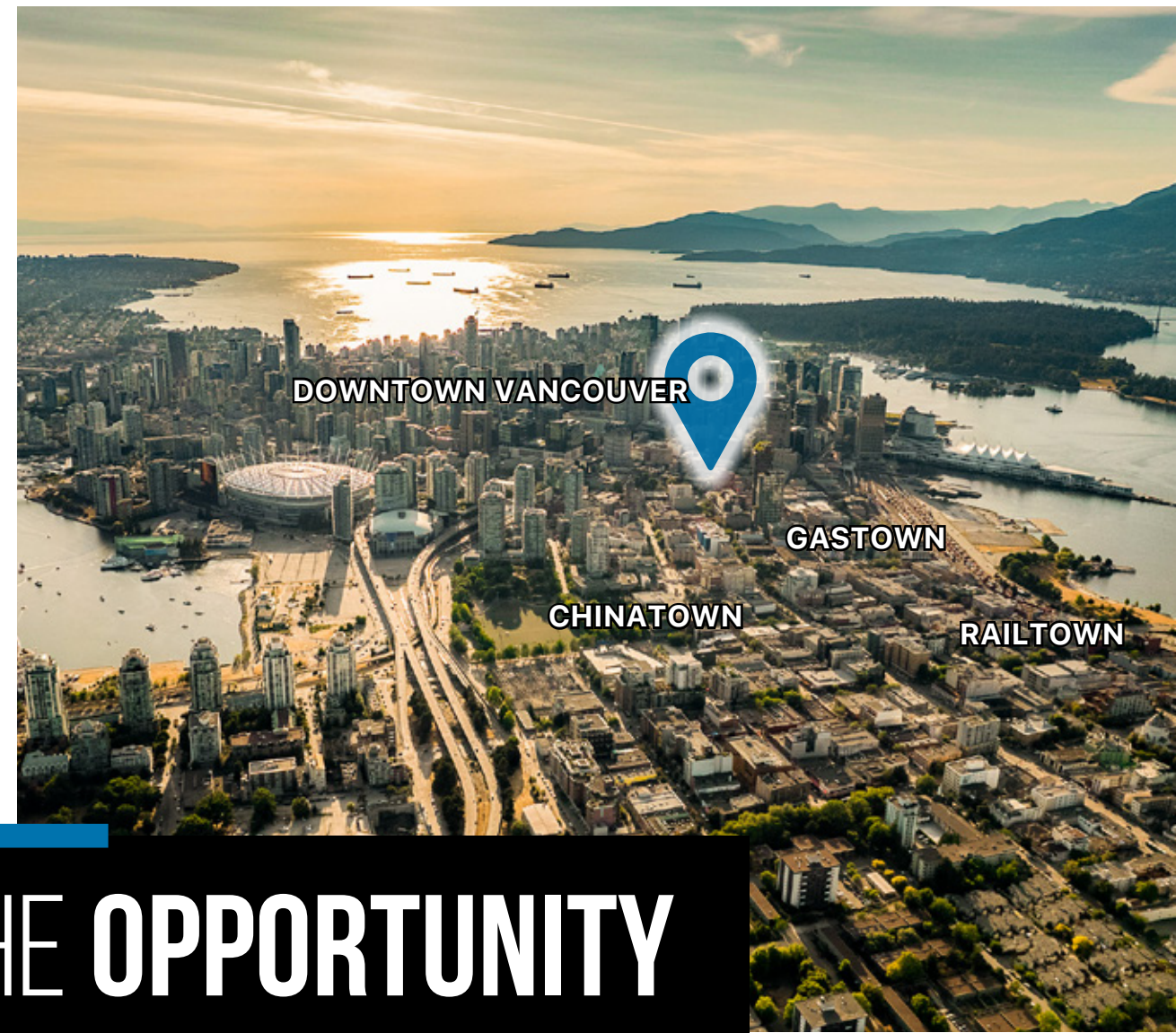


FOR SALE

314 - 328 W HASTINGS STREET

EXCEPTIONAL FULLY ENTITLED MARKET RENTAL DEVELOPMENT OPPORTUNITY IN DOWNTOWN VANCOUVER





THE OPPORTUNITY

Corbel Commercial is proud to present a 100% interest in a fully entitled, secured market rental development opportunity in the heart of Downtown Vancouver. Boasting exceptional exposure on West Hastings Street, and thoughtfully designed for Vancouver's high-demand urban rental market and thriving retail sector, the site is strategically positioned just minutes from the Central Business District, at the crossroads of Gastown, Crosstown and Downtown. It is among several innovative developments, upcoming projects, and key local landmarks.

The fully assembled and entitled site offers an immediate opportunity to commence development of a 12-storey, urban mixed-use development featuring 115 secured rental units and two (2) street-level commercial spaces, rooftop amenity, minimized holdings costs and vacant possession. The development is intentionally designed for the urban dweller and long-term student resident seeking incomparable convenience and proximity to Downtown Vancouver's key entertainment attractions and employment and educational hubs.

The proposed rezoning emphasizes density, sustainability, and modern urban design, featuring extensive bike storage and minimal vehicle parking. This property stands out as a strategic opportunity for developers seeking an immediate foothold in Vancouver's dynamic rental and commercial landscape.

PROPERTY HIGHLIGHTS



EXCEPTIONAL DEVELOPMENT OPPORTUNITY

Fully entitled market rental development opportunity in the heart of Downtown Vancouver



MARKET RENTAL PROJECT

100% secured market rental development with no below market rental requirement



BUILDING PERMIT

Building permit fees paid



STRATEGIC LOCATION

Strategic downtown location with excellent transit accessibility



EXCEPTIONAL INVESTMENT

Exceptional residential rental market with historically low vacancy rates



FINANCING

Issued CMHC COI with approximately \$700,000 of savings if site excavation commences May 2025 (please contact agent for more details)



PROJECT DETAILS

Density ¹	8.15 Proposed FSR 101,557 SF Net Area (Approx.)
Number of Storeys	12 levels (Basement level and 11 storeys plus rooftop amenity)
Units	115 secured rental units
CRU ¹	CRU 1 3,363 SF (Approx.) CRU 2 4,116 SF (Approx.)
Bike Parking	285

SALIENT FACTS

Civic Address

314 - 328 W Hastings Street, Vancouver BC

Lot Size¹

12,468 SF (Approx.)
Aggregate, as per tax sheet

PID

002-542-129, 002-542-137, 015-501-973, 004-753-241

Zoning

DD Comprehensive Development

Property Tax

\$156,900.70 (2024)
Aggregate, as per tax sheet

Legal Description

LT 5, 6 & 7, BLK 26, PL VAP210, DL 541, NWLD

Asking Price

Please contact agent

COMPLETED DEVELOPMENTS & PROPOSED PROJECTS

IN THE IMMEDIATE AREA



Artistic rendering via Fastmark Development.



Artistic rendering via Henriquez Partners Architects/Marcon

414 - 420 W Pender Street

- Lot Size: 6,240 SF
- Density: 9.58
- Height: 12-storey
- Market Rental Units: 87



Artistic rendering via Onni Group of Companies.



Rendering of proposed development at 430 - 440 W Pender Street via Architectural Collective.

424 W Pender Street

- Lot Size: 6,240 SF
- Density: 8.14
- Height: 11-storey
- Market Rental Units: 72

430 - 440 W Pender Street

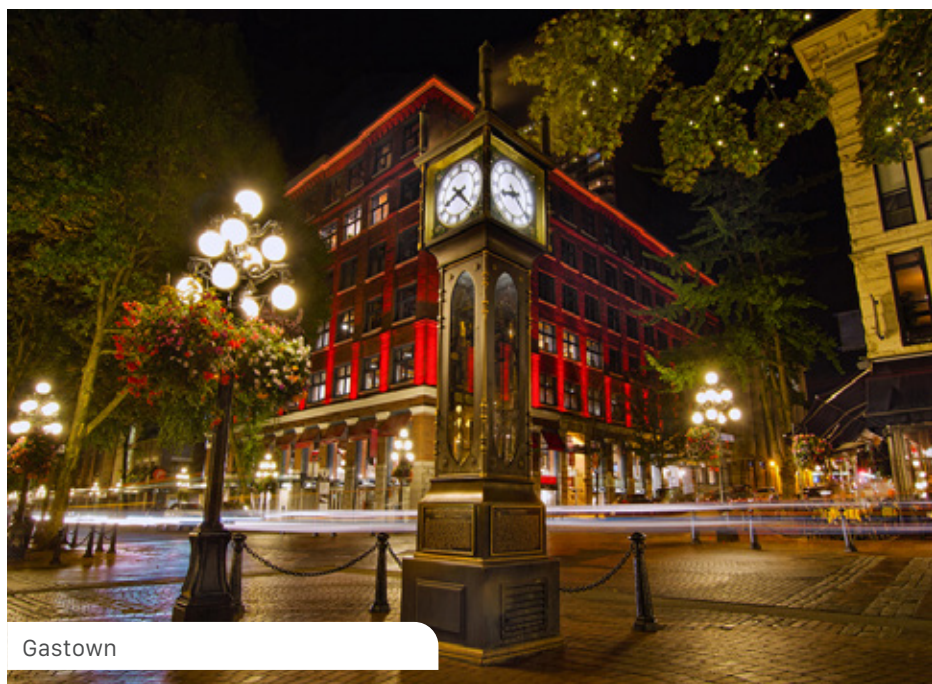
- Lot Size: 6,240 SF
- Density: 8.20
- Height: 12-storey
- Market Rental Units: 80

510 Richards Street

- Lot Size: 6,240 SF
- Density: 8.56
- Height: 11-storey
- Market Rental Units: 68



Holt Renfrew at CF Pacific Centre



Gastown



SFU Charles Chang Innovation Centre

THE LOCATION

The subject property boasts a prime location just minutes from Vancouver’s Central Business District and is nestled at the crossroads of the vibrant neighbourhoods of Gastown, Crosstown, and Chinatown.

Key landmarks within immediate proximity include the directly adjacent SFU Charles Chang Innovation Centre, a 68-unit, newly constructed student residence anchoring the SFU Vancouver Campus Community, Rogers Arena & BC Place Stadium, Vancouver’s major Sport and Entertainment Arenas, and the newly constructed Post Development, the Amazon Vancouver Tech Hub, which is approximately 1.1 Million SF of office space, atop 185,000 SF of food and retail offerings, & home to approximately 2,000 SF office workers, set to double in 2026.

The site is strategically located in the heart of the SFU Vancouver Campus, blocks from the Harbour Centre, Goldcorp Centre for the Arts, Morris J. Wosk Centre for Dialogue, the Segal Graduate School of Business and Venture Labs SFU locations. Just south of the subject site is the Vancouver Community College – Downtown Campus, and

1 block north are the main Vancouver Film School Campuses, among several other private post-secondary educational institutions, offering incomparable access to thousands of local and international students.

This dynamic area offers seamless access to modern amenities, including CF Pacific Centre and renowned retailers like Holt Renfrew, Maison Kitsuné, and Versace Home. The neighbourhood’s charm extends to its trendy cafes and artisanal bakeries such as Revolver Coffee and Purebread, along with upscale dining destinations like Water St. Café and Chambar.

Well-connected by multiple transit options—SeaBus terminal, Waterfront, Granville Expo Line, Stadium-Chinatown SkyTrain Stations, and the West Coast Express—the area also offers ample public parking. Together, from a residential tenant’s perspective, these elements create a vibrant hub that seamlessly blends world-class shopping, dining, entertainment, employment and educational opportunities at their doorstep.



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E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.