



For Sale

3066 Arbutus Street,
Vancouver

Retail/Office Owner-User Opportunity with Future
Development Upside and Prime Arbutus Street Frontage

The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) has been retained on an exclusive basis to arrange the sale of a 100% freehold interest in 3066 Arbutus Street, Vancouver (the “Property” and/or “Offering”). The Offering represents a rare opportunity to acquire a well-located office/retail asset with boutique development potential under current C-2 zoning or the Broadway Plan guidelines. The Property boasts exceptional frontage onto both Arbutus Street and the Arbutus Greenway, offering strong retail visibility in both its current or future development form.

Located at 3066 Arbutus Street, Vancouver, the offering encompasses a 6,938 sf parcel of land on the corner of Arbutus Street and West 15th Avenue. The Property is attractively located directly alongside the Arbutus Greenway, a 9km long north-south walk/bike path stretching from the Fraser River in South Vancouver to False Creek near Downtown, which offers attractive retail visibility to thousands of daily commuters, bikers, and walkers. Furthermore, the Property is 600m or an 8-minute walk to the new Broadway SkyTrain lines Arbutus Station, which is set to transform the area into a transit-oriented node with multiple redevelopments currently under way.

The Offering represents a two-storey building totaling 6,311 sf of rentable area with 12 surface parking stalls on the north portion of the site. Currently, the building is 100.0% leased to two tenants, Luxmore Realty and Hastings Law Office, who each occupy a full floor of the premises. The 2nd floor area (Hastings Law Office) has a current lease expiry of June 2025 and the main floor area has a current lease expiry of November 2027, allowing for a phased move-in of potential owner-users or an ideal timeline for development into a mixed-use residential form.

The Property has a base zoning of C-2 Commercial allowing for 3.50x FSR of mixed-use rental or 2.50x FSR of mixed-use strata development up to 6 storeys in height with retail at-grade. The ideal location allows for a boutique development form with retail activation onto both Arbutus Street and the Arbutus Greenway as well as excellent transit and cycling accessibility for future residents.



Salient Details

PID(s):	004-565-819, 004-565-631
Site Size:	6,938 sf
Site Dimensions:	125' (Arbutus Street) 53' (West 15th Ave) 58' (North Lane)
Year Built:	1978
Parking Stalls:	12 Surface Parking Stalls
Storeys:	2
Rentable Area ^[1] :	3,103 sf – 1st floor 3,208 sf – 2nd floor 6,311 sf - Total
Tenant(s):	Luxmore Realty (1 st Floor) Hastings Law Office (2 nd Floor)
Area Availability:	1 st Floor - December 1, 2027 2 nd Floor - July 1, 2025
Current Occupancy:	100.0%
Existing Zoning:	C-2 Commercial
OCP Designation:	Broadway Plan – Zone KBAE
Existing Financing:	Treat as Clear Title
Listing Price:	\$6,800,000

[1] To be confirmed by Purchaser



Investment Highlights

- Boutique Mixed-Use Development Potential**
C-2 zoning allows for 3.50x FSR of mixed-use rental area or 2.50x of mixed-use strata area without the need to rezone the property (development permit only).
- 125 Feet of Prime Frontage on Arbutus Street**
Desirable Arbutus Street address with dual frontage onto the Arbutus Greenway, Vancouver’s premier 9km north-south bike route. Ability to activate retail on both Arbutus Street and the Greenway through development.

- Flexible Owner-User Opportunity**
3,208 sf of 2nd floor office area will be available for owner-user occupancy in July 2025, with the remaining 3,103 sf of ground floor area being available in December 2027.
- 600m From New Arbutus SkyTrain Station**
The new Millennium Line SkyTrain Station at Arbutus Street and Broadway is set to open in 2026, connecting the Property to the greater SkyTrain network stretching across Metro Vancouver and transitioning the area into a transit-oriented node.

Neighbourhood Amenities



Current Zoning

C-2 Commercial

Intent

Provide for a wide range of commercial uses serving both local and citywide needs, as well as dwelling uses along arterial streets.

Mixed-Use Residential Building that is a Residential Rental Tenure Building

C-2 Commercial zoning permits special guidelines for the development of rental housing within certain nodes, of which 3066 Arbutus Street is included. The guidelines are as follows:

- The maximum density is 3.50x FAR, provided that the FAR for non-dwelling units (commercial) on the first storey is at least 0.35x FAR
- Maximum building height of 6 storeys
- Multiple dwelling uses are conditional and will be approved through a development permit (no rezoning)
- No parking requirements for rental housing (visitor, accessibility, and commercial only)

Strata Residential Building

C-2 Commercial zoning permits conditional strata residential development up to 2.50x, provided that non-dwelling uses on the first storey is at least 0.35x FAR. Building heights are permitted up to 4 storeys.

Broadway Plan

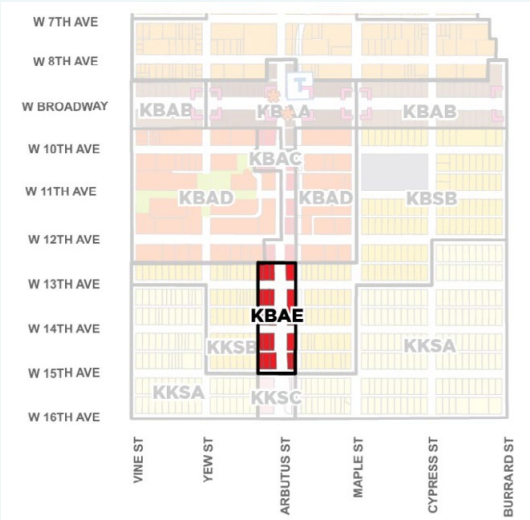
OCP Designation

Intent

Strengthen both sides of Arbutus Street as a more walkable, mixed-use street with new rental housing opportunities

Relevant Additional Policies

- Require continuous active ground floor retail/ service uses along Arbutus Street
- On the east side of Arbutus Street, encourage active ground floor retail/service uses that front onto the Arbutus Greenway
- On the west side of Arbutus Street, a dedicated lane parallel to Arbutus Street will be required to facilitate development.



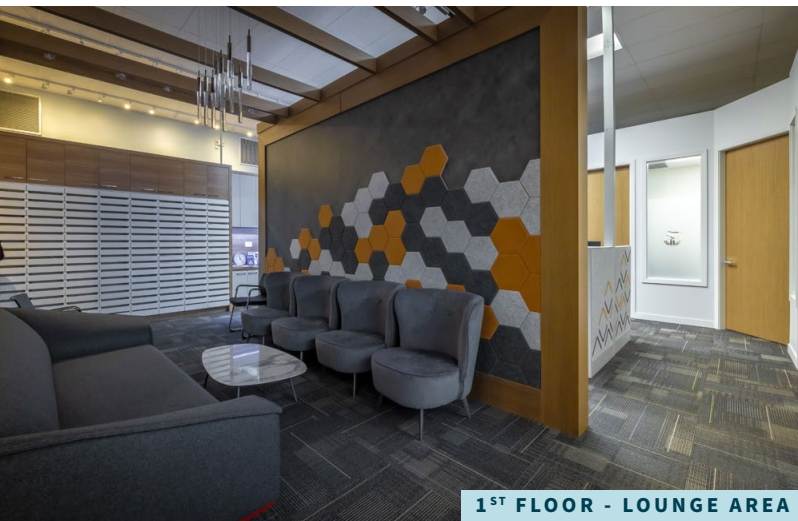
Broadway Plan Policy Area	Broadway/Arbutus South – Area E (KBAE)
Uses	Retail/Service, Residential
Option/Tenure	Secured Rental and Below-Market Rental Housing
Max Height*	18 Storeys
Max Density*	5.50x FSR
Min Frontage	36.6m (120 ft). Sites with lesser frontage may be considered on the east side of Arbutus Street.
Notes	<ul style="list-style-type: none"> • A minimum of 20% of the residential area is required to be secured at below-market rents • Achievable height and density may be limited on the east side of Arbutus Street given the shallow/constrained lots



1ST FLOOR - RECEPTION AREA



2ND FLOOR - RECEPTION AREA



1ST FLOOR - LOUNGE AREA



2ND FLOOR - OFFICE AREA



1ST FLOOR - LARGE BOARDROOM



2ND FLOOR - LARGE BOARDROOM

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