

# Hendry

3839 COMMERCIAL STREET

EXCLUSIVE PREVIEW PACKAGE

NEW PREMIUM RETAIL & 2ND FLOOR COMMERCIAL  
STRATA UNITS FOR PRE-SALE



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Commercial Opportunities  
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# PROJECT OVERVIEW

Hendry, a cohesive boutique style development, is arriving in the heart of Vancouver's rapidly growing Kensington-Cedar Cottage neighborhood. Located on Commercial Street near Trout Lake and Nanaimo Skytrain, home to a vibrant mix of local businesses, eateries, galleries and artistic makers. Exceptionally designed by Trillium Projects, Hendry is comprised of 23 residential units, 4 retail units on the ground floor fronting Commercial Street and 4 2nd floor commercial strata units, with direct access from the parkade and pronounced front lobby. The commercial component of the project presents a unique opportunity for entrepreneurs and owner occupiers to locate themselves in this dynamic commercial hub.



# DEMOGRAPHICS

WITHIN 3 KM OF PROPERTY

MEDIAN HOUSEHOLD INCOME

\$121,908

MEDIAN AGE

39.4

2023 POPULATION

186,560

2028 POPULATION GROWTH PROJECTION

197,382

TOTAL DAYTIME POPULATION

148,094



# PROJECT HIGHLIGHTS



Nestled within an existing celebrated commercial node, composed of single-family, duplex, and multi-family residences with approximately 2,048 household within a 5-minute walking radius, and 153,938 households within a 10-minute driving radius.



Steps away from Lord Selkirk Elementary School, one of the largest elementary schools in the Vancouver School District with approximately 680 students, and a short walk to Gladstone Secondary School with approximately 1,300 students.



Flexible Zoning allows for a wide array of retail, service commercial, general office, restaurant, and health care/medical uses.



Limited commercial supply in the immediate area creates a unique opportunity for commercial users to provide much needed amenities to the growing residential population.



Ideally situated on Commercial Street, near several major thoroughfares (Kingsway, Knight Street, East Broadway, Nanaimo, and Victoria Drive) that provide Hendry unmatched connectivity to the Greater Vancouver Area.



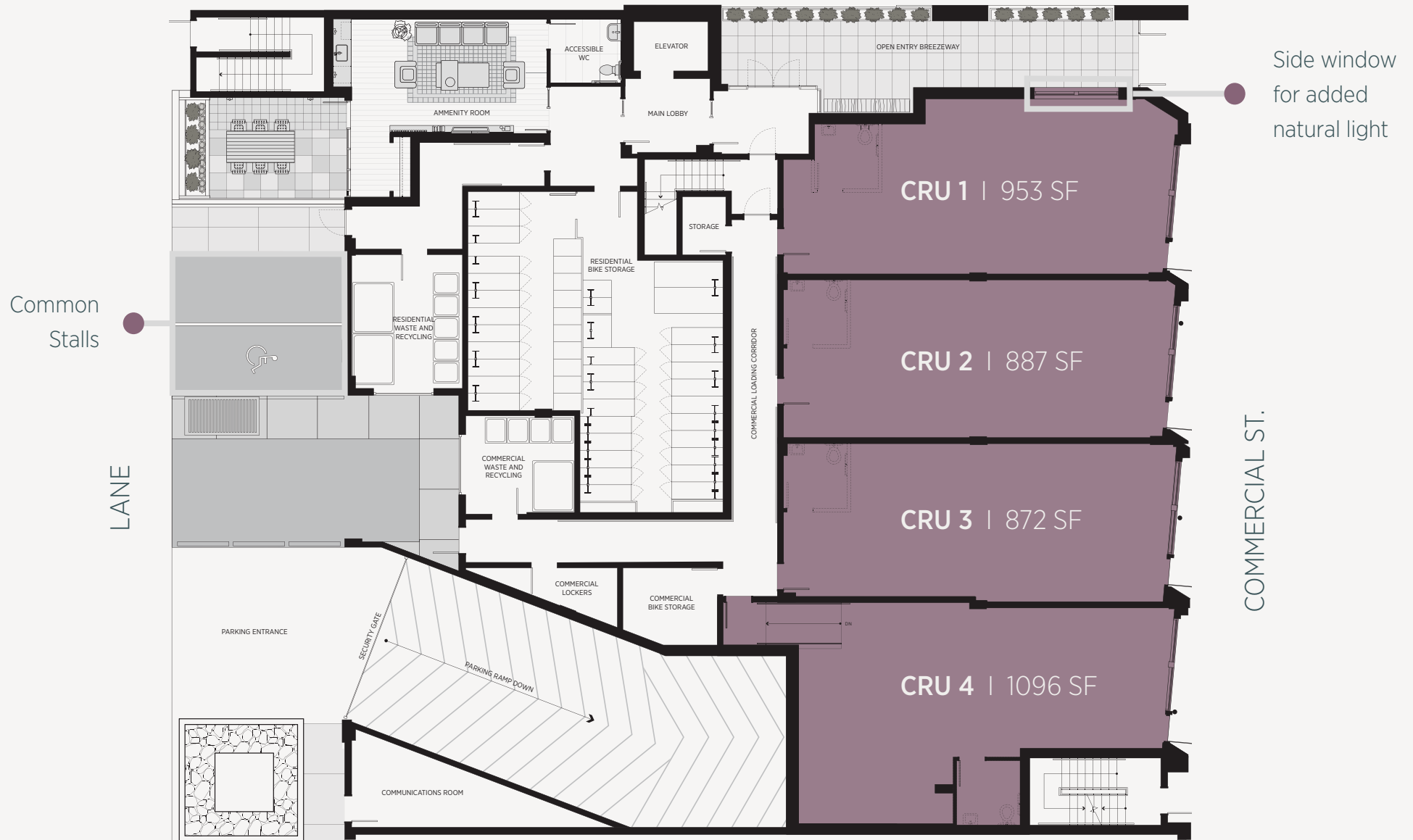
Flexible unit sizes range from 872 - 1,185 sf, with full floorplate ownership also possible. (3,808 sf or 4,352 sf). Over-height ceilings throughout.



Walking Distance to Nanaimo Skytrain Station providing rapid accessibility to Downtown Vancouver (westbound) and Surrey City Centre (eastbound) with many stops en route providing access to Greater Vancouver's most vibrant town centre's such as Metrotown and Downtown New Westminster.

# FLOOR PLANS

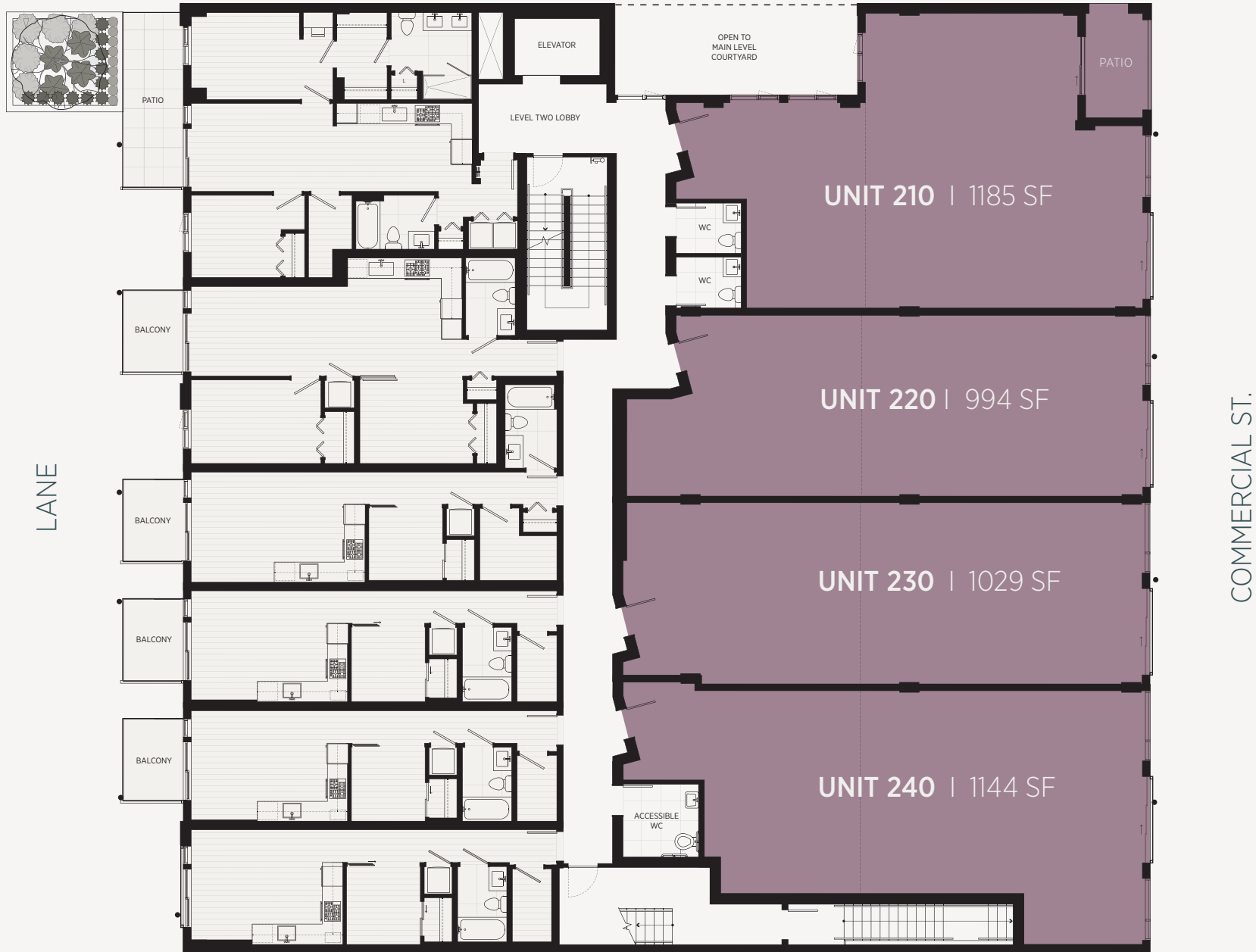
## LEVEL 1 STREET FRONT RETAIL





# FLOOR PLANS

## LEVEL 2 2ND FLOOR COMMERCIAL STRATA UNITS

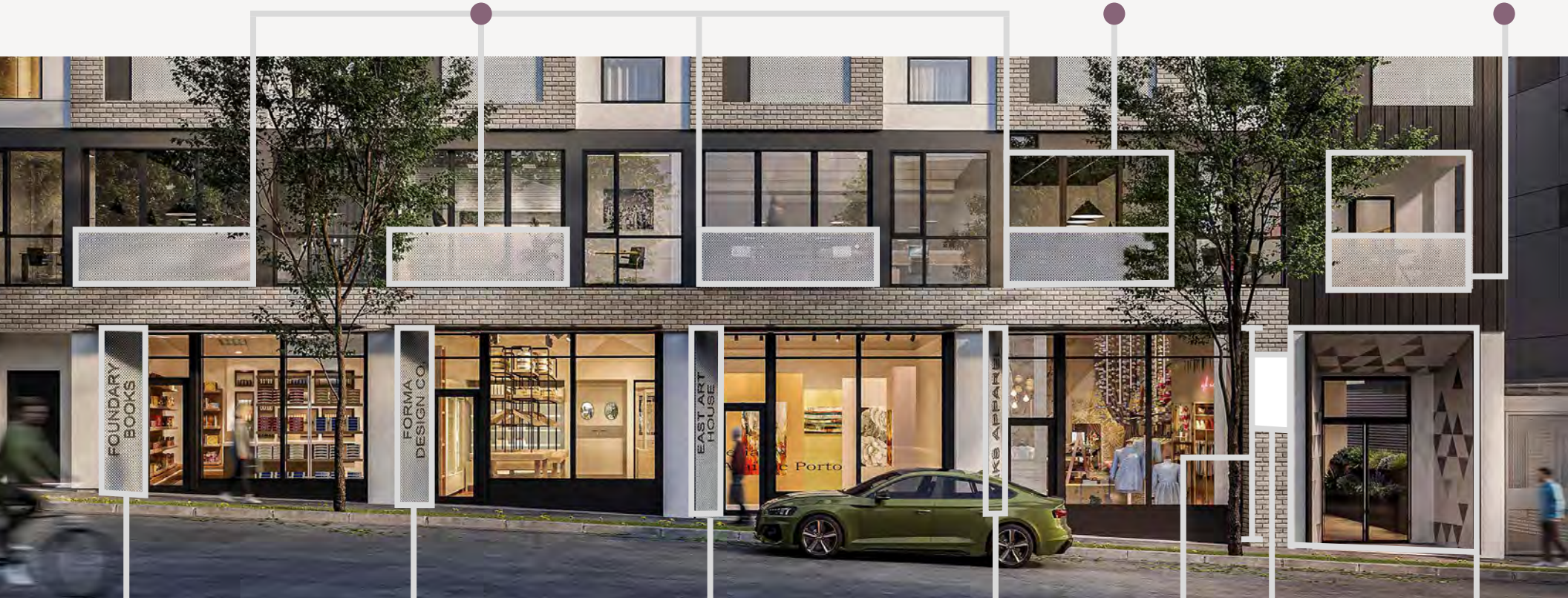


# ADDITIONAL UNIQUE ATTRIBUTES

Juliette balconies with full height sliding door facing the peaceful Commercial Street, providing an open, airy feel and a connection to the urban environment

Large expansive full height windows and adjacent slider doors allow for increased light and ventilation

Private 80 sf balcony overlooking the tree lined street users



Creatively designed large signage band facing oncoming traffic

Overheight window and ceilings

Celebrated entrance for 2nd level commercial users

2nd Floor Commercial Signage Opportunities



# AERIAL

## Restaurants/Cafés

- 1 Commercial Street Cafe
- 2 Flourist Bakery
- 3 Chance Cafe
- 4 Collective Goods
- 5 White Spot
- 6 Subway
- 7 McDonalds

## Retail

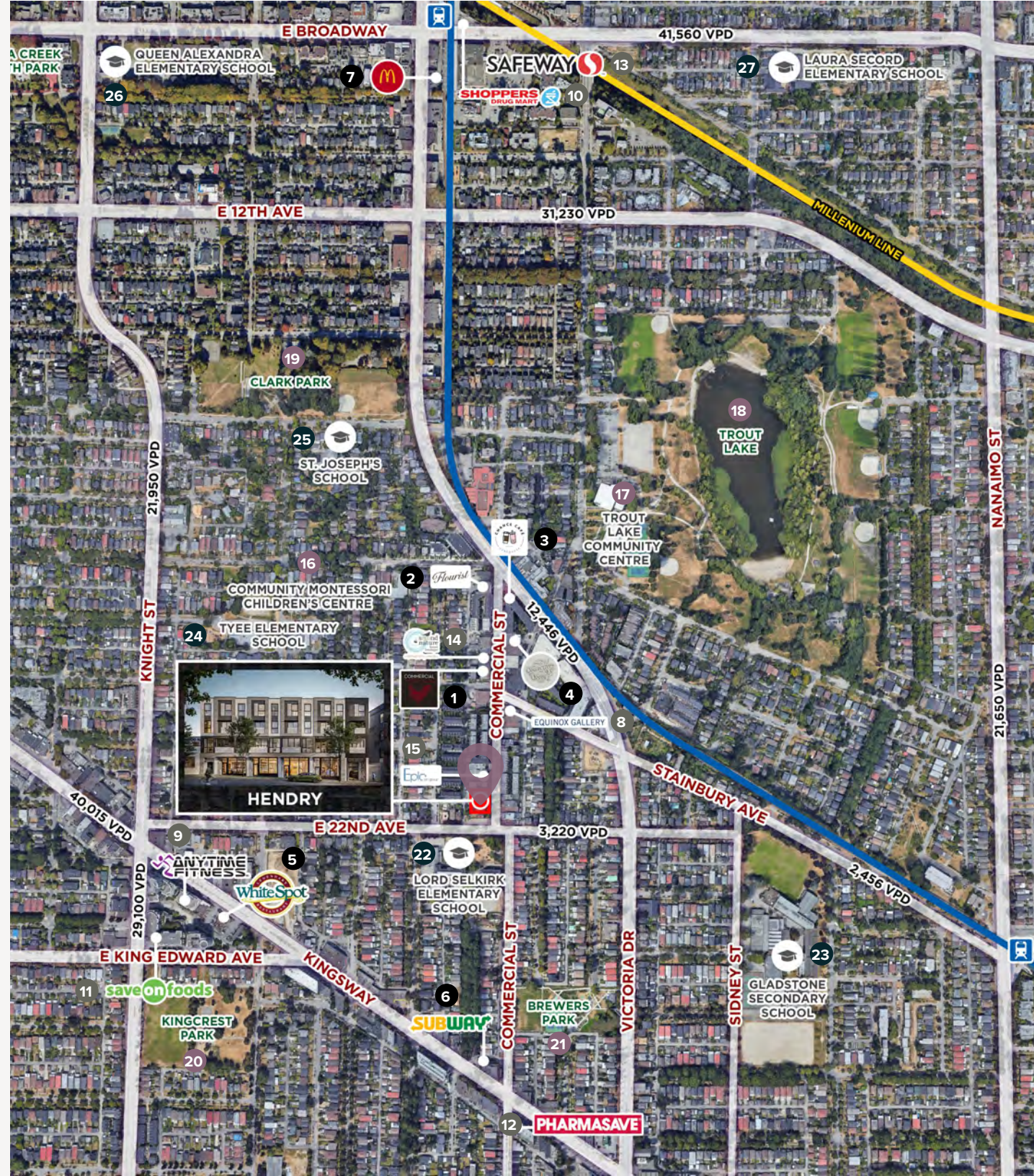
- 8 Equinox Gallery
- 9 Anytime Fitness
- 10 Shoppers Drug Mart
- 11 Save-on-foods
- 12 Pharmasave
- 13 Safeway
- 14 Second Nature Home Boutique
- 15 Epic Art Décor

## Parks / Community Centre

- 16 Community Montessori Children's Centre
- 17 Trout Lake Community Centre
- 18 Trout Lake
- 19 Clark Park
- 20 Kingcrest Park
- 21 Brewers Park

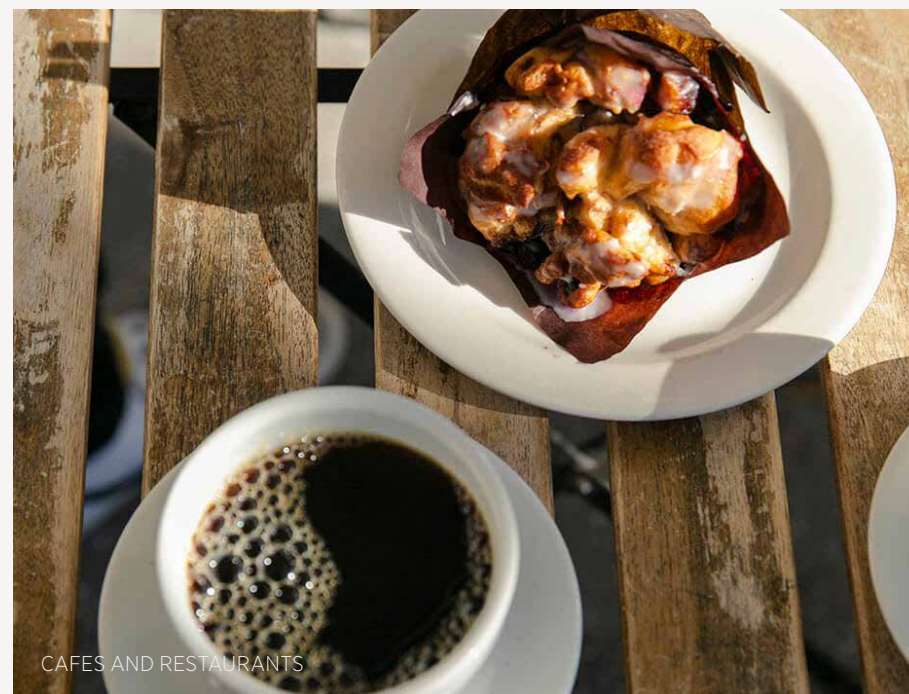
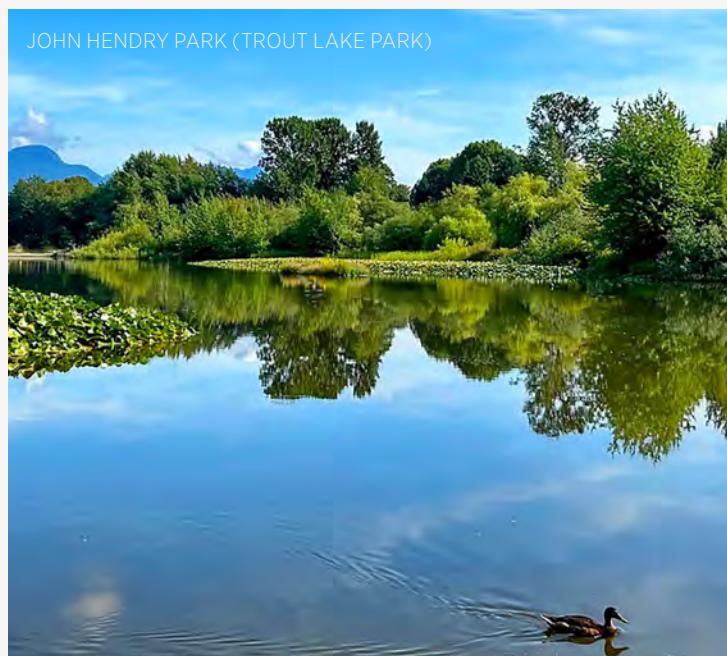
## Schools

- 22 Lord Selkirk Elementary School
- 23 Gladstone Secondary School
- 24 Tye Elementary School
- 25 St. Joseph's School
- 26 Queen Alexandra Elementary School
- 27 Laura Second Elementary School





# NEIGHBORHOOD





# WHY OWNING IS A SMART BUSINESS DECISION

## BUILD EQUITY

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As you pay down principal, your equity grows.

## ENJOY CERTAINTY

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Fixed interest rate means you can lock in monthly payments.

## REALIZED ADVANTAGES

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Capital investments bring long-term value while operating expenses and mortgage interest can be written off.

## EXERCISE CONTROL

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Avoid annual rent escalations and have a say in your operating expenses and management fees.

## CONTROL YOUR FUTURE

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Property ownership means you have a long-term asset that can be leased or sold.





# THE TEAM



## TRILLIUM PROJECTS | Developer

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Trillium Projects is a Vancouver based construction and project management company. Over the past 25-years, members of our team have developed over one billion dollars of real estate ranging from townhomes and condominiums, to senior assisted dwellings and custom homes.

Our team brings years of experience having worked for some of the most prominent real estate developer and construction management companies such as Mosaic Homes, Polygon, Adera, Concert Properties, Townline, and ITC Construction.

We pride ourselves on strong relationships that we have built both within industry contacts and our clients. When working with Trillium, you will be integrated into the process from day one. We will work together allowing you to remain involved in all major decisions along the way. This is our way of ensuring full transparency and accountability.

[www.trilliumprojects.com](http://www.trilliumprojects.com)



## SITINGS REALTY | Retail Sales and Leasing

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Whether project leasing, strata pre-sales, investment sales, or representing tenants, Sittings Realty works in partnership with all of our clients through the complete process. We provide in-depth knowledge, strong industry relationships, honesty, professional support and a track record for success to every project we undertake.

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