



# ARBUTUS TERRACE

## RETAIL UNITS FOR PRE-LEASE

3205 ARBUTUS ST  
VANCOUVER, BC



**STRAND**



**SITINGS**



GROCER


BOUTIQUE

YOGA

RESTAURANT

# THE OPPORTUNITY

Arbutus Terrace is a charming mid-rise development in Vancouver's coveted Arbutus Ridge neighbourhood, located at two major thoroughfares, West 16th Avenue and Arbutus Street. The project will introduce 54 rental homes above approximately 5,355 SF of ground level retail. This boutique project is envisioned to provide valuable neighbourhood retail experiences for both its residents and local businesses seeking to lease in a high profile location.

 Estimated Occupancy  
Q1 2026

## Highlights



High exposure corner site at W 16th Ave and Arbutus St



Approx. 15'6" – 16'6" ceiling heights



21,371 population within 1 km radius



12 commercial parking stalls



Ventilation shaft for kitchen exhaust in CRU 3



Class-B loading bay with rear access to each CRU



Convenient access to commercial parking from CRU's via a dedicated commercial parking elevator



Approximately 18,400 vehicles drive past per day



Project located adjacent to the Arbutus Greenway, the major north/south bike and pedestrian pathway connecting South Vancouver to False Creek



# LOCATION

## Restaurants/Cafés

- 1 Sweet Obsession
- 2 La Glace
- 3 Trees Organic Coffee
- 4 Plaisir Sucré
- 5 Blenz Coffee
- 6 Starbucks
- 7 Starbucks
- 8 Coquette Brasserie
- 9 Napoletana Pizza
- 10 Temaki Sushi
- 11 Platform 7 Coffee

## Retail

- 12 Scotiabank
- 13 Pete's Meat
- 14 Tisol
- 15 BMO
- 16 BC Liquor Arbutus

## Grocery Stores

- 17 Choices Markets
- 18 Safeway Arbutus
- 19 Safeway Broadway
- 20 IGA
- 21 London Drugs
- 22 Loblaws City Market Arbutus

## Recreational Services

- 23 Arbutus Greenway
- 24 The Arbutus Club
- 25 Vancouver Lawn Tennis and Badminton Club

## Schools

- 26 Trafalgar Elementary School
- 27 Shaughnessy Elementary School
- 28 York House School
- 29 Little Flower Academy
- 30 Prince of Wales Secondary School





Kitsilano Beach

Arbutus Terrace is nestled in the heart of Vancouver's Westside community surrounded by a mix of residential and local commercial offerings. The location offers unparalleled exposure (approximately 18,400 vehicles drive past per day) and convenient proximity to daily essentials like grocers, eateries, cafés, shopping, public transit and some of the city's most desirable recreational destinations like Kitsilano Beach, and Pacific Spirit Regional Park. The Arbutus Ridge neighbourhood is a sought-after neighbourhood due to its central location, accessibility, and community feel.



The Arbutus Club



# THE GATEWAY TO VANCOUVER'S WESTSIDE



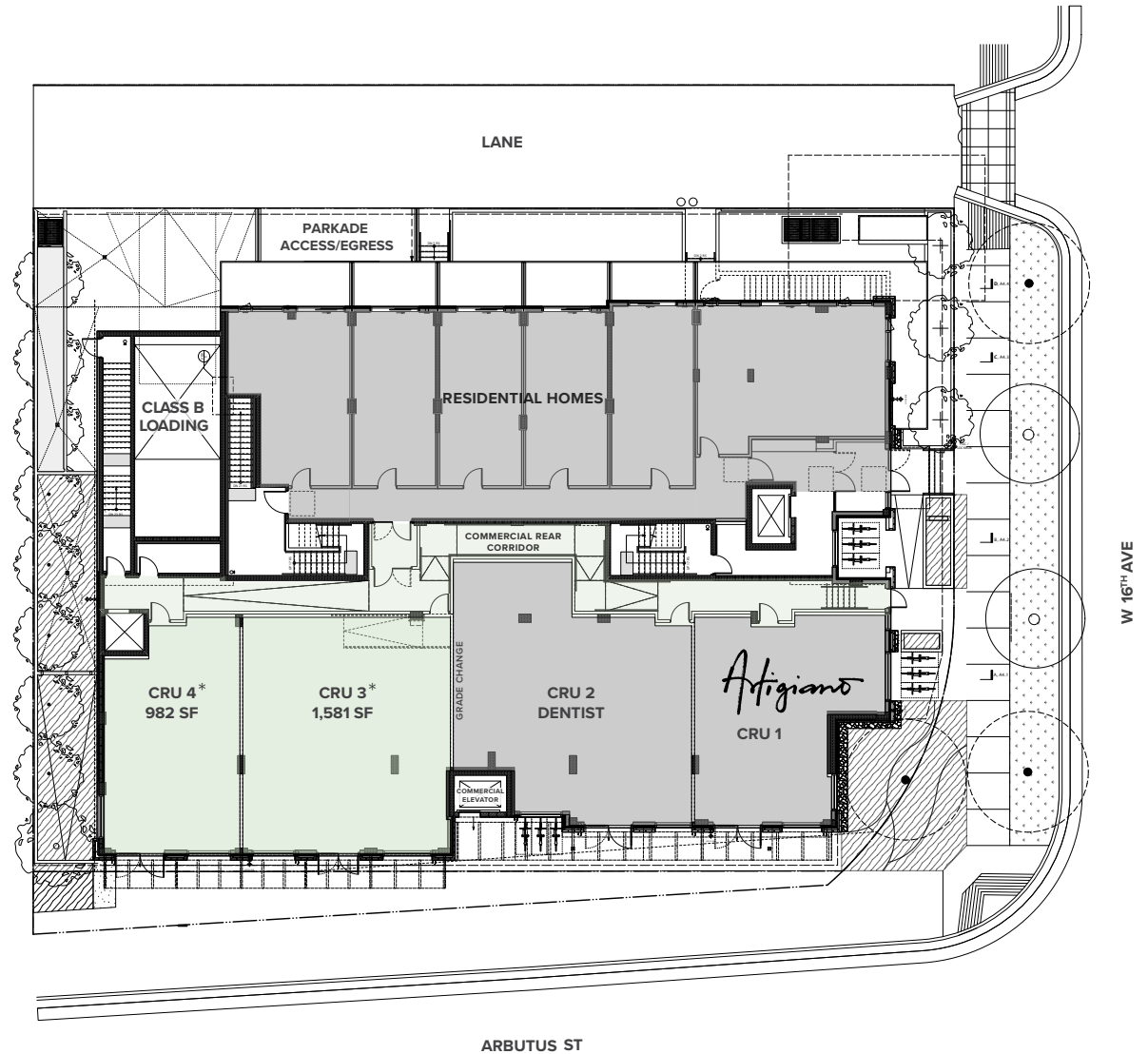
The Arbutus Greenway

# FLOOR PLAN

CRU	SF
1	LEASED
2	LEASED
3	1,581*
4	982*

\*Potential ventilation shaft for kitchen exhaust

Additional Rent Estimate (2025): \$28.50 PSF



# | PROJECT TEAM



Strand is a Vancouver-based real estate company active across North America. Since 1976, Strand has acquired, developed, and financed a portfolio of real estate assets valued at over \$16 billion and comprised of over 47,000 homes. Strand has been actively involved in many real estate sectors, including the acquisition of development sites, the development of high-rise condominiums, multi-family apartment buildings, single family communities, office towers, and industrial projects, as well as providing financing to developers for residential and commercial developments throughout North America.

While Strand has preferred to maintain a low profile, consistent with the philosophy of its key stakeholders, Strand has established a reputation for integrity and success in its real estate dealings.

[Stranddev.com](http://Stranddev.com)



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