



# TRACK RECORD

RECENT SQUAMISH TRANSACTIONS,  
RECENT INVESTMENT SALES, STRATA  
RETAIL SALES, PROJECT LEASING,  
AND RETAIL LEASING EXPERIENCE

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## RECENT SQUAMISH TRACK RECORD

### SEA-TO-SKY RETAIL PARK

1257 Commercial Way, Squamish BC



- + GLA: 21,000 SF
- + Tenants include: Dairy Queen, F45, Domino's Pizza, The Chopped Leaf, Noodlebox, Indian Marsala Kitchen, Mags 99, Sherman Williams
- + 100% Pre-Leased

### EAGLE RUN VILLAGE

41340 & 41312 Government Rd, Squamish BC



- + **CURRENTLY LISTED**
- + GLA: 11,182 SF
- + 3 out of 4 vacancies leased to date at benchmark lease rates for Brackendale

### GARIBALDI VILLAGE (PHASE 1)

40147 Glenalder Place and 1851 Mamquam Road, Squamish BC



- + GLA: 39,402 SF
- + Anchored by: Dollarama, Whistler Blackcomb Outlet Store, Canadian Tire
- + Sold to Manulife then 100% leased the vacancy

### GARIBALDI VILLAGE (PHASE 2)

40238 Glenalder Place, Squamish BC



- + GLA: 79,071 SF
- + Anchored by: London Drugs, BC Liquor Store, Mark's
- + 100% Leased

## RECENT INVESTMENT SALES

### 1110 LOUGHEED HWY

40147 & 40198 Glenalder Place, Squamish



- + Purchase Price: Confidential\*
- + Site area: 4.48 acre site improved with two large format retail buildings on Lougheed Highway

### 1395, 1401 & 1495 UNITED BLVD

Coquitlam



- + Purchase Price: \$24,925,000
- + Site area: Three fully leased buildings on 8.32 acres on Coquitlam's United Boulevard.

### 1555 UNITED BLVD

Coquitlam



- + Purchase Price: \$9,350,000
- + Site area: 28,210 SF building on a one acre site on Coquitlam's United Boulevard.

### 9900 NO. 3 ROAD & 8301 WILLIAMS RD

Richmond



- + Purchase Price: \$5,150,000
- + Site area: 0.75 acre redevelopment site at the high traffic intersection in Richmond.

### GARIBALDI VILLAGE (PHASE 1)

40147 & 40198 Glenalder Place, Squamish



- + Purchase Price: Confidential\*
- + Site area: 3.05 Acres; 39,153 SF shopping centre of Hwy 99.

# RECENT INVESTMENT SALES

## 5580 152ND STREET

Surrey



- + Purchase Price: \$8,000,000
- + Site area: High profile fixtured restaurant building, with excellent exposure to 152nd St.

## 10155 KING GEORGE BLVD

Surrey



- + Purchase Price: \$5,831,700
- + Site area: Approx. 0.5 acre "pad" site in front of regional shopping centre, long term lease in place with "BMO".

## 8351 ONTARIO STREET

Vancouver



- + Purchase Price: \$29,250,000
- + Site area: Fully leased light industrial building in South Vancouver on a 2.61 acre site with redevelopment potential.

## 2525 MAIN ST

Vancouver



- + Purchase Price: Confidential\*
- + Site area: Approximately 5,000 SF property on Main Street, located directly adjacent to the future Mount Pleasant Station.

## 2867 & 2871 GRANVILLE ST

Vancouver



- + Purchase Price: \$7,900,000
- + Site area: Single tenanted retail building offering 87 feet of frontage onto South Granville.

## 8632 CARTIER ST

Vancouver



- + Purchase Price: \$4,000,000
- + Site area: 11 suite apartment building in excellent location, with income upside.

## RECENT INVESTMENT SALES

### 2916 GRAVELEY ST

Vancouver



- + Purchase Price: \$2,550,000
- + Site area: 4,438 SF retail/office building located just off Renfrew Street in East Vancouver.

### 3353 - 3369 CAMBIE ST

Vancouver



- + Purchase Price: \$10,600,000
- + Site area: Fully leased urban retail building with redevelopment potential.

### 831 COMMERCIAL DRIVE

Vancouver



- + Purchase Price: \$5,025,000
- + Site area: High profile corner property on Commercial Drive featuring 9 "housekeeping suites", and 4,923 SF of commercial space.

### 2828 GRANVILLE ST

Vancouver



- + Purchase Price: \$3,460,000
- + Site area: Single tenanted retail building in the heart of the South Granville retail node.

### 2590 GRANVILLE ST

Vancouver



- + Purchase Price: \$17,850,000
- + Site area: High profile retail building on South Granville.\*

### CENTRAL PLAZA SHOPPING CENTRE

Vancouver



- + Purchase Price: \$29,000,000
- + Site area: Community shopping centre on a 3.93 acre site, long term redevelopment potential.

## THESIS

131 - 161 West 49th Ave, Vancouver BC



**+ CURRENTLY LISTED**

- + Vendor: Alabaster Homes
- + Site area: 21,493 SF of strata retail, commercial and office
- + 28% sold at record pricing pre-construction
- + New mixed-use development located directly across from Langara College

## FRAME

2751 Kingsway, Vancouver BC



**+ CURRENTLY LISTED**

- + Vendor: Peterson
- + Site area: 17,024 SF of strata retail space
- + Pre-sold 5 units at record pricing since launch
- + New project at the corner of Kingsway and Earles Street

## CITY CENTRE 4

9686 137th St, Surrey BC



**+ CURRENTLY LISTED**

- + Vendor: Lark Developments
- + Site area: 21,104 SF
- + 3 sales at record pricing, completed to date

## HABITAT

2520 Guelph St, Vancouver BC



**+ SOLD OUT**

- + Vendor: CHP (Habitat) Limited Partnership
- + Site area: 10,446 SF of strata retail space 28% sold at record pricing pre-launch
- + Pre-sold 9 strata retail units – record setting pricing, at the time, achieved

## MONUMENT

2501 - 2509 W Broadway, Vancouver BC



**+ SOLD OUT**

- + Vendor: Epta Development Corp.
- + Site area: 5,887 SF of strata retail space
- + Sale prices ranged from \$1,370 per SF to \$1,475 per SF
- + Sold out 3 strata retail units

## GOLD HOUSE

6377 McKay Ave, Burnaby BC



**+ SOLD OUT**

- + Vendor: Rize Alliance
- + Site area: 19,353 SF
- + Record setting price achieved, at the time of sale
- + Pre-sold entire commercial podium featuring 20 Strata Retail & office strata unit

## CITY CENTRE 3

13761 96th Ave, Surrey BC



- + **SOLD OUT**
- + Vendor: Lark Developments
- + Site area: 7,447 SF
- + Four strata retail units
- + Bid Process; multiple offers, sold out within a week

## KENSINGTON VIEWS

900 Kingsway, Vancouver BC



- + **SOLD OUT**
- + Vendor: Open Concept Development
- + Site area: 3,295 SF
- + Four strata retail units - pre-sale
- + Launched and sold with multiple offers

## WINDSOR VIEWS

996 Kingsway, Vancouver BC



- + **SOLD OUT**
- + Vendor: Open Concept Development
- + Site area: 3,550 SF
- + Four strata retail units - pre-sale
- + Sold out in a week with record pricing

## CITY CENTRE 2

6939 137A Ave, Surrey BC



- + **SOLD OUT**
- + Vendor: Lark Developments
- + Site area: 23,000 SF of strata retail
- + Mix of retail and office uses

## CITY CENTRE 1

13737 96th Ave, Surrey BC



- + **SOLD OUT**
- + Vendor: Lark Developments
- + Site area: +15,000 SF of strata retail
- + Mix of retail and office uses

## THE BRICE

1700 Kingsway, Vancouver BC



- + **SOLD OUT**
- + Vendor: Vancouver Community | Land Trust Foundation
- + Site area: 9,126 SF
- + Leasehold units for purchase
- + Complimentary mix of uses with residential above

## REMIX

744 - 748 Marine Dr, North Vancouver BC



- + **SOLD OUT**
- + Vendor: Sanhe Investments Ltd.
- + Site area: 5,460 SF
- + Three strata retail units sold at asking price

## X61

1061 Marine Dr, North Vancouver BC



- + **SOLD OUT**
- + Vendor: Vivagrand Development
- + Site area: 5,887 SF of Retail Strata Space
- + Owner-occupiers purchased units
- + Sold out 7 strata retail units

## MIDTOWN CENTRAL

6377 McKay Ave, Burnaby BC



- + **SOLD OUT**
- + Vendor: Peterson
- + Site area: 5,070 SF of strata retail space
- + 2 Strata retail units

## THE ROLSTON

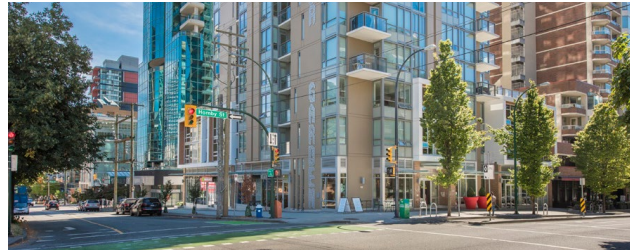
1300 Granville St, Vancouver BC



- + **SOLD OUT**
- + Vendor: Rize Alliance
- + Site area: 6,801 SF
- + Complimentary mix of uses with residential above
- + Sold the commercial strata retail units

## SALT

1308 Hornby St, Vancouver BC



- + **SOLD OUT**
- + Vendor: Concert Properties
- + Site area: 3,357 SF
- + Four fully leased retail units
- + Multiple offers received, Sold Out

## KITS 360

1777 W 7th Ave, Vancouver BC



- + **SOLD OUT**
- + Vendor: Intergulf
- + Site area: 14,129 SF
- + Multi-leveled strata units



## 34 | W7

34 W 7th Ave, Vancouver BC



- + **SOLD OUT**
- + Vendor: Chard Development
- + Site area: 48,000 SF
- + Average price of \$850.00 per SF

## 450 PRIOR STREET

Prior & Malkin



- + **CURRENTLY LISTED**, launching Q2 2024
- + **GLA:** 30,000 SF
- + **Developer:** Strand
- + **Tenants:** N/A (launch pending)

## ARLO

Fraser & E 28th



- + **CURRENTLY LISTED**
- + **GLA:** 11,000 SF
- + **Developer:** Strand & Locarno Legacy Corp.
- + **Tenants:** multiple offers generated since launch, offers under negotiation

## LYDIA

Main & E 24th



- + **CURRENTLY LISTED**, launching imminently
- + **GLA:** 8,000 SF
- + **Developer:** Locarno Legacy Corp.
- + **Tenant:** Launched January 2024

## THE INDEPENDENT AT MAIN

East Broadway & Kingsway



- + **100% LEASED**
- + **GLA:** 80,000 SF
- + **Developer:** Rize Alliance
- + **Tenants:** Nester's Market, Starbucks, Freshii, Thierry, Pur & Simple, Poke Bar, Rumble Boxing

## NORTHWOODS VILLAGE

Dollarton Highway & Old Dollarton Highway



- + **100% LEASED**
- + **GLA:** 60,000 SF
- + **Developer:** GWL
- + **Tenants:** Stong's Grocery Store, CIBC, Bosley's

## HOUSS

West 6 Avenue & Ontario Street



- + **100% LEASED**
- + **GLA:** 4,165 SF
- + **Developer:** CONWEST
- + **Tenant:** Mount Pleasant Vintage & Provisions

## THE RILEY

Main Street & East 32 Avenue



- + 100% PRE-LEASED
- + GLA: 12,500 SF
- + Developer: Strand/Locarno
- + Tenants: over 1 year to occupancy. Autostrada, Sweet Thea Bakery, Core Community Pilates, Inspire Dental, Physiotherapy

## THE FRASER

Fraser Street & East 22 Avenue



- + 100% LEASED
- + GLA: 8,598 SF
- + Developer: Strand/Locarno
- + Tenants: Olivier's La Boulangerie, Napoletana Pizza, Base Physio & Wellness and Little Kitchen Academy

## MONUMENT

West Broadway & Laurel Street



- + 100% LEASED/SOLD
- + GLA: 5,335 SF
- + Developer: Epta Properties
- + 100% pre-sold and then leased

## X61

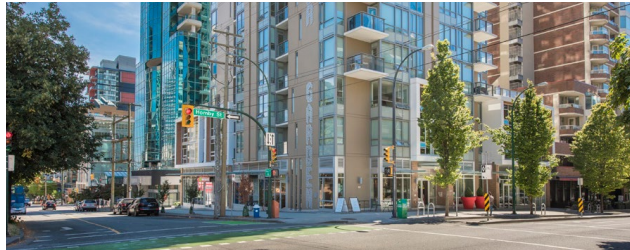
Marine Drive & Lloyd Street



- + 100% LEASED/SOLD
- + GLA: 30,000 SF
- + Developer: Vivagrand Development
- + 100% pre-leased then sold

## SALT

Hornby Street & Drake Street



- + 100% LEASED/SOLD
- + GLA: 3,357 SF
- + Developer: Concert
- + Tenant: Starbucks, H&R Block, Barrette Salon

## SEA TO SKY RETAIL PLAZA

Squamish



- + 100% LEASED
- + GLA: 21,000 SF
- + Anchored by: Dairy Queen, F45, Domino's Pizza, The Chopped Leaf, Noodlebox, Indian Marsala Kitchen, Mags 99, Sherwin Williams

## CC1, CC2 & CC3

96 Avenue & 137A



- + **100% LEASED/SOLD**
- + **GLA: 40,000 SF combined (retail component)**
- + **Developer: Lark Group**
- + **Mixture of pre-sale and pre-lease across all 3 phases to date**

## CLOVER SQUARE VILLAGE

Surrey



- + GLA: 151,138 SF
- + **Anchored by:** No Frills, Shopper's Drug Mart, BC Liquor Store, Dollarama

## GARIBALDI VILLAGE I

Squamish



- + GLA: 39,402 SF
- + **Anchored by:** Dollarama, Whistler Blackcomb Outlet Store, Canadian Tire

## GARIBALDI VILLAGE II

Squamish



- + GLA: 79,071 SF
- + **Anchored by:** London Drugs, BC Liquor Store, Marks

## CAUFIELD VILLAGE

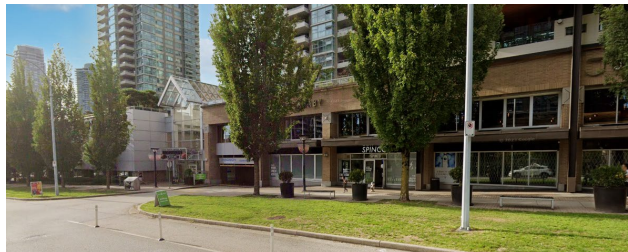
West Vancouver



- + GLA: 70,000 SF
- + **Anchored by:** Safeway, Pharmasave, BMO

## MADISON CENTRE

Burnaby



- + 1,600 SF vacancy currently being market
- + GLA: 100,000 SF
- + **Anchored by:** Save On Foods, Joey Restaurant, Vancity Credit Union and Winners

## KENSINGTON SQUARE

Burnaby



- + 100% LEASED
- + GLA: 120,500 SF
- + **Anchored by:** Safeway, Shopper's Drug Mart, BC Liquor Store, RBC

## NEWPORT VILLAGE

Port Moody



- + 100% LEASED
- + GLA: 50,000 SF
- + Anchored by: RBC, Brown's Restaurant, and Pharmasave

## SUTER BROOK VILLAGE

Port Moody



- + 100% LEASED
- + GLA: 100,000 SF
- + Anchored by: Thrifty's Food, TD Bank, BC Liquor Store

## MARINE PLAZA

North Vancouver



- + 100% LEASED
- + GLA: 45,000 SF
- + Anchored by: Mark's



# DAVID KNIGHT

PARTNER

PERSONAL REAL ESTATE CORPORATION

David joined Sitings in 2023 as partner. David's expertise is in the sale and leasing of retail investment properties. Through his experience and education, David understands the complexities of retail leasing and the sale and disposition of assets in this changing retail landscape.

David's insight on current market conditions coupled with understanding his clients' goals and objectives is invaluable to the marketing and negotiation process. His expertise combined with his excellent relationships, work ethic, and reputation has enabled him to provide his clients with outstanding results.

Previously, he worked at Colliers for 12 years as Senior Vice President in the Vancouver office.



# KIRA LIU

## ASSOCIATE

Kira joined Sitings in 2023, specializing in investment sales. Kira is extremely proud to be part of the Sitings team and looks forward to bringing her passion to her role as an associate advisor where she is committed to serving her clients with a strategic and collaborative approach to assist them in solving for their business and real estate objectives.

Prior to joining Sitings, she worked at Colliers and was a member of the Western Canadian Acceleration Program. Before she entered the commercial real estate industry, Kira worked in the hospitality industry, serving as Director of Sales & Marketing for over four years overseeing five boutique resorts across B.C. This experience enables her to be efficient on project execution, hold accountability and generate new business through creative approach.