



WESBROOK VILLAGE

3313 Shrum Lane (UBC Point Grey)
Vancouver, BC

PROPERTY LEASING BROCHURE



PROJECT SUMMARY

Wesbrook Village is UBC's 115-acre world-class sustainable neighbourhood whose heart and soul is an urban village featuring approximately 112,000 square feet of commercial space. In addition to serving the faculty, staff, and students of UBC, the neighborhood also serves a local residential population.

- Wesbrook Village includes a 30,000 square foot community centre, University Hill secondary school (with a capacity for 1,100 students), residences, restaurants, shops and services designed for everyday needs.
- At buildout, Wesbrook Village will house approximately 12,500 residents in 6 million square feet of residential space.



AWARD
WINNING
URBAN VILLAGE

DETAILS

- ✚ Size: 820 SF + 645 SF Storage
- ✚ Possession: Summer 2026
- ✚ 77 Surface Parking Stalls
- ✚ 190 Underground Parking Stalls

- ✚ Base Rent: Contact Listing Agent
- ✚ Additional Rent: \$24.46 PSF Total
- ✚ CAM: \$14.43 PSF
- ✚ Property Tax: \$10.03 PSF

TENANTS



Neptune Chinese Kitchen



MORE BIKES



NICLI

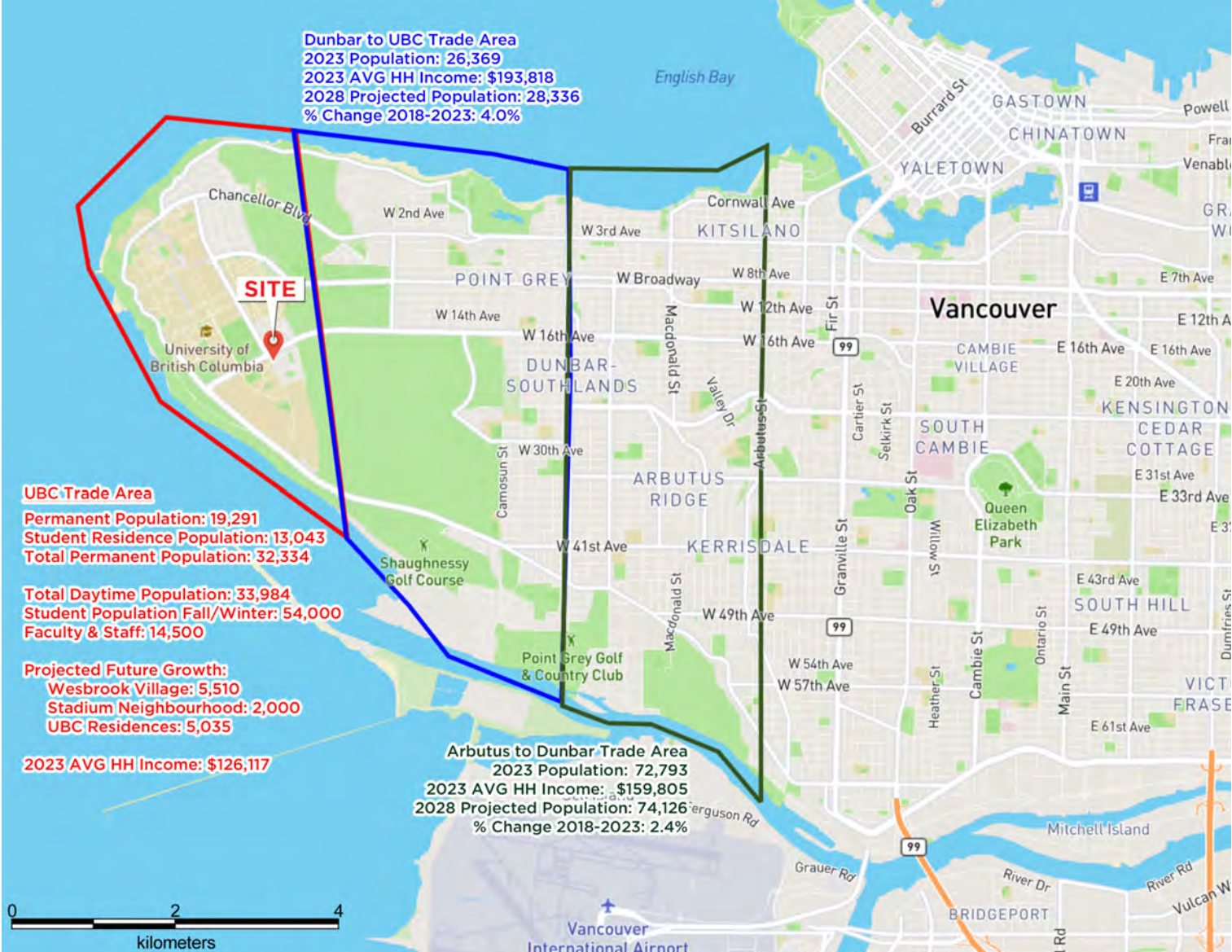


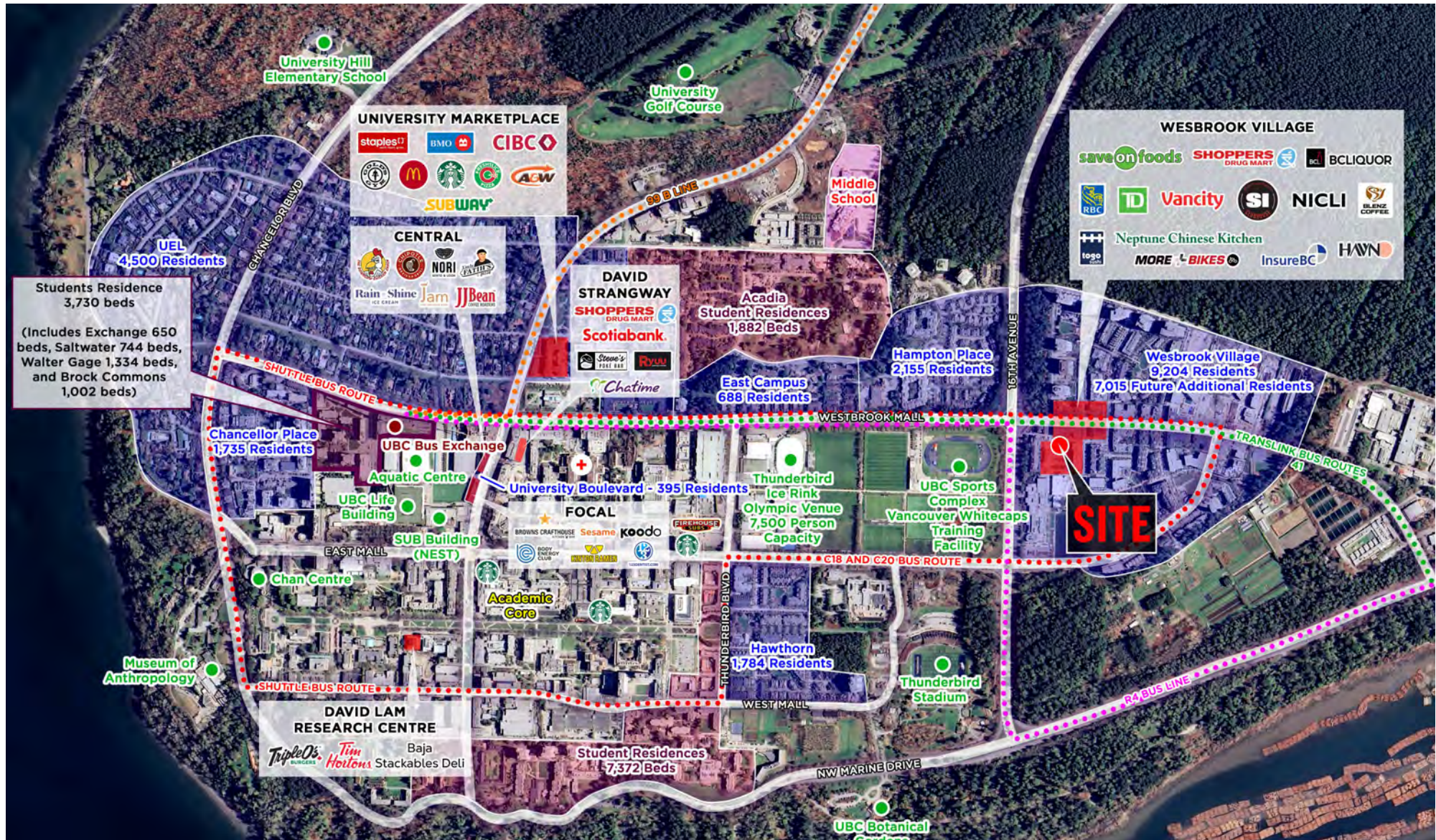
CONTACT

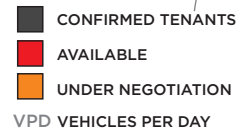
DAN CLARK

Personal Real Estate Corporation
Sitings Realty Ltd

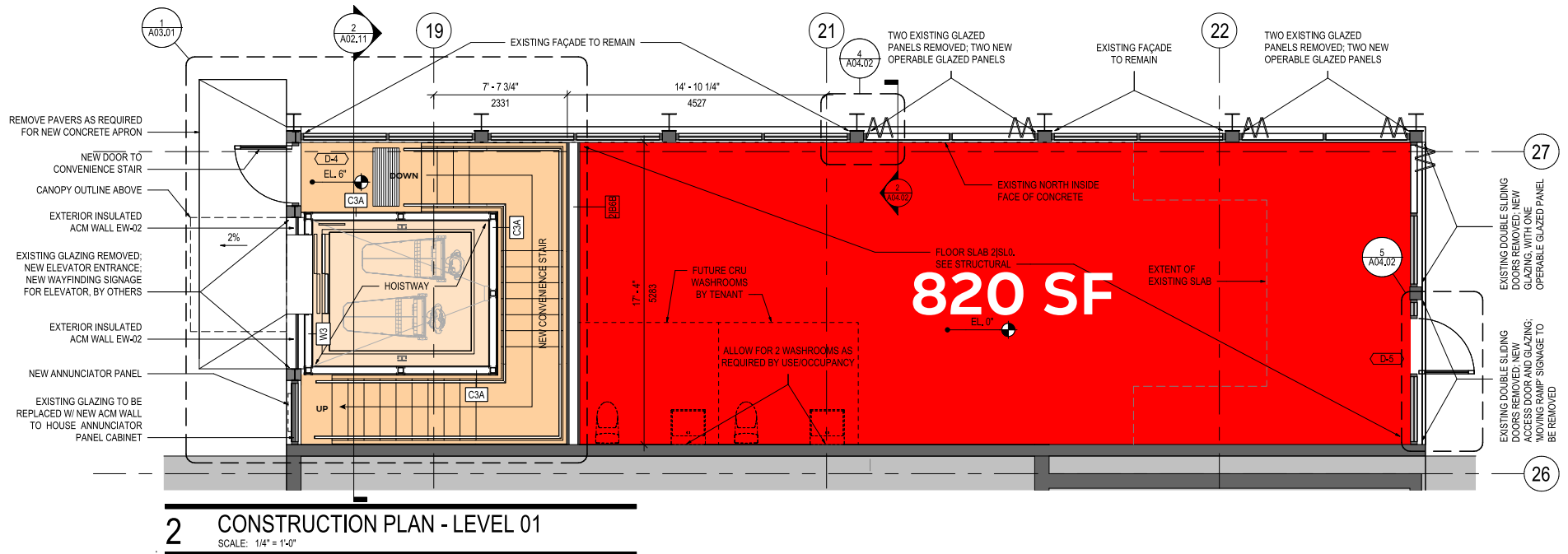
604.628.2577
dan@sitings.ca



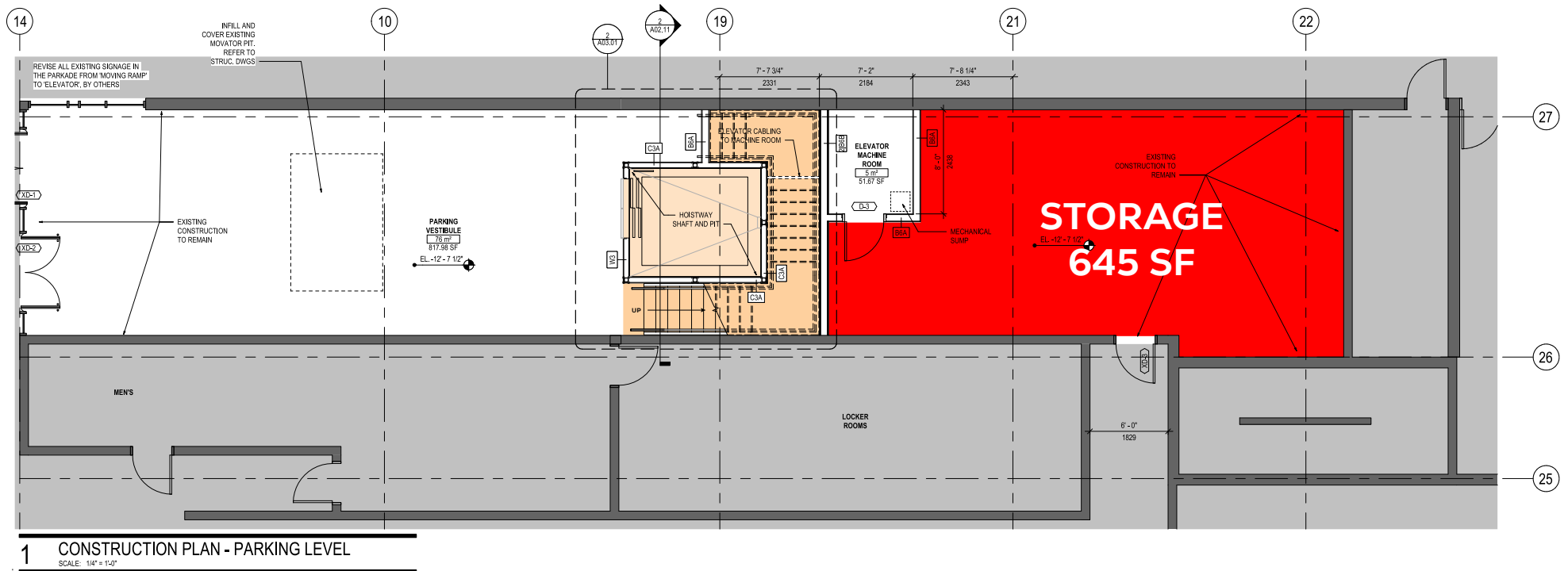




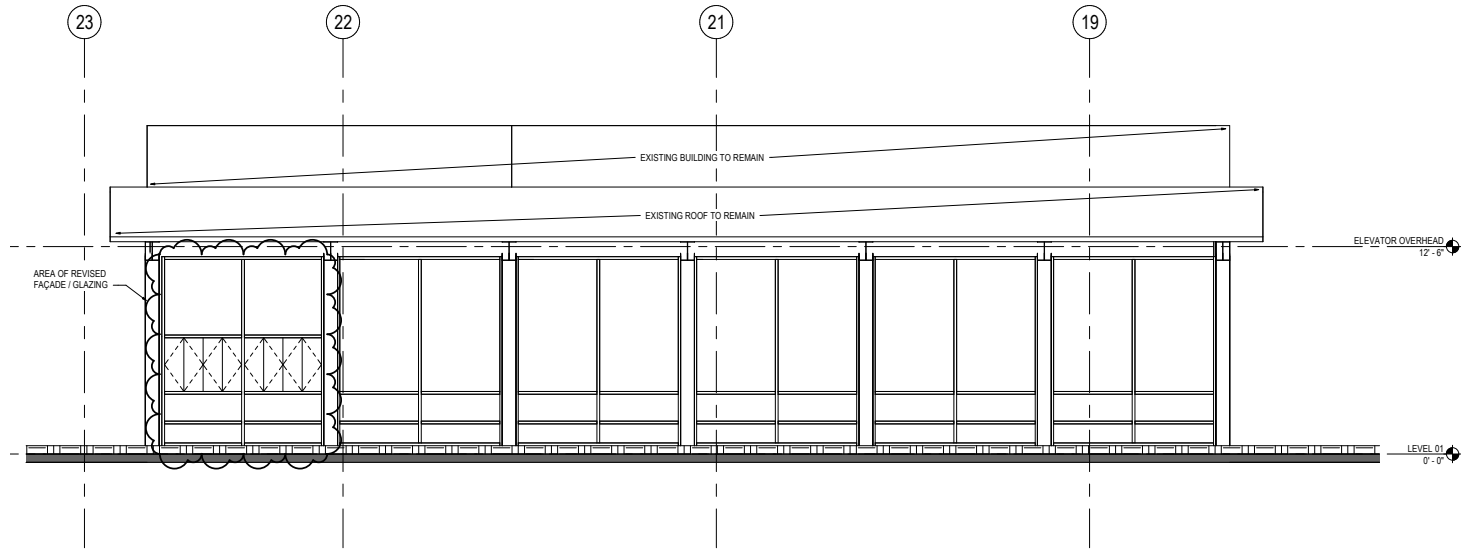
SITE PLAN



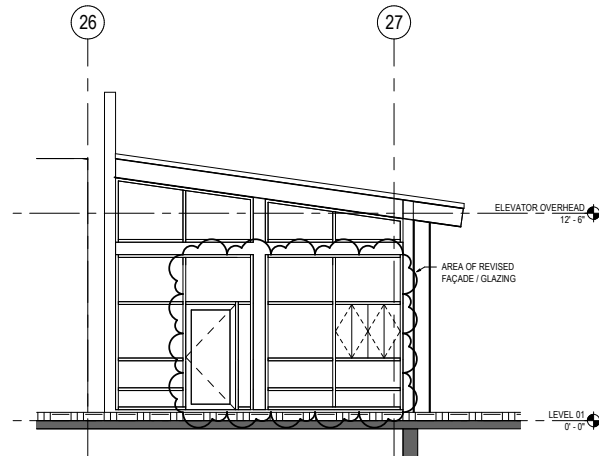
PARKING PLAN



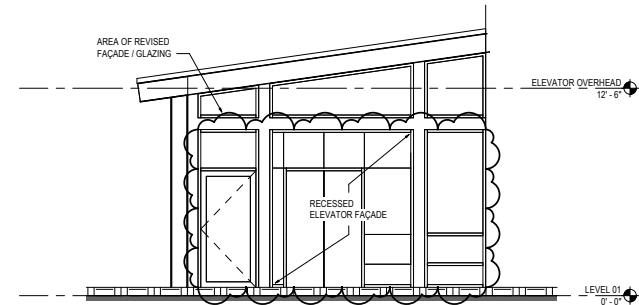
ELEVATIONS



3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

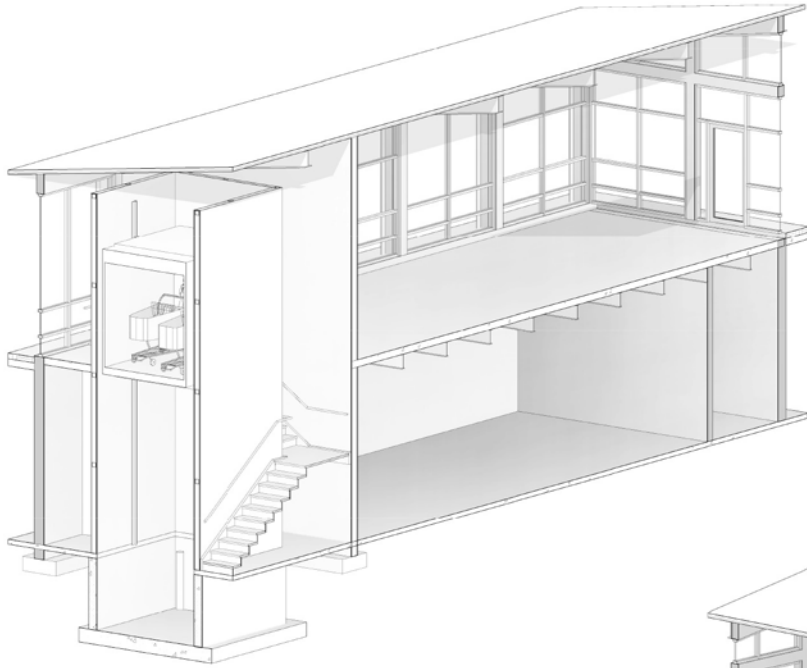


2 ENTRANCE ELEVATION
SCALE: 1/4" = 1'-0"

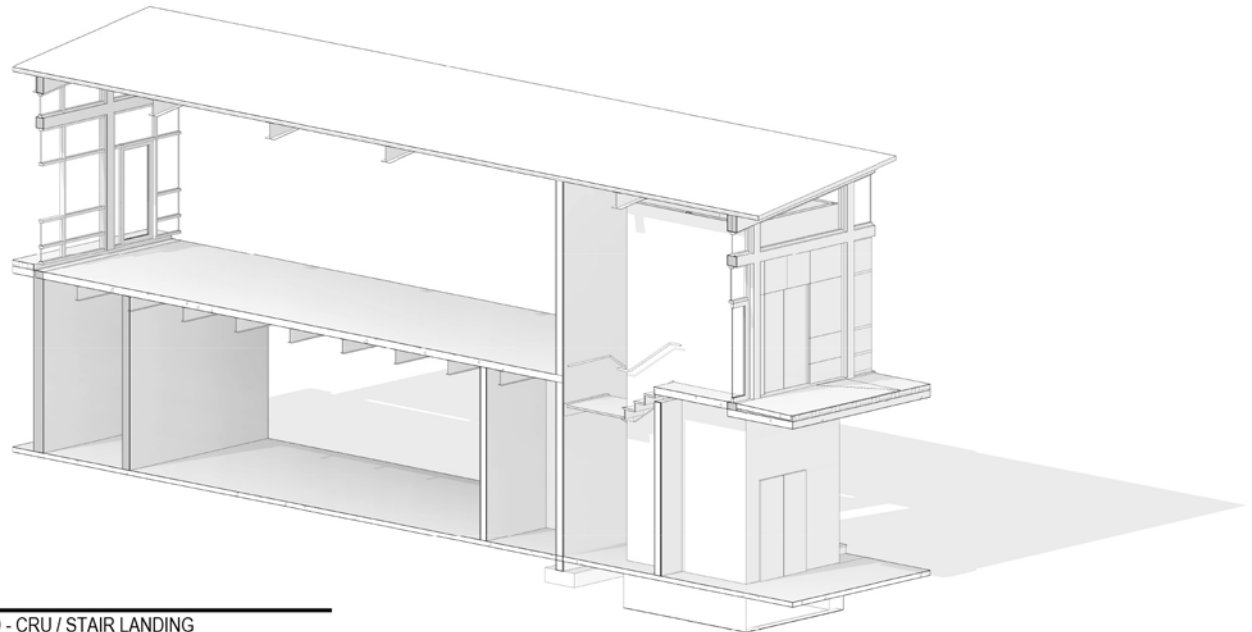


1 ELEVATOR ELEVATION
SCALE: 1/4" = 1'-0"

3D ELEVATIONS



2 3D - ELEVATOR PIT / STAIRS
SCALE



1 3D - CRU / STAIR LANDING
SCALE



Wesbrook Village North Entrance



Nicli Pizzeria & Neptune Chinese Kitchen



Shoppers Drug Mart



University Barbershop & Lucky's Bodega



Save-On-Foods, BC Liquor Store, & More Bikes



Wesbrook Village is home to the Wesbrook Community Centre and the University Hill Secondary School

For more information about the Wesbrook Community, visit www.discoverwesbrook.com

ABOUT WESBROOK

Located at UBC, Point Grey, just south of 16th Avenue, this vibrant village provides the ideal balance of urban living in a natural setting neighbouring the forests and beaches of the Pacific Spirit Regional Park and UBC Farm.

Wesbrook Village is home to 41 businesses including Save on Foods, Shoppers Drug Mart and BC Liquor Store, a collection of residences, parks, greenways, sports fields, community gardens, University Hill Secondary School and the Wesbrook Community Centre,

BY THE NUMBERS

* figures are approximate

8,060

Current Population
of Wesbrook

2028

Estimated Year
of completion

12,500

Estimated Population
of Wesbrook upon
completion

725

Number of Students
enrolled at UHill
Secondary School

UPCOMING DEVELOPMENTS

in Wesbrook Neighbourhood

2022

EVOLVE
Faculty + Staff rental
110 homes
233 new residents

2023

THE CONSERVATORY
Polygon Homes condos
211 homes
305 new residents

2023

BCR-9
Faculty + Staff rental
144 homes
305 new residents

TBD

**ELEMENTARY
SCHOOL**

THERE ARE 9 LOTS THAT HAVE YET TO BE PLANNED + DEVELOPED IN WESBROOK.

ACCESS

to Wesbrook Village



Transit

41, 25, 33, 49, 68,
C70, R4



Car Sharing

Modo, Evo



Bike Sharing

HOPR
200+ bikes on campus



Parking

77 surface stalls
270 underground stalls
1hr+2hr street parking

** 41 B-LINE RUNS 3 - 6 MINUTES DURING PEAK HOURS, EVERY 8 MINUTES DURING THE MID-DAY, EVENING AND WEEKEND HOURS



About UBC

UBC, Point Grey consists of 5 distinct residential neighbourhoods. Each has its own unique points of interest. Together, they make up a community that is active and growing year on year. UBC has a unique mix of residents from students, young working adults, families, seniors that may or may not be associated with UBC. These well planned neighbourhoods are active year round.

BY THE NUMBERS

including Wesbrook
* figures are approximate

80,000

Daytime Population
of UBC

55,990

Students
enrolled at UBC

29%

International
students

27%

Fulltime Students
live on campus

14,500

student beds on campus in addition to the resident population
7000 of which are year round of which there are 3200 family housing
units

Residents

including Wesbrook
* figures are approximate

14,750

Fulltime Residents
living in UBC neighbourhoods

includes anyone that wants to
rent as well as faculty, staff,
students, employees of
businesses on campus.

700

Childcare spaces in
24 childcare centre

making UBC the largest
campus-based childcare
provider in North America.

2

Community Centres
in Wesbrook &
Hawthorn

SCHOOLS

in the UBC area

Elementary School

- » University Hill Elementary
- » Norma Rose Elementary
- » Jules Quesnel Elementary
- » Queen Mary Elementary
- » Queen Elizabeth Elementary
- » Southlands Elementary
- » Bayview Elementary

Secondary School

- » University Hill Secondary
- » Lord Byng Secondary

Independent Schools

- » St. George's School
(Elementary + Secondary)
- » Eaton Arrowsmith School
- » West Point Grey Academy
- » Our Lady of Perpetual Help
Catholic School

COMMUNITY GARDENS

5 garden sites in Hawthorn Place and Wesbrook for a
total of 230 plots and a Children's Garden located at
the Old Barn Community Centre

ATTRACTIONS + AMENITIES

UBC is one of the most popular places to visit in
Vancouver for both tourists and locals. For a list of
amenities and attractions in the area please visit
liveatubc.ca/attractions-amenities/