

# 3432

## LOUGHEED HIGHWAY

### VANCOUVER, BC



50,921 SF  
SITE AREA



152,763 SF  
BUILDABLE AREA



I-2  
ZONING



350 M  
SKYTRAIN



#### INVESTMENT SUMMARY

MASS TRANSIT ORIENTED INDUSTRIAL DEVELOPMENT  
OPPORTUNITY



# THE OPPORTUNITY

On behalf of Gizella Pastry ULC (the “Vendor”), JLL (the “Advisor”) is pleased to present the opportunity to acquire a 100% freehold interest in 3432 Lougheed Highway, Vancouver. The offering encompasses approximately 50,921 square feet of land with frontage along Lougheed Highway.

This transit-oriented development opportunity provides developers and owner-occupiers with a site with up to 152,763 SF development density under the existing I-2 zoning. Located just 350 meters to the west, the Rupert Millennium Line SkyTrain Station provides convenient access to Downtown Vancouver and many other prominent nodes within Metro Vancouver. Broadway Tech Centre, an award-winning 17-acre office campus is located just 800 meters to the east.

## ZONING & LAND USE

I-2 The intent of this schedule is to permit industrial and similar uses that are generally incompatible with residential land use but are beneficial in that they provide industrial and service employment opportunities or serve a useful or necessary function in the city. It is not the intent to permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

The I-2 zoning allows for a maximum floor space ratio of 3.0 and a maximum building height of 60 feet.

## MARKET SNAPSHOT

Q2 2023 Vancouver Highlights

 **2.8%**  
VACANCY RATE

 **969K SF**  
UNDER CONSTRUCTION

 **7.6%**  
YOY RENTAL GROWTH

 **\$23.77 PSF**  
AVG DIRECT NET ASKING RENT

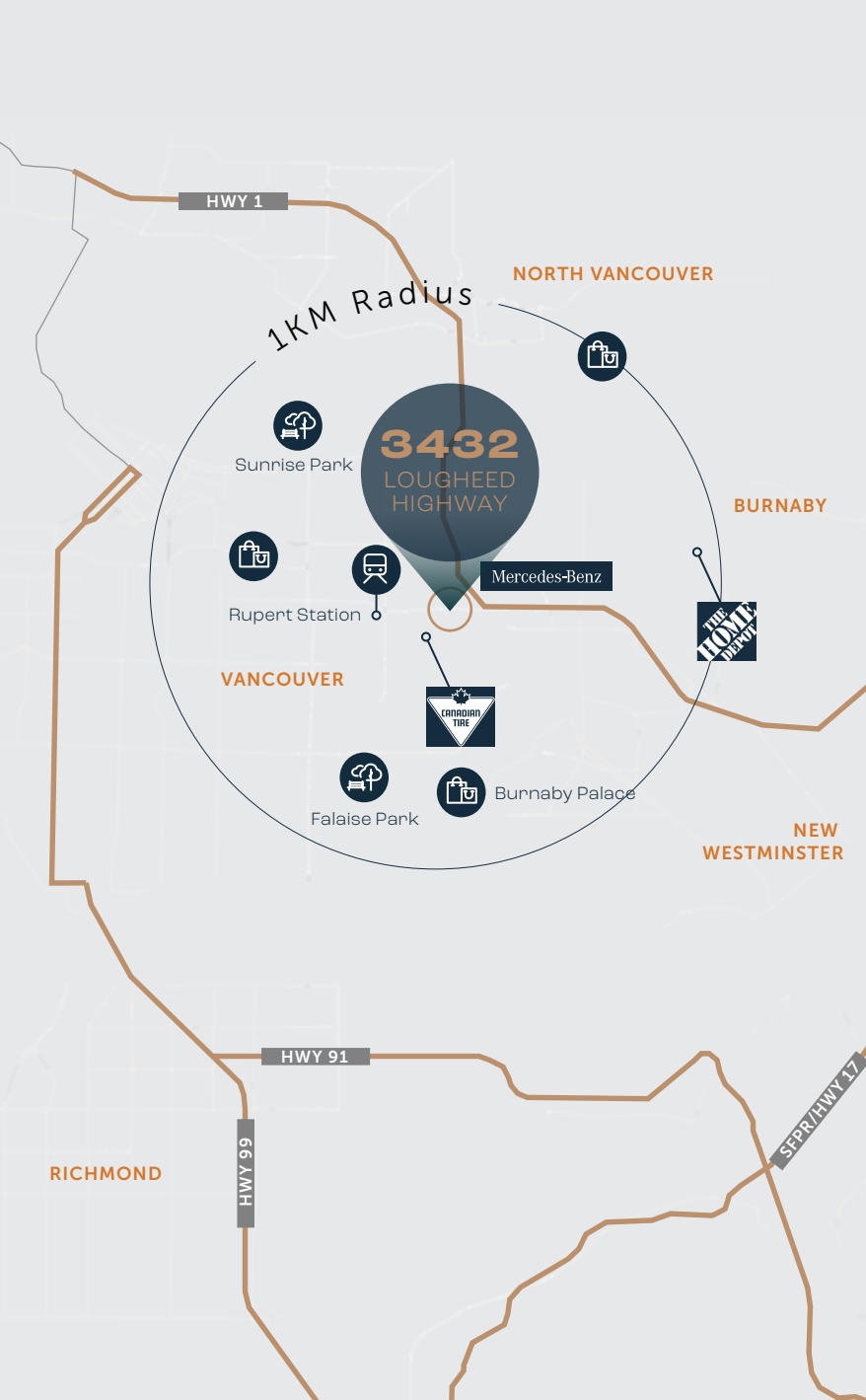
Source: JLL Research, Costar

# PROPERTY DETAILS

Civic Address	3432 Lougheed Highway, Vancouver
PID(s)	007-571-801
Legal Description	LOT B, BLOCK 1, PLAN VAP21250, DISTRICT LOT THSL, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN VAP21250, SE 1/4 OF NE 1/4 OF SEC 38
Zoning	I-2 industrial
Site Area	50,921 square feet
Maximum Buildable Area	152,763 square feet
Frontage	220’ of frontage along Lougheed Highway
Asking Price	\$11,900,000







**79**  
WALK  
SCORE

**75**  
TRANSIT  
SCORE

**69**  
BIKE  
SCORE

	RUPERT STATION	2 MIN
	HIGHWAY 1	5 MIN
	THE AMAZING BRENTWOOD	8 MIN
	DOWNTOWN VANCOUVER	18 MIN
	VANCOUVER INT'L AIRPORT	35 MIN
	DELTA PORT	40 MIN
	US BORDER	55 MIN

# THE LOCATION

This high-exposure property is located on Lougheed Highway with convenient access to the Trans-Canada Highway (Highway 1). Nearby amenities include Brentwood Town Centre, Cactus Club, Whole Foods, Costco, Canadian Tire, Grand Villa Casino Hotel, Walmart, The Home Depot, and many more.

LOUGHEED





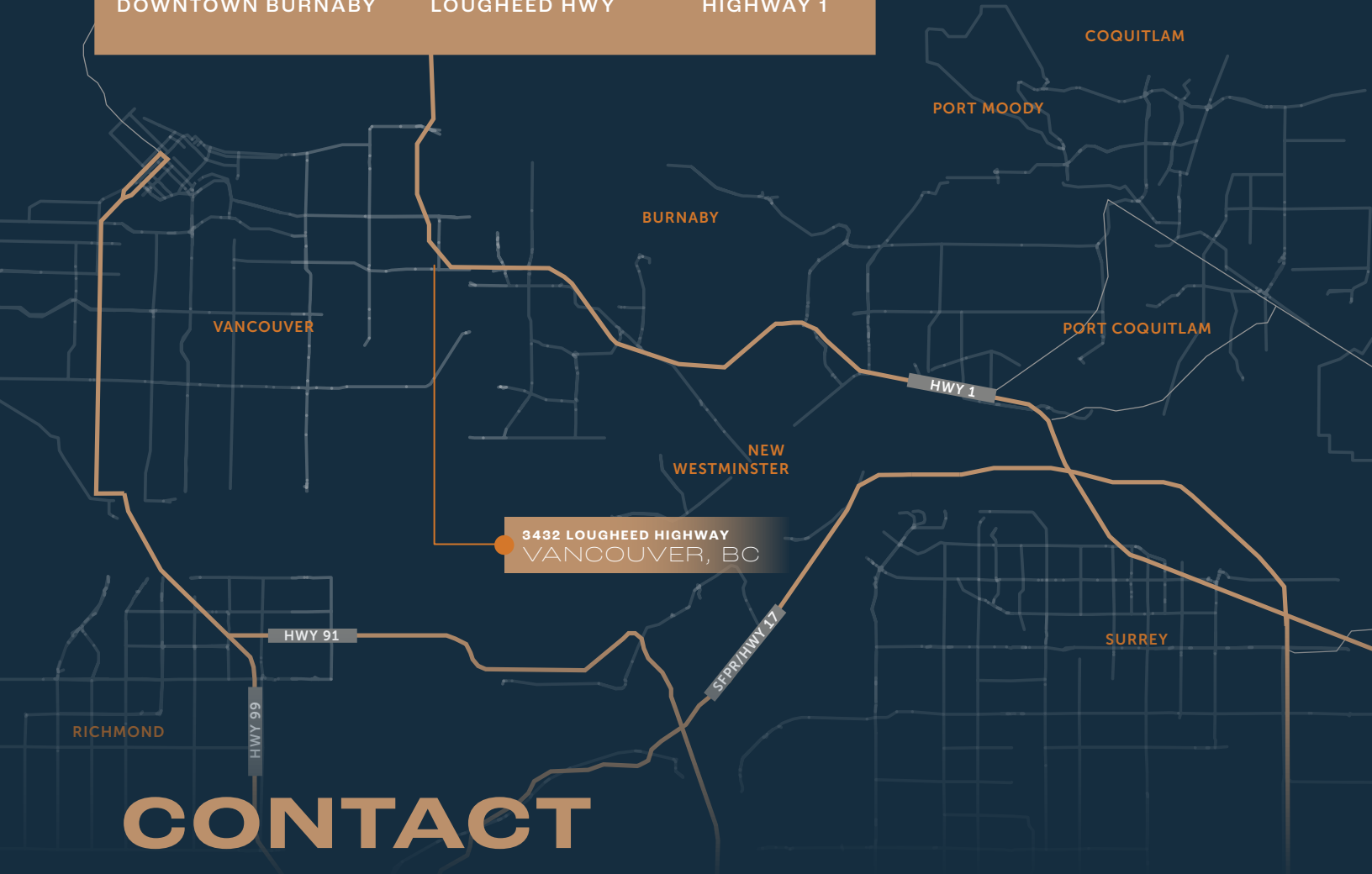
9 MINS  
DOWNTOWN BURNABY



2 MINS  
LOUGHEED HWY



5 MINS  
HIGHWAY 1



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