

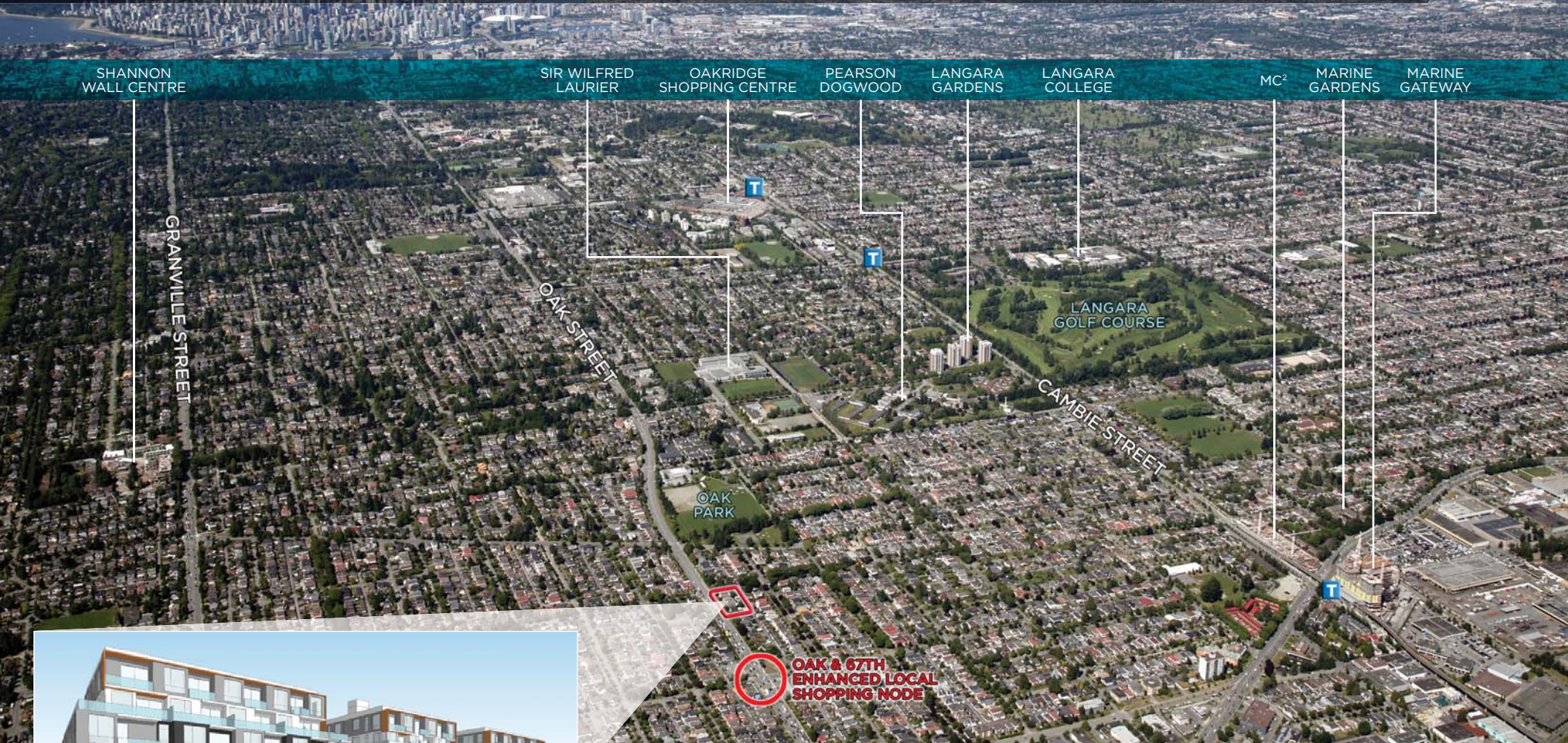


**CUSHMAN &
WAKEFIELD**

OFFERED FOR ASSIGNMENT

**40,000 SF ASSEMBLY WITH 350 FEET OF OAK STREET FRONTAGE
8030 - 8130 OAK STREET & 988 W. 64TH AVENUE
VANCOUVER, BC**

A UNIQUE ASSEMBLY OPPORTUNITY OF SCALE IN ONE OF VANCOUVER'S MOST PRESTIGIOUS RESIDENTIAL NEIGHBOURHOODS



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FUTURE CONCEPT



POTENTIAL MASSING OF NEW DEVELOPMENT ON REZONED PROPERTY



ADDRESS	PID	ASSESSED VALUE (2014)	LOT AREA (SF)	LEGAL DESCRIPTION
988 West 64th Avenue	002-925-214	\$1,514,000	5,781	Lot 1 Block 15 OF B Plan VAP1685 District Lot 319 323 & 324 Land District 36
8030 Oak Street	015-619-613	\$1,362,000	5,778	Lot 2 Block B Plan VAP1685 District Lot 319 Land District 36 EXC W 7 FT & E 10 FT NOW HIGHWAYS, OF LOT 15, & DL 323 & 324
8038 Oak Street	014-438-062	\$1,503,000	5,776	Lot 3 Block B Plan VAP1685 District Lot 319 Land District 36 EXC E 10 FT & W 7 FT NOW HIGHWAYS, OF LOT 15, & DL 323 & 324
8070 Oak Street	008-762-309	\$1,098,300	5,775	Lot 4 Block B Plan VAP1685 District Lot 319 Land District 36 EXC E 10 FT & W 7 FT NOW HIGHWAYS, OF LOT 15, & DL 323 & 324
8090 Oak Street	014-434-997	\$1,093,800	5,772	Lot 5 Block B Plan VAP1685 District Lot 319 Land District 36 EXC E 10 FT & W 7 FT NOW HIGHWAYS, OF LOT 15, & DL 323 & 324
8110 Oak Street	011-952-792	\$1,163,500	5,770	Lot 6 Block B Plan VAP1685 District Lot 319 Land District 36 EXC W 7' & E 10', NOW HIGHWAYS, OF LOT 15, & DL 323 & 324
8130 Oak Street	014-435-021	\$1,245,000	5,768	Lot 7 Block B Plan VAP1685 District Lot 319 Land District 36 EXC E 10 FT & W 7 FT NOW HIGHWAYS, OF LOT 15, & DL 323 & 324

HEIGHT

Up to 6 storeys

DENSITY

Up to 2.5 FSR

ENVIRONMENTAL

A Phase I Environmental Assessment is complete, with no recommendations for further study.

PURCHASE PRICE

Please contact the listing agents for pricing details.

OPPORTUNITY

Cushman & Wakefield are pleased to exclusively present this seven (7) lot assembly (the "Properties") to the developer community, on an assignment basis. All seven lots are firm and binding contracts, with staggered closings out to March 2016. Development of the lots is considered under the Marpole area plan which supports a buildable area of up to 101,050 on the site in a residential node with no competing mid-rise inventory.

LOCATION

The seven contiguous lots are located on the south east corner of Oak Street and 64th Avenue, running south from 64th. Oak Park and the Marpole Oakridge Community Centre are just to the north of the site, with David Lloyd George and Sir Wilfred Laurier schools located nearby. Equidistant from the new commercial and vast amenity of both Marine Gateway and Westbank's Granville and 70th developments, the subject location is the heart of the new Marpole.

AREA PLAN HIGHLIGHTS

The Marpole Community Plan was adopted by Council in April 2014. This offering comprises approximately 40,000 sf along Oak Street, which is designated for six (6) storey apartment (no requirement for commercial at grade). The Plan is divided into four subareas, with the subject lots located within the Oak subarea.

Oak and 67th is the geographic centre of Marpole, and the Plan seeks to focus development at this major east/west and north/south hub, connecting the Granville and Cambie corridors and their transforming mixed use neighbourhoods. As this neighbourhood continues to evolve, the walkability and street presence will be improved with added pedestrian crossings, and wider sidewalks with trees and planted boulevards.

Offerors are strongly encouraged to familiarize themselves with the entire Marpole Community Plan before submitting an offer.

OFFERING PROCESS

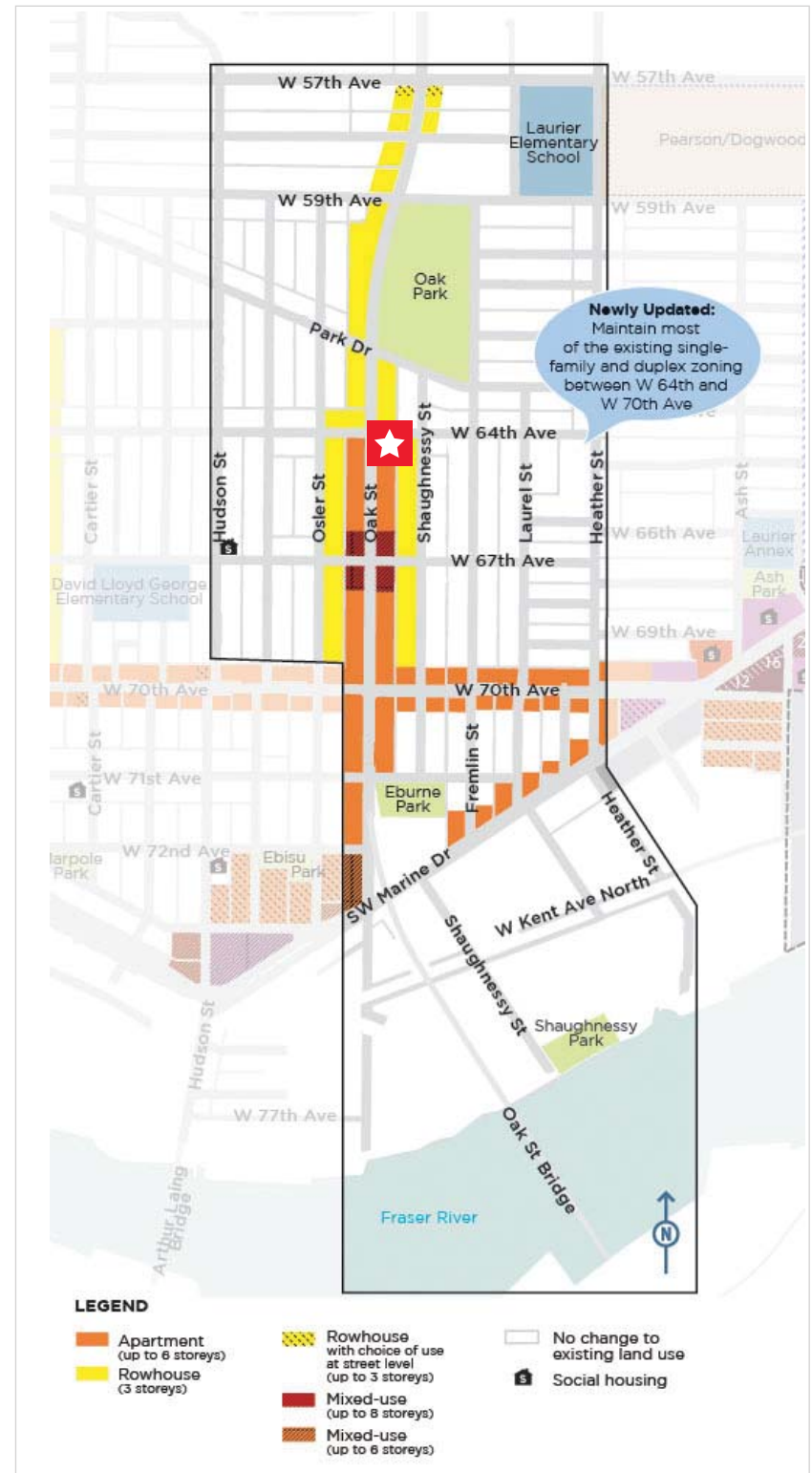
This is an assignment of all seven (7) lots, which are unconditionally contracted for purchase with non-refundable money on deposit towards the purchase price. The Assignor will engage in an agreement with the Assignee that provides the best offer that meets the following minimum criteria:

- Unconditional agreement to assume the responsibilities of the Assignor as Purchaser for all seven lots;
- Assignment fee to the Assignor that in the opinion of the Assignor, best recognizes the market value of the assembly; and
- A closing date of the Assignment in the nearest term.

DUE DILIGENCE DATA ROOM

Access to the original contracts and any amendments, as well as other due diligence documentation, is available on request. A Confidentiality Agreement will be required to be signed, and electronic access to the materials will be provided.

- Abstract of Purchase Contracts
- Phase 1 Environmental Report
- Renderings & Development Concept
- Summary of Deposits & Closing Schedule

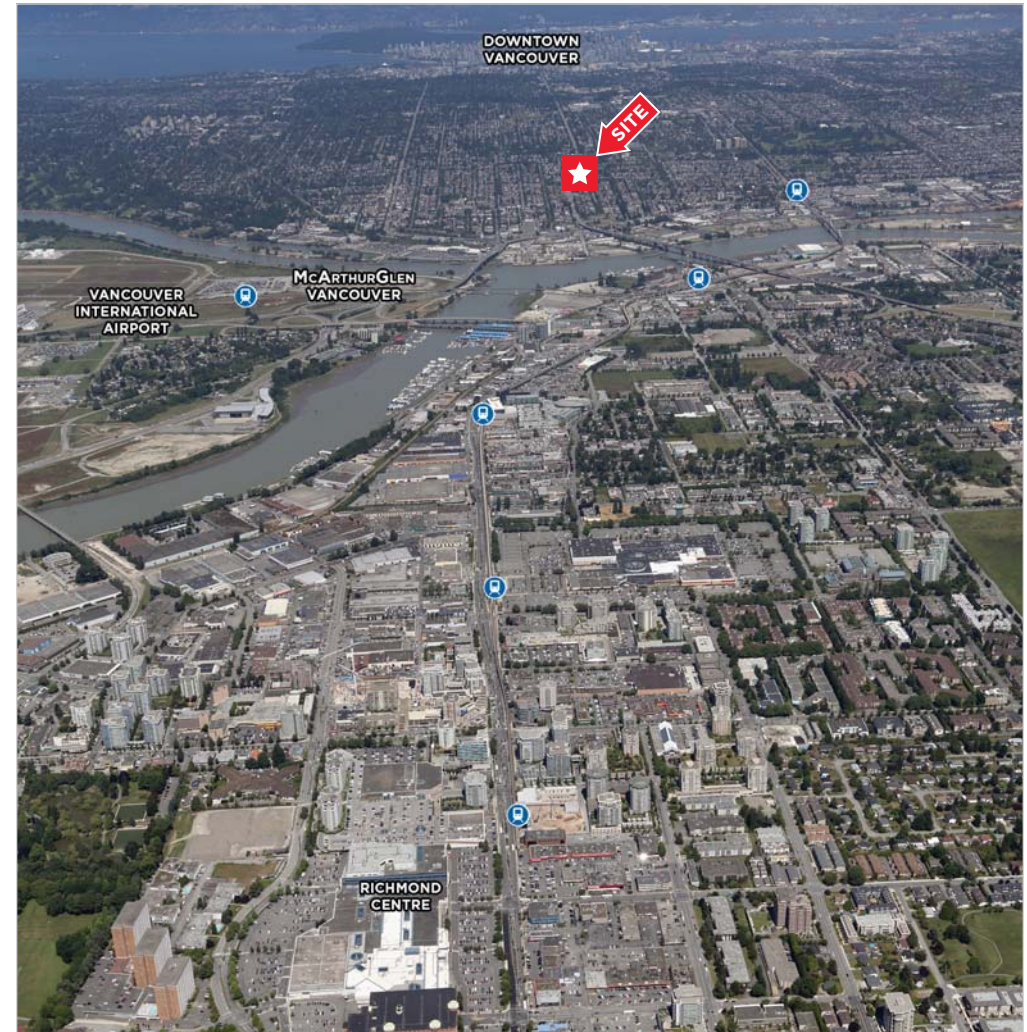
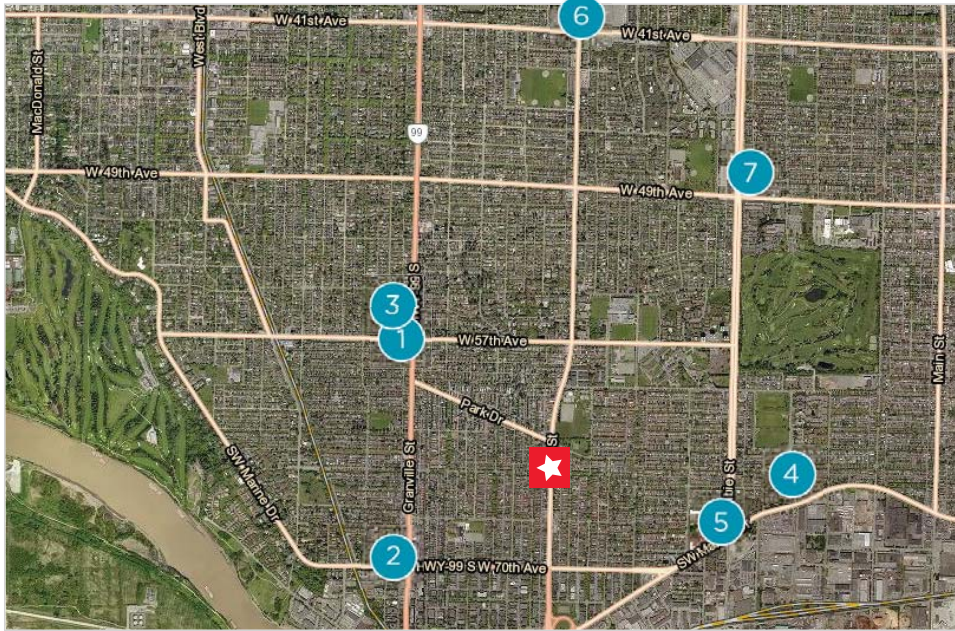




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AREA PROJECT SALES

- | | |
|---|--|
| <p>1 Shannon Wall Centre - Hudson
Concrete - 171 Units
Average PPSF - \$1,180</p> <p>2 Granville at 70th
Concrete - 282 Units
Average PPSF - \$829</p> <p>3 Shannon Station
Concrete - 41 Units
Average PPSF - \$821</p> | <p>4 Park & Metro
Wood Frame - 73 Units
Average PPSF - \$730</p> <p>5 Northwest
Concrete - 342 Units
Average PPSF - \$725</p> <p>6 Bennett
Townhouse - 19 Units
Average PPSF - \$722</p> <p>7 Forty Nine West
Concrete - 61 Units
Average PPSF - \$750</p> |
|---|--|

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