



# BRIXTON FLATS

Modern 56-Suite Multi-Family Rental Building  
Investment Opportunity





# THE OFFERING

Jones Lang LaSalle Real Estate Services, Inc (“JLL Canada”) is pleased to present an opportunity to acquire a one hundred percent freehold interest in Brixton Flats, 303 East Pender Street, Vancouver, BC – a 56-suite residential rental building situated on a corner lot in the heart of Vancouver’s historic Chinatown (“Brixton Flats” or the “Property”).

Brixton Flats is a thoughtfully designed multi-family rental Property completed in 2018 and constructed to a Passive House standard, providing a unique value proposition to both tenants and owner via cost efficiencies, low carbon emissions and tenant comfort. Amenities provided in Brixton Flats include a rooftop patio, gym, storage lockers, secure bicycle stalls along with visitor and resident car parking. The Property also incorporates three (3) retail tenancies which include a Michelin Star restaurant known as Barbara and a luxury hair salon.

All prospective purchasers are encouraged to contact the Exclusive Advisors for sale process and offer submission guidelines.

## Salient Details

Address	303 East Pender Street, Vancouver		
Property ID	029-788-595		
Legal Description	Lot A Block 71 District Lot 196 Group 1 New Westminster District Plan EPP51092		
Zoning	CD-1 – Comprehensive Development		
Site Area (square feet)	9,526		
Build Completion Date	2018		
Storeys	6		
Net Rentable Area (square feet)	Residential:	33,875	
	Commercial:	4,188	
	Total:	38,063	
Parking	20 (underground)		
Certifications	Passive House		
In-Place Financing	Assumable with term to June 2030		

## Investment Highlights

- Modern residential rental Property completed in 2018 to Passive House design standards.
- Exceptional on-site amenity offering that includes a fitness area, rooftop patio, lockers, and a secure underground parking.
- Strong cash flow upside with notable mark to market opportunity for rental rates.
- Assumable below market financing (term until June 2030).
- Efficient and bright suite layouts, with fully equipped kitchens and in-suite laundry.
- Ability to enhance management efficiency through utilization of a dedicated on-site management office.
- Broad range of nearby food and service amenities with proximity to Downtown Vancouver, False Creek, and the Olympic Village.



## Suite Mix

Address	Number of Units	%	Average Unit Size (square feet)
Studio	30	54%	474
1 Bedroom	11	20%	454
2 Bedroom	9	16%	884
2 Bedroom + Den	1	2%	986
3 Bedroom	5	9%	1,143
TOTAL	56	100%	605

## Ground Floor Retail Tenants

	Tenant	GLA (SF)
Unit 1	Kevin & Kevin Juice Bar & Coffee	2,439
Unit 2	GlosSalon	1,200
Unit 3	Barbara Restaurant	549
Total		4,188



# BRIXTON FLATS FEATURES AN AMENITY- RICH LOCATION WITH PROXIMITY TO SOME OF VANCOUVER'S MOST POPULAR DESTINATIONS

Residents of Brixton Flats can indulge in a diverse culinary scene with a wide range of dining options, from cozy cafes to upscale restaurants. The area also offers ample opportunities for leisure and recreation, with various nearby facilities for fitness, sports, and relaxation in well-maintained parks. Additionally, the excellent connectivity makes it effortless for residents to explore and access popular destinations in Vancouver, including downtown, waterfronts, and shopping districts.



RESTAURANTS  
WITHIN A 5-MINUTE  
WALK:

BARBARA

the keefer bar

M!LA

BAO BEI  
宝贝小館  
CHINESE BRASSERIE

THE BELGARD  
KITCHEN

ST. LAWRENCE

Cuchillo

The MACKENZIE  
Room

Kissa Tanto

## A CRITICALLY-ACCLAIMED HUB FOR DIVERSE FOOD AND DINING



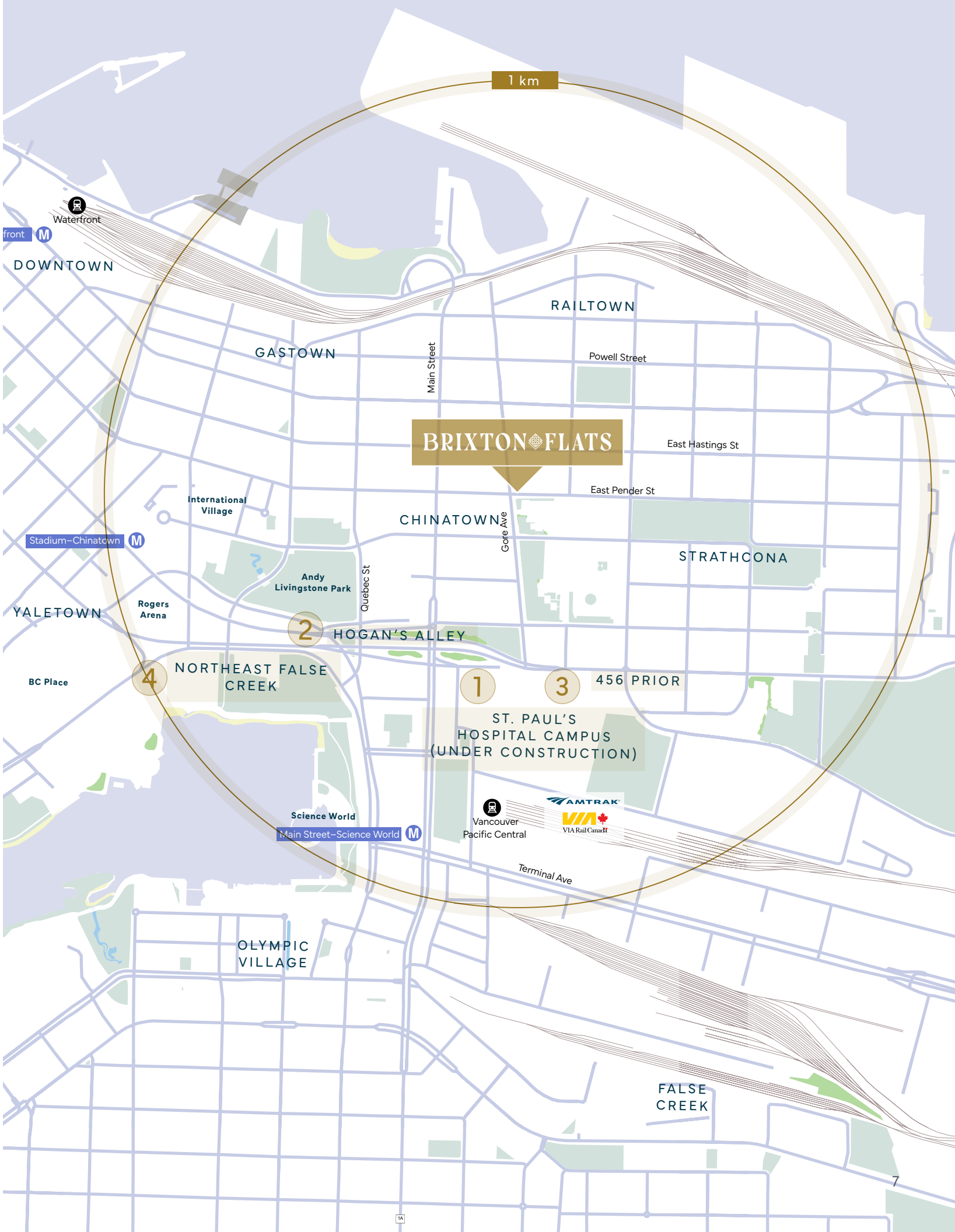
Brixton Flats is surrounded by an abundance of dining options, with more than 100 restaurants conveniently located within walking distance. Catering to diverse preferences, the selection ranges from traditional Chinese eateries to an exceptional array of renowned establishments, some even recognized by the prestigious Michelin Guide. Notably, Barbara and Kissa Tanto have earned the coveted Michelin Star, adding to the culinary excellence in the area. Beyond its culinary offerings, Chinatown also boasts a vibrant nightlife scene, featuring popular bars, sophisticated cocktail lounges, and exciting nightclubs.





# NEIGHBOURHOOD ON A PATH OF SIGNIFICANT TRANSFORMATION SPEARHEADED BY THE CONSTRUCTION OF THE NEW ST. PAUL'S HOSPITAL HEALTH CAMPUS

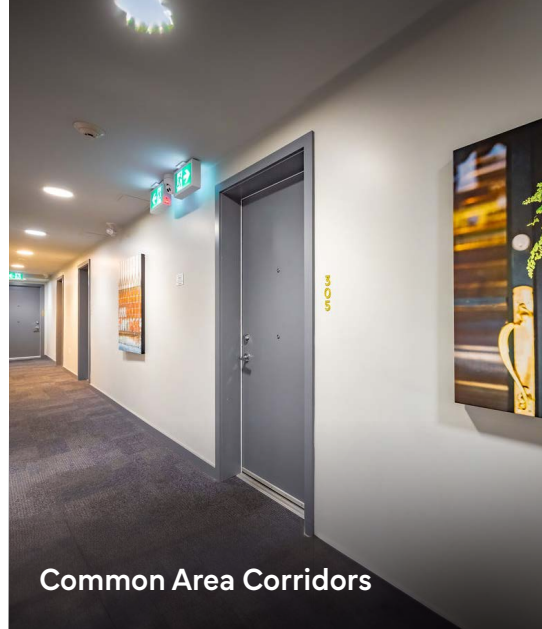
The Property is situated at the cusp of significant urban planning and development initiatives which include the construction of the new St. Paul's Hospital Campus, the demolition and redevelopment of the Georgia and Dunsmuir Viaduct lands, and the imminent redevelopment of the Northeast False Creek Lands. These initiatives, all of which are on the verge of approvals and/ or construction, will significantly impact the area and cause a ripple effect of transformation to False Creek North and Chinatown, as well other adjacent neighbourhoods.



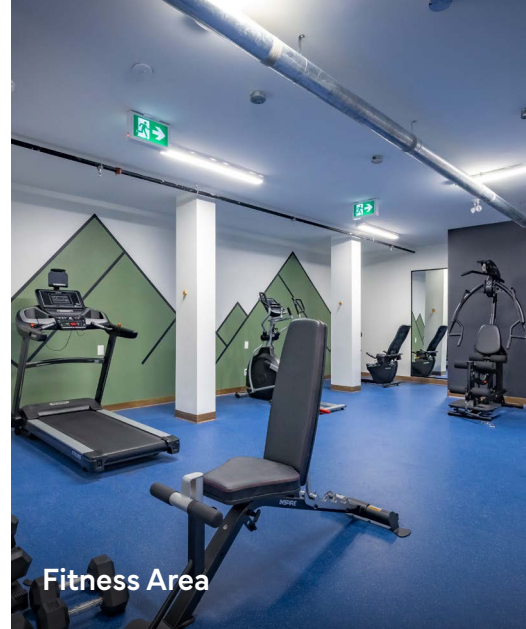




Elevator Lobby



Common Area Corridors



Fitness Area



Rooftop Patio



Retail CRU: GlosSalon

## OFFER SUBMISSION GUIDELINES

All prospective purchasers are encouraged to execute and return the provided Confidentiality Agreement for access to additional information including Confidential Information Memorandum and a Virtual Data Room.

Please contact the Exclusive Advisors for offer submission guidelines.

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