FOR SALE
HASTINGS CORRIDOR DEVELOPMENT OPPORTUNITY
1720 E HASTINGS STREET | VANCOUVER, BC

SUBJECT PROPERTY
Commercial Drive (9,133 VPD)
E Hastings Street (37,826 VPD)

Vancouver Aboriginal Friendship Centre Society
Buy Rite Office Furniture
Vancouver Glass

DAVID MORRIS*
604 638 2123
dmorris@form.ca
*Personal Real Estate Corporation

JON BUCKLEY*
604 630 0215
jbuckley@form.ca
*Personal Real Estate Corporation
OPPORTUNITY

The Vendor has exclusively retained Form Retail Advisors Inc. (the “Agent”) to facilitate the sale of its 100% freehold interest in 1720 Hastings Street located in Vancouver, British Columbia (the “Subject Property”). The Subject Property is an excellent mixed-use development site situated within the recently approved Hastings Slope sub area of the Grandview Woodlands Community Plan. Attractive in-place holding income assists in alleviating holding costs during the municipal permitting and approvals process.

INVESTMENT HIGHLIGHTS

- Situated at East Hastings Street and Commercial Drive, two major arterial roads and regionally significant commercial corridors for Metro Vancouver which have been identified in the Grandview-Woodlands plan as areas for growth and transportation improvement.

- Located within the Hastings Slopes area of the recently approved Grandview-Woodlands Community Plan, which encourages mixed-use development and increased density at the discretion of the Director of Planning.

- Unique urban development opportunity in close proximity to Vancouver’s downtown core and major transportation routes including the Trans Canada Highway.

- Positioned to take advantage of the anticipated population growth of roughly 10,000 people within the Grandview-Woodland area.

- Active development in the immediate area of Hastings Street and Commercial Drive is reflective of the demand for new-build, mixed-use projects.
FOR SALE

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VANCOUVER, BC

CIVIC ADDRESS
1720 East Hastings Street Vancouver, BC

PID
003-988-945

LEGAL DESCRIPTION
Lot 2 Block D Plan VAP729 District Lot 183 Land District 1 Land District 36 OF LOT 5

SITE SIZE
5,368 SF

GROSS LEASABLE AREA
Main Floor: 4,344 SF
Second Floor: 4,341 SF
Total Gross Building Area: 8,685 SF

CURRENT IMPROVEMENTS
The site is presently improved with a concrete block, two storey commercial building. The improvements are sited towards the northern boundary, with a rear, asphalt paved loading area. The improvements are demised into a mix of ground floor showroom/retail space, rear warehouse and two second floor office/showroom units that are utilized for storage purposes.

PROPERTY TAXES (2016)
$26,773

CURRENT ZONING
MC-1 Industrial - The intent of this Schedule is to reinforce the mixed use nature of this area, with residential, commercial and light industrial uses permitted. Emphasis is placed on building design that furthers compatibility among uses, and contributes to area character and pedestrian interest.
Click here for full MC-1 Industrial By-law

OCP
Hastings Slopes area within the Grandview-Woodland Community Plan.
Click here for Grandview-Woodland Community Plan

PARKING
Four rear parking stalls and metered parking along E Hastings Street

TRAFFIC COUNTS
37,826 vehicles per day along E Hastings Street
9,133 vehicles per day along Commercial Drive

GROSS REVENUE
$144,598

FINANCING
Clear title

ASKING PRICE
$3,600,000
FOR SALE

HASTINGS CORRIDOR DEVELOPMENT OPPORTUNITY
1720 HASTINGS STREET | VANCOUVER, BC

2016 ESTIMATES & PROJECTIONS

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<th>3 KM</th>
<th>5 KM</th>
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<tbody>
<tr>
<td>Population</td>
<td>115,606</td>
<td>391,401</td>
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<tr>
<td>Households</td>
<td>52,472</td>
<td>182,916</td>
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<td>Average Household Income</td>
<td>$69,332</td>
<td>$82,029</td>
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<td>Projected Population growth (2016-2021)</td>
<td>5.9%</td>
<td>6.2%</td>
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The information contained herein was obtained from sources which we deem reliable and while thought to be correct, are not guaranteed by Form Retail Advisors Inc.

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