



# ARBUTUS TERRACE

## RETAIL UNITS FOR PRE-LEASE

3205 ARBUTUS ST  
VANCOUVER, BC



**STRAND**



**SITINGS**





GROCER

BOUTIQUE

YOGA

RESTAURANT



# 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.



Completion date  
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



12 commercial  
parking stalls



Ventilation shafts for  
kitchen exhaust in place  
for select units



Class-B loading bay with  
rear access to each CRU



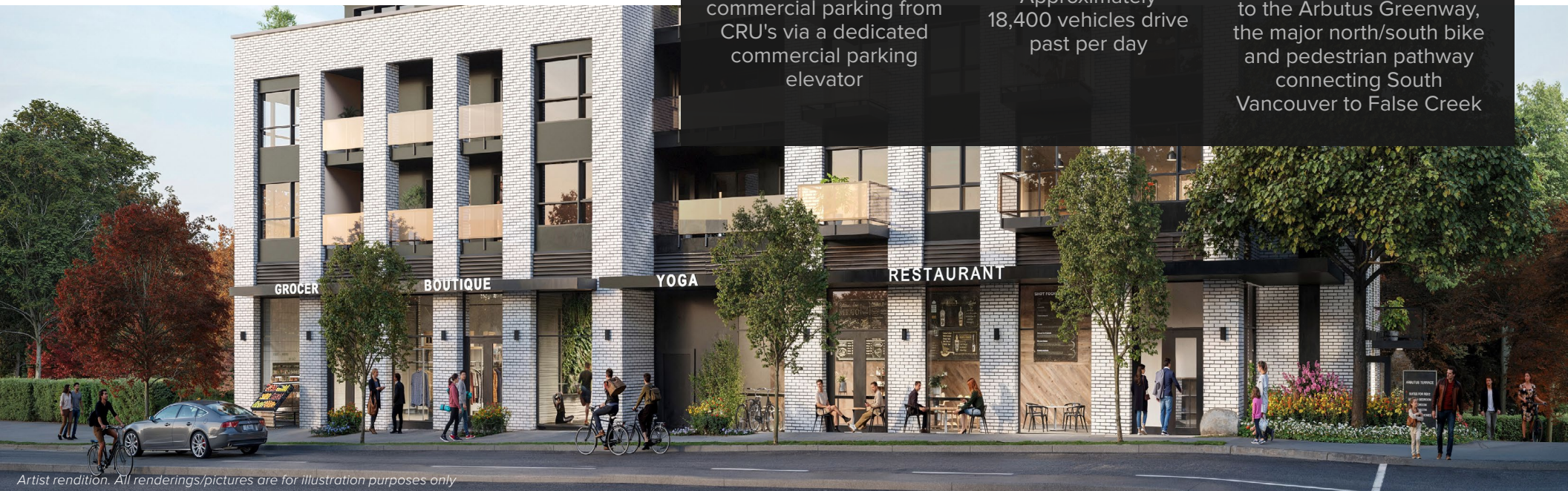
Convenient access to  
commercial parking from  
CRU's via a dedicated  
commercial parking  
elevator



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

## Grocery Stores

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

## Schools

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

## Retail

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

## Recreational Services

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







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

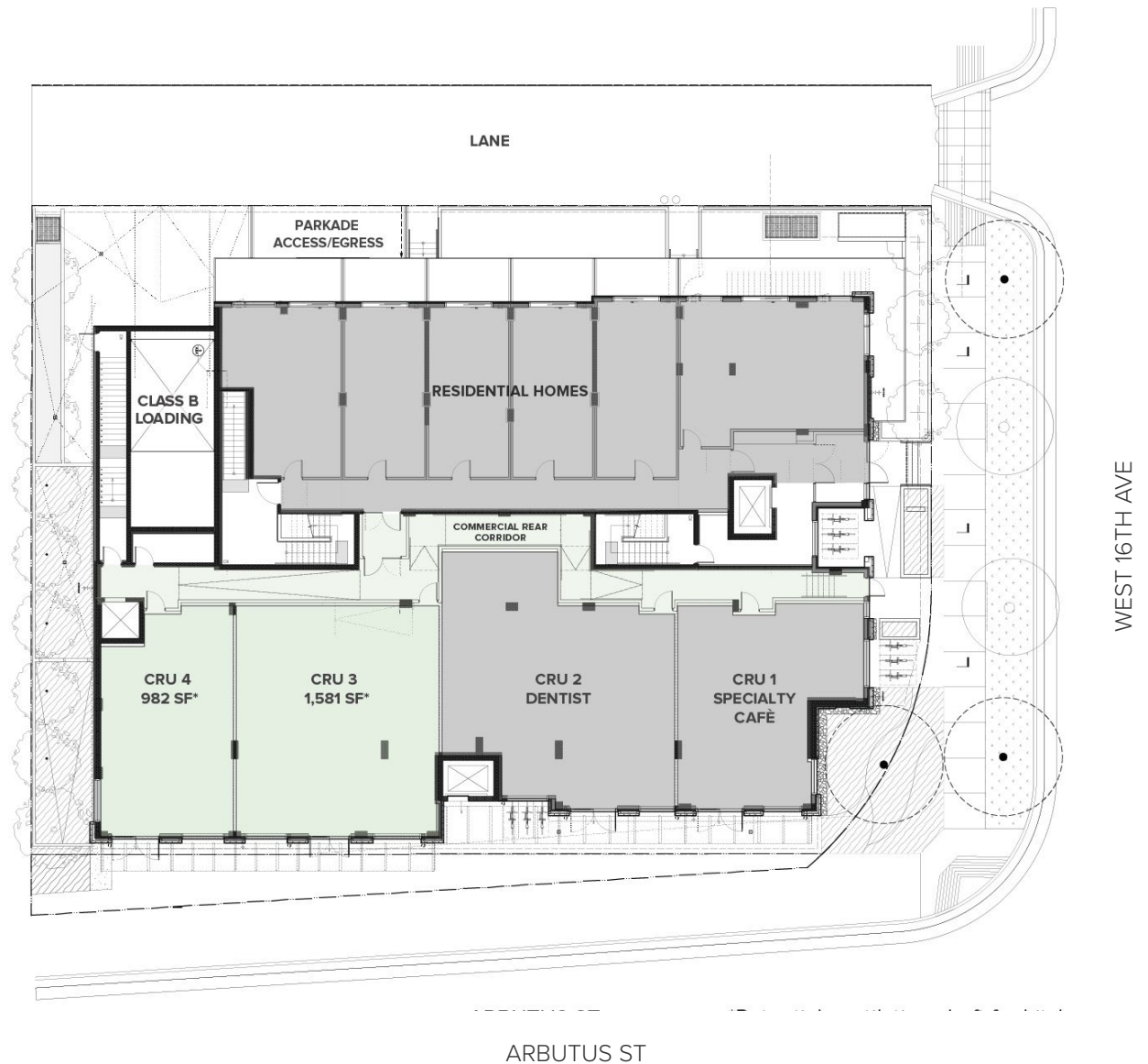
# FLOOR PLAN

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

Note: CRU 3 and CRU 4 can be combined for a total of 2,563 SF.

\*Potential ventilation shaft for kitchen exhaust

Additional Rent Estimate (2025): \$28.50 PSF



# | 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.

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