Available: Q4 2025
✦ Additional Rent:	✦ Ceiling Heights: Variable
✦ Tax: \$15.15	
✦ CAM: \$13.18	

AREA TENANTS



DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2023 Population	2,311	13,548	50,031
2028 Populations Projections	3,735	18,330	55,654
2023 Daytime Population	7,771	25,819	56,064
2023 Average HH Income	\$82,801	\$134,868	\$157,475

CONTACT

DAN CLARK

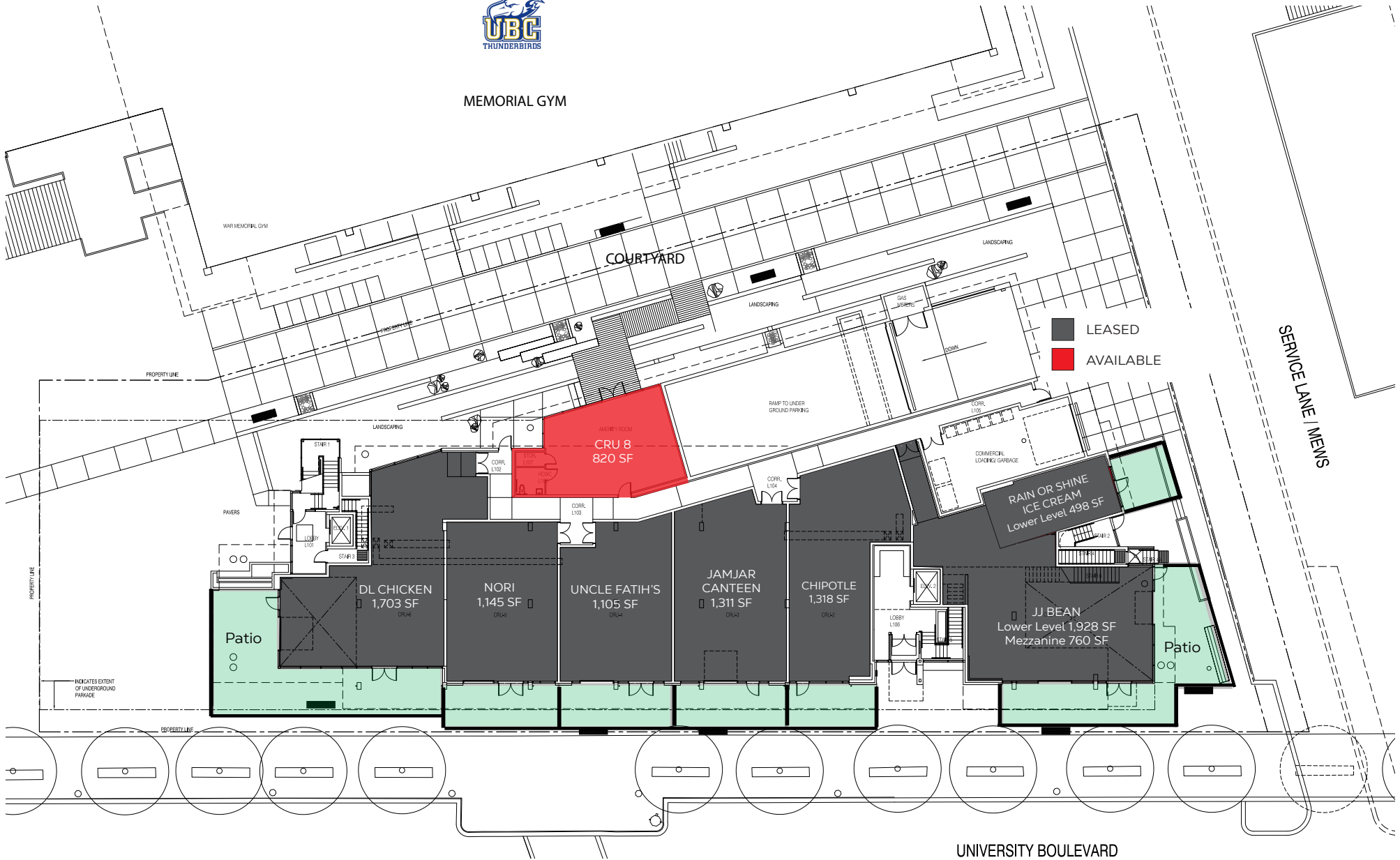
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FLOOR PLAN



MEMORIAL GYM



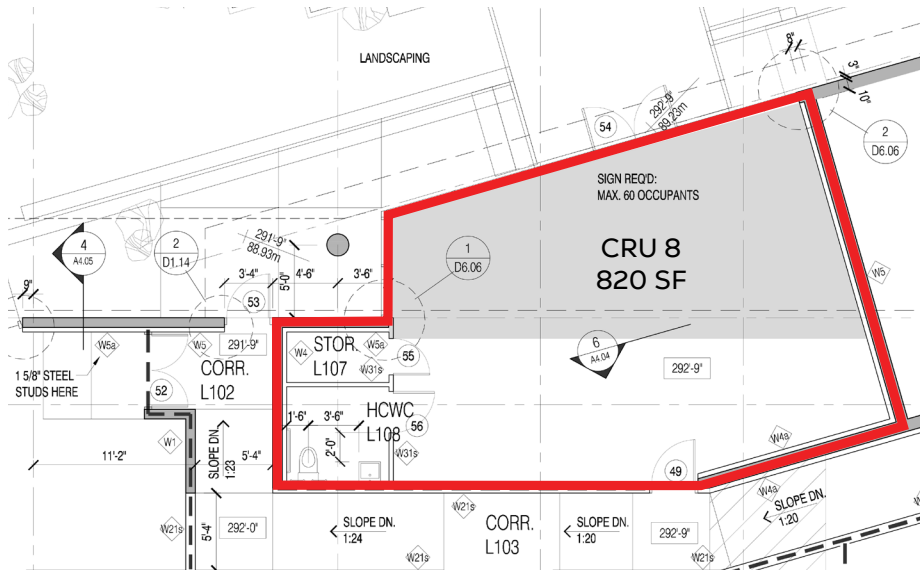
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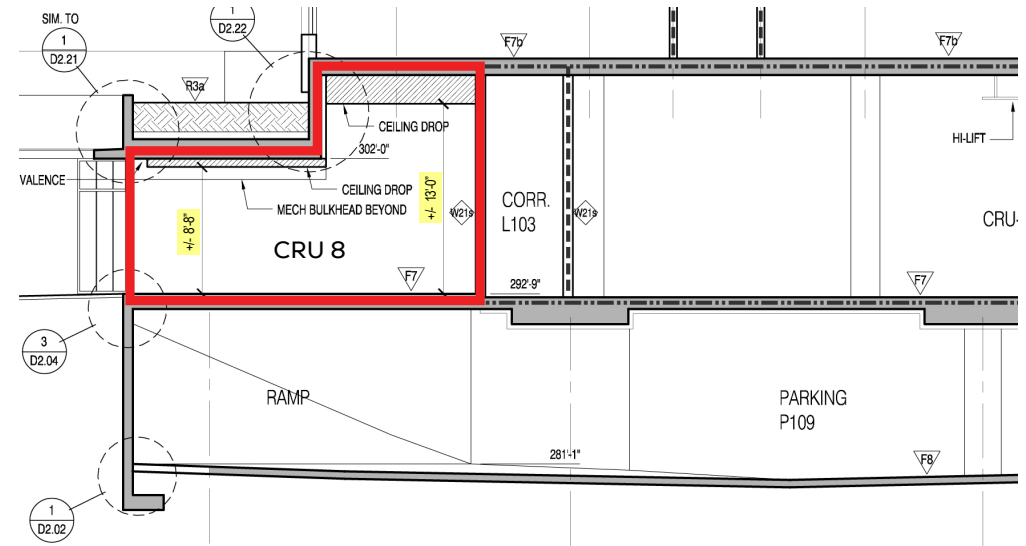
ELEVATION



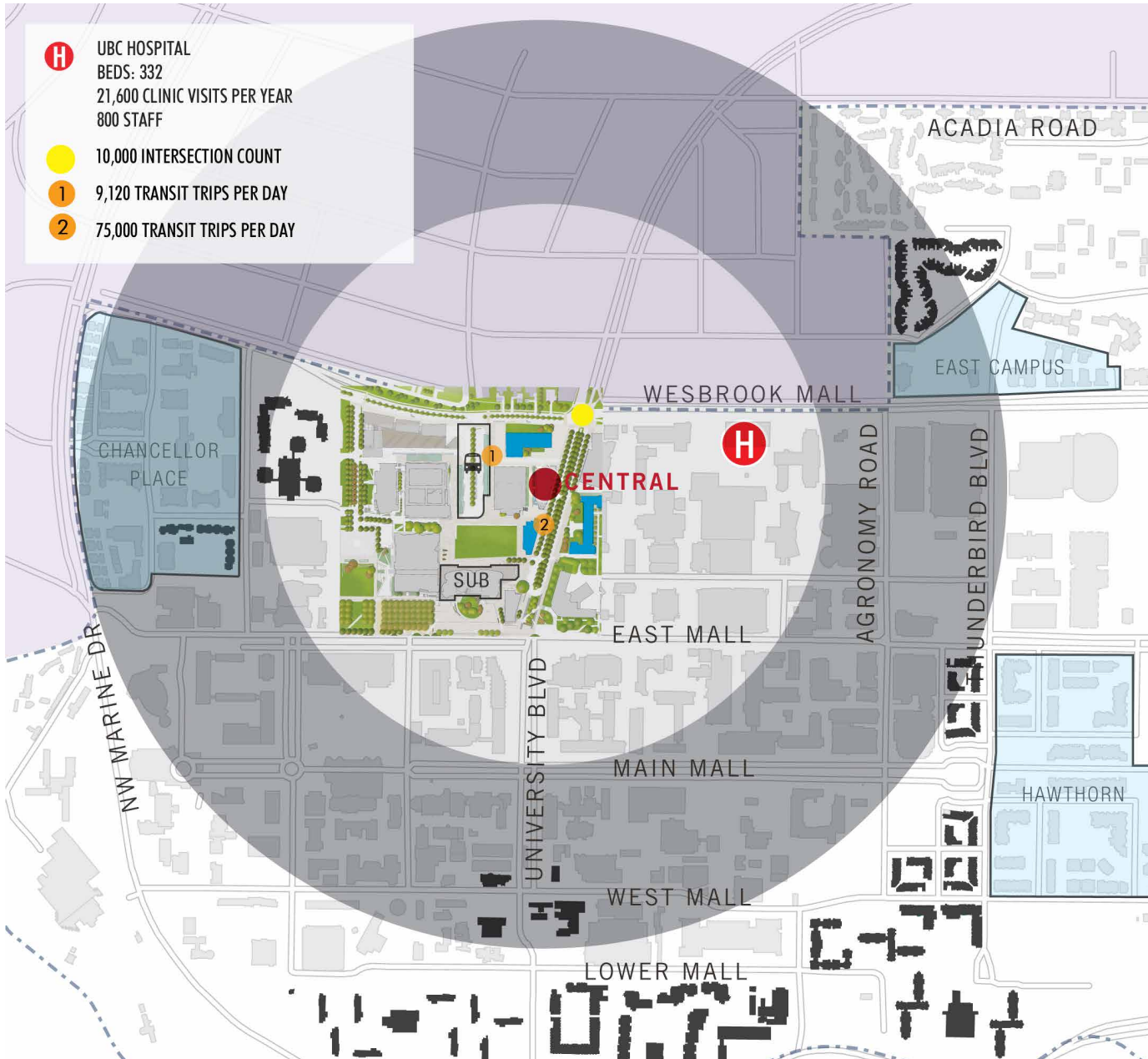
FLOOR PLAN



CROSS SECTION



THE CENTRAL NEIGHBOURHOOD



H UBC HOSPITAL
BEDS: 332
21,600 CLINIC VISITS PER YEAR
800 STAFF

● 10,000 INTERSECTION COUNT

1 9,120 TRANSIT TRIPS PER DAY

2 75,000 TRANSIT TRIPS PER DAY

- 5 MINUTE WALK
- 10 MINUTE WALK
- STUDENT HOUSING
- FUTURE RESIDENTIAL**
- UEL ENDOWMENT LANDS
- EXISTING NEIGHBOURHOODS

AREA STATS:

- 75,000 DIESEL BUS TRIPS PER YEAR
9,120 TROLLEY TRIPS PER DAY
(IN FRONT OF SITE)
- 1,000 PER DAY
- 10,000 PER DAY
- 50,000 STUDENTS DURING FALL/WINTER
26,000 STUDENTS DURING SUMMER
13,000 STAFF/FACULTY
10,000 STUDENTS IN ON CAMPUS HOUSING
24,000 UEL & UBC RESIDENTS
70+ ATHLETIC EVENTS ANNUALLY AT
WAR MEMORIAL GYM
90 CONFERENCES AND EVENTS HELD AT UBC
EVERY SUMMER

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THE CENTRAL NEIGHBOURHOOD



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THE NEIGHBOURHOOD



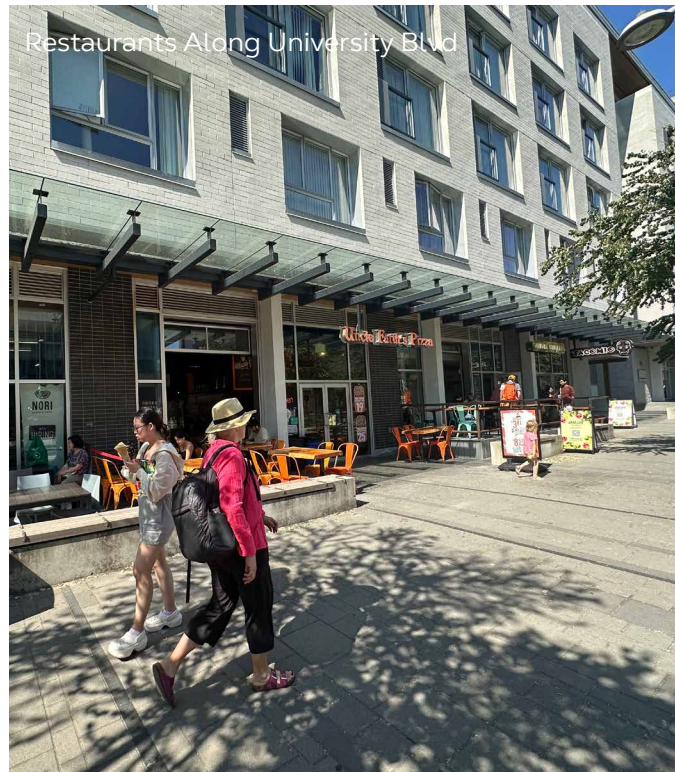
Nori Bento & Udon Storefront



MacInnes Field



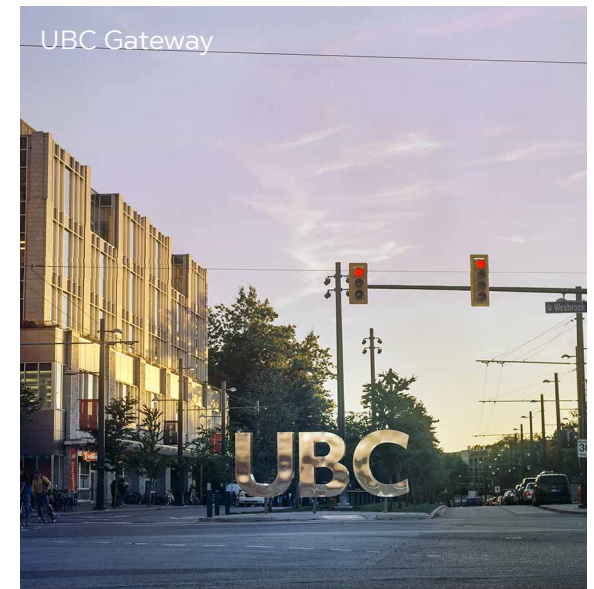
UBC Bus Loop



Restaurants Along University Blvd



DownLow Chicken Shack Patio



UBC Gateway