

RETAIL

HABITAT

2520 Guelph Street | Vancouver

MOUNT PLEASANT'S NEWEST
RETAIL STRATA SPACE.



PROJECT OVERVIEW

Ideally positioned in the heart of Mount Pleasant with exterior frontage along East Broadway and Guelph Street, Habitat features nine retail strata units ranging from 684-1,872 SF with flexibility for much larger contiguous space, just steps away from Main Street. Exceptionally designed by FORMOSIS architecture, these small and efficient retail units are destined to become an architectural landmark for this area, averaging 1,161 SF per unit. Surrounded by flourishing residential developments in the Mount Pleasant neighbourhood and within 5 minute walking distance to top-tier amenities including Dude Chilling Park, Mount Pleasant Community Centre, Main Street and the future Mount Pleasant Skytrain Station.

Features

- ≡ Ceiling heights up to 15 feet
- ≡ Expansive floor to ceiling glazing
- ≡ 15 underground commercial parking stalls and ample street parking
- ≡ Select units have base building provisions (venting and grease traps) for restaurant/eatery uses
- ≡ Patio opportunities for select retail units
- ≡ Activated laneway with retail and office opportunities fronting onto the lane providing a unique laneway culture





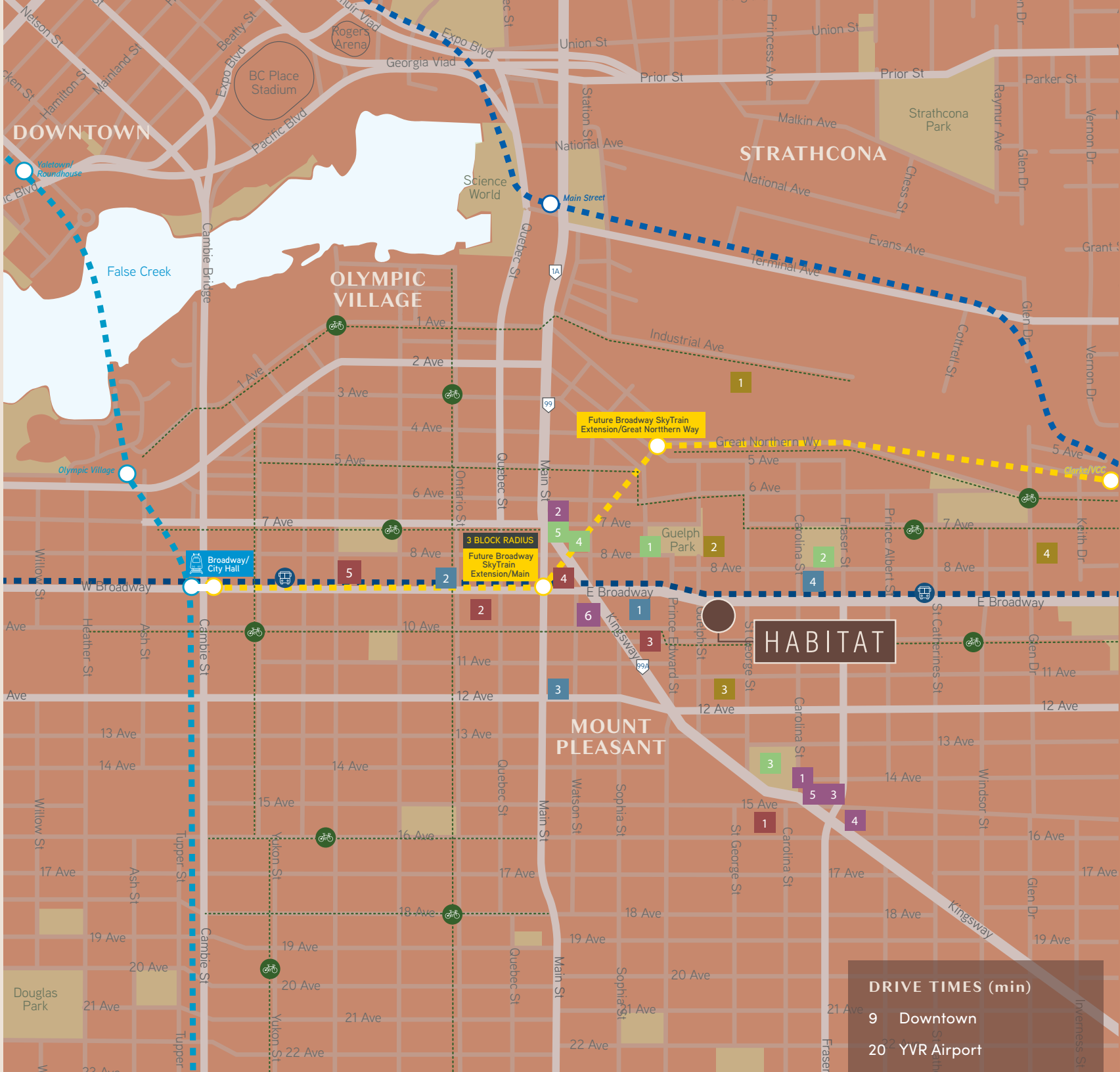
CRU 1 interior rendering

This is an artist's rendering only. Strata lot will be delivered as shell space and tenant is responsible for further improvements.

EVERYTHING WITHIN REACH

This hip and happening neighbourhood is home to some of Vancouver’s best independent boutiques, eccentric cafes, restaurants, and lounges. Situated on the high traffic corridor of East Broadway in Mount Pleasant, adjacent to Olympic Village and just steps away from the future Mount Pleasant SkyTrain Station - Habitat is truly unparalleled.

With its diverse mix of shops and services, heritage homes, condo developments, pedestrian friendly streets and accessibility to transit such as the 99 B-Line bus and the Canada Line, Mount Pleasant has become one of Vancouver’s fastest growing neighbourhoods. Habitat also has easy access to the 10th Ave bike path, one of Vancouver’s most active bike paths utilized by more than 500,000 cyclists per annum, serving as the main east-west connector. Habitat makes for an easy commute regardless of your preferred mode of transportation.



RESTAURANTS

- 1 Osteria Savio Volpe
- 2 Como Taperia
- 3 Les Faux Bourgeois
- 4 Sal y Limón
- 5 Matchstick Fraser Street
- 6 Thierry at The Independent

PARKS & COMMUNITY

- 1 Dude Chilling Park
- 2 Sahilli Park
- 3 Robson Park
- 4 Mount Pleasant Community Centre
- 5 Vancouver Public Library, Mount Pleasant Branch

SCHOOLS

- 1 Emily Carr University of Art + Design
- 2 Mount Pleasant Elementary School
- 3 Florence Nightingale Elementary School
- 4 VCC - Broadway Campus

FITNESS

- 1 Modo Yoga East Vancouver
- 2 Tantra Fitness Mount Pleasant
- 3 Hustle
- 4 Movement Centre Vancouver
- 5 Tag Cycling Studio

BANKS

- 1 RBC Royal Bank ATM
- 2 Scotiabank
- 3 TD Canada Trust ATM
- 4 Manulife Bank

DEMOGRAPHICS

MEDIAN AGE

39

MEDIAN HOSEHOLD
INCOME

\$67,646

TOTAL POPULATION

200,766

2025 POPULATION
PROJECTION

218,774

TRAFFIC COUNT
2520 GUELPH STREET

40,000

vehicles per day





WHY OWNING IS A SMART BUSINESS DECISION

BUILD EQUITY

As you pay down your principal, your equity grows.

ENJOY CERTAINTY

Fixed interest rates mean you can lock in monthly payments.

REALIZED ADVANTAGES

Capital investments bring long-term value while operating expenses and mortgage interest can be written off.

EXERCISE CONTROL

Avoid annual rent escalations and have a say in your operating expenses and management fees.

CONTROL YOUR FUTURE

Property ownership means you have a long-term asset that can be leased or sold.





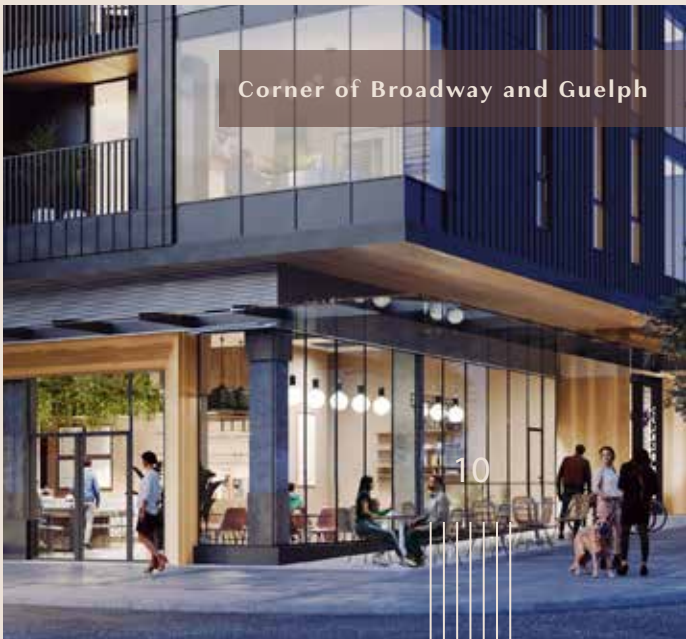
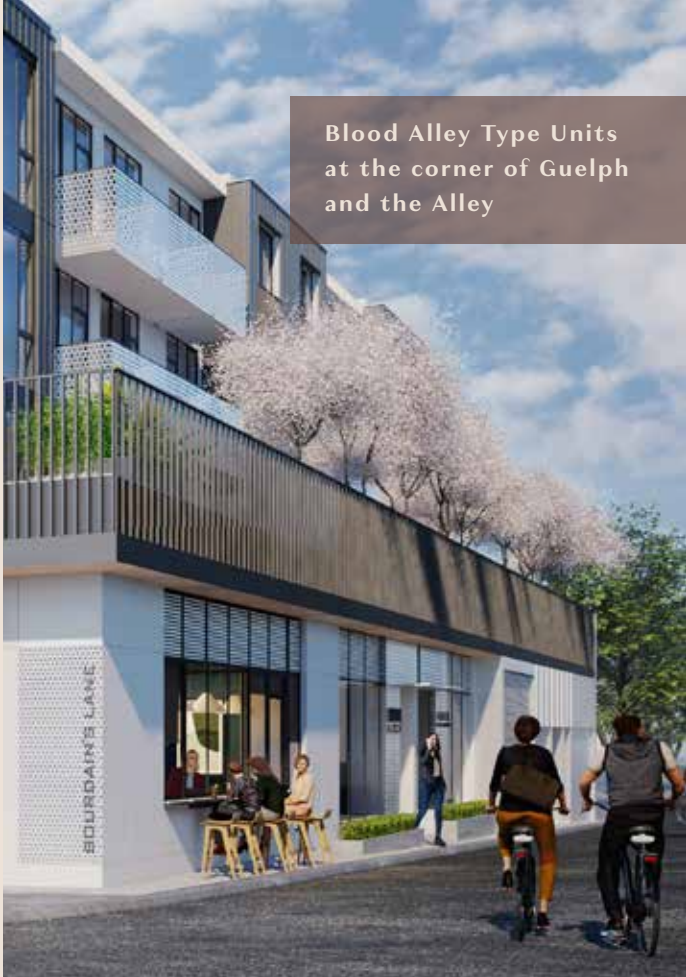
CRU 8 interior rendering

This is an artist's rendering only. Strata lot will be delivered as shell space and tenant is responsible for further improvements.

FLOORPLAN

GROUND FLOOR

Unit	SF
1	SOLD
2	SOLD
3	SOLD
4	1,246
5	1,716
6	846
7	785
8	SOLD
9	SOLD



THE TEAM

Developed in collaboration by:



PORTE

Porte was established in 1968 as a comprehensive real estate enterprise – Porte develops, owns and manages property. It’s this multi-faceted experience in so many areas of the real estate industry that has allowed Porte to thrive through countless market cycles, trends and business environments. Over the years, Porte has discovered that they are also in the business of developing communities and enriching lives. You’ll find that spirit in Porte’s award-winning developments, extraordinary charitable work and in every employee who proudly calls Porte their place of work. When people feel this good about doing their job, amazing things happen.

porte.ca



FABRIC

fabric living is a Vancouver-based real estate development company that celebrates community by creating unique spaces in vibrant, authentic neighbourhoods. fabric is a purpose-driven development company that specializes in the development and revitalization of multi-family residential, commercial properties and mixed-use projects. fabric invests in the creation of community-minded projects in emerging neighbourhoods with a focus on adding value to our local communities, weaving the city together one project at a time

fabricliving.ca



HUDSONMORRIS

Hudson was created as a real estate management and full life cycle development firm focused on urban mixed-use real estate projects in Greater Vancouver. The firm is fulfilling its vision for combining careful consideration for the impact on environment through sensibly designed projects that fit within the fabric of each community. The body of communities created by Hudson are design forward where details are not obsessed over, they are respected. From a custom leather wrapped door handle as the entry to your home to a milled kitchen for the minimalist chef. Hudson creates spaces that you want to work in, aspire to visit and are proud to call a home. Hudson creates inspiring retail spaces, beautiful office environments and curated homes.

Commercial Sales & Marketing by:



COLLIERS INTERNATIONAL

Colliers International is an industry-leading real estate services company with a global reach operating in 69 countries, and a workforce of more than 12,000 skilled professionals serving clients in the world’s most important markets. With an enterprising culture, Colliers provides a full range of services to real estate occupiers, owners and investors. Services include strategic advice and execution for property sales, leasing and finance; global corporate solutions; property, facility and project management; workplace solutions; appraisal, valuation and tax consulting; customized research; and thought leadership consulting. Colliers has been ranked among the top 100 global outsourcing firms by the International Association of Outsourcing Professionals for 13 consecutive years, more than any other real estate services firm.

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