



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 4,936 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
MARCH 2026

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



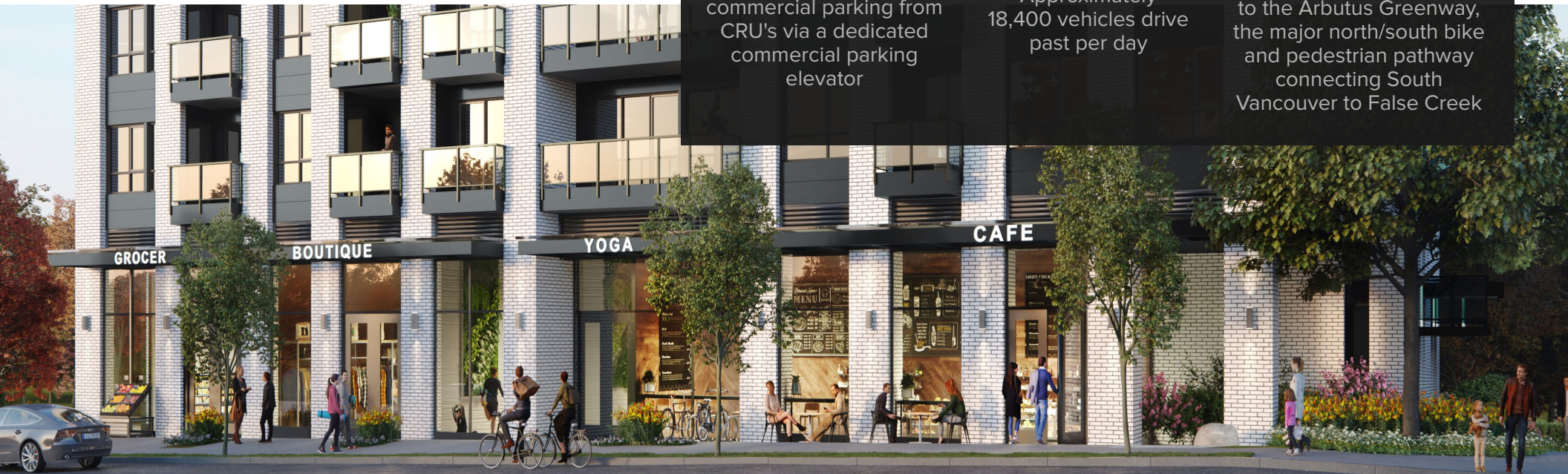
Convenient access to commercial parking from CRU's via a dedicated commercial parking elevator



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 Arbutus Club



THE GATEWAY TO
VANCOUVER'S WESTSIDE



The Arbutus Greenway

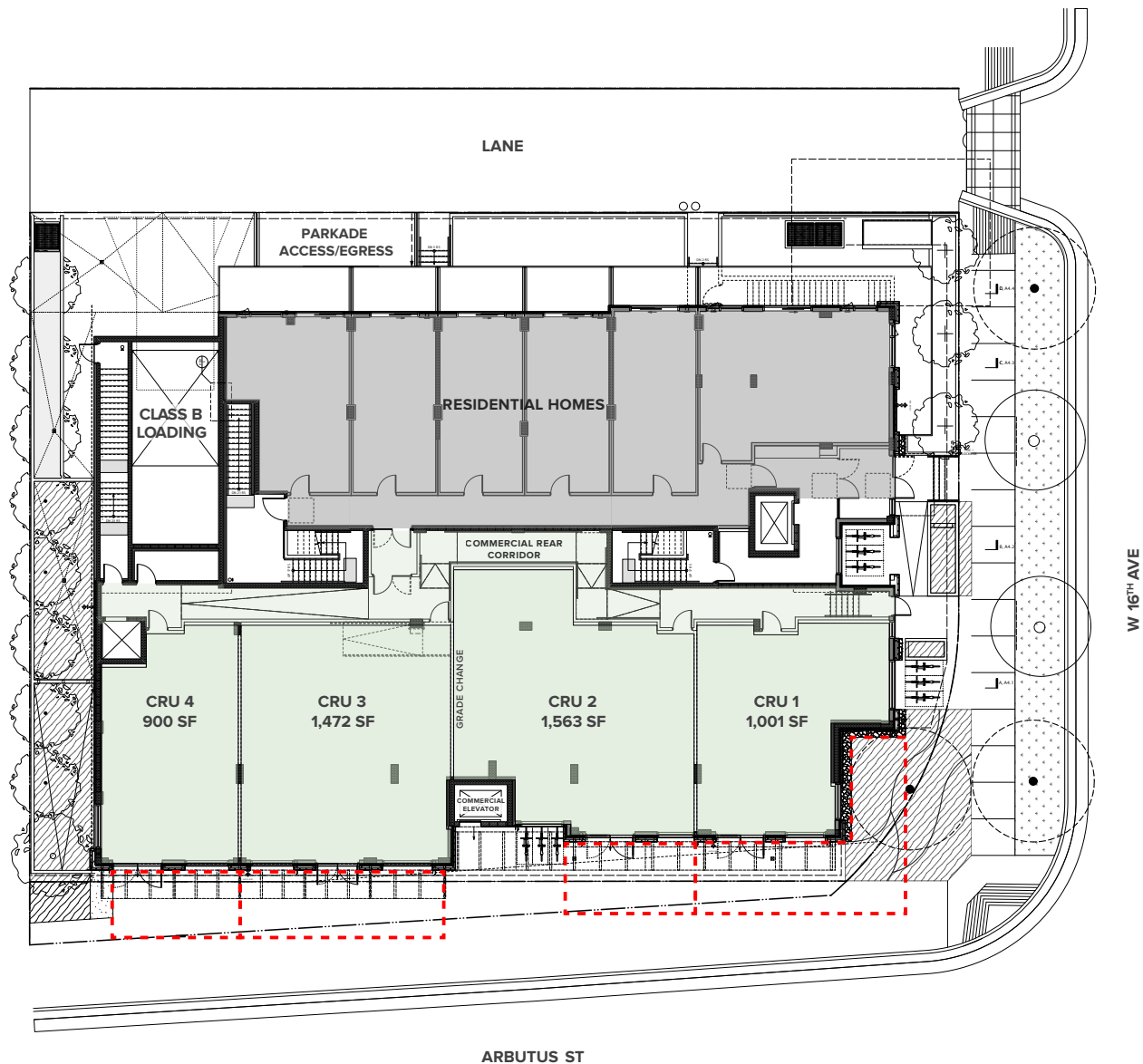
FLOOR PLAN

CRU	SF
1	1,001
2	1,563
3	1,472
4	900
Total	4,936

Note: CRUs can be combined up to 4,936 SF.

--- Denotes Potential Patio*

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



| PROJECT TEAM



Strand is a Vancouver-based real estate company active across North America. Since 1976, Strand has acquired, developed, and financed a portfolio of real estate assets valued at over \$16 billion and comprised of over 47,000 homes. Strand has been actively involved in many real estate sectors, including the acquisition of development sites, the development of high-rise condominiums, multi-family apartment buildings, single family communities, office towers, and industrial projects, as well as providing financing to developers for residential and commercial developments throughout North America.

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



Whether project leasing, strata pre-sales, or representing tenants, Sittings Realty work in partnership with all of our clients throughout the complete process. We provide in-depth knowledge, strong industry relationships, honesty, professional support and a track record for success to every project we undertake.

Sittings.ca



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



ARBUTUS TERRACE

DAVID KNIGHT

Partner
 Personal Real Estate Corporation
 604 416 5581
 david@sitings.ca

KAYLA MORROW

Senior Associate
 604 416 5584
 kayla@sitings.ca

SITINGS REALTY LTD

1595 - 650 W Georgia St
 Vancouver, BC V6C 2R6
 604 684 6767
 sitings.ca

This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimensions herein are approximate, interested parties/tenants are to verify measurements if important to them. This document/email is not an inducement representation.



STRAND



SITINGS