

FOR SALE

MULTIFAMILY INVESTMENT OPPORTUNITY

NEW CONCRETE CONSTRUCTION
ON RAPID TRANSIT

2543 & 2603 RENFREW ST. VANCOUVER, BC



OPPORTUNITY OVERVIEW

Renfrew Village Apartments is a collection of 184 suites spread across two brand new 8-storey concrete buildings situated along Renfrew Street just south of East Broadway in the rapidly intensifying mixed-use Renfrew District. It will deliver a variety of highly functional suite types ranging from studios to three bedrooms. The Project will attract a vibrant tenant mix with 35 below-market rental housing suites as defined by the City of Vancouver’s revised and approved Below-Market Rental Housing Program Optimization (BMR). Designed to appeal to individuals, young families, and professionals, the apartments combine functional space with an attractive street presence.

Thoughtfully designed to deliver both functional space and an aesthetically pleasing street front presence, the building will utilize a contemporary façade through interlocking “blocks” on the 2nd, 3rd and 4th floors. The utilization of a hybrid window-wall system will reduce the perception of height and massing. A unique colour scheme will be used on the ground floor level creating a consistent continuous band suitable for signage with these colours repeated on uppers floors as a unifying element. The Property will be uniquely accented with luscious green features and uniquely complimented by the neighbouring Kaslo office development.

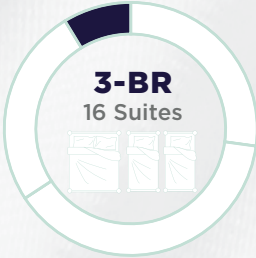
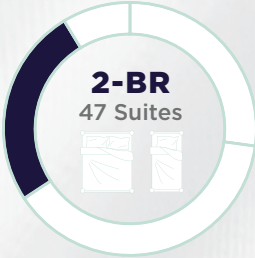
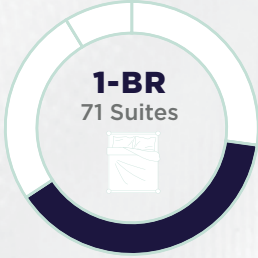
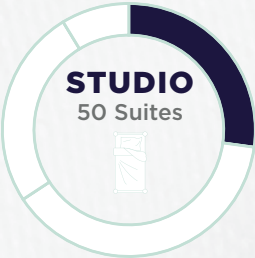
Renfrew Village Apartments will attract new residents, boosting local commercial infrastructure and supporting future growth.

BUILDING FEATURES & AMENITIES

- Concrete construction
- Neighbourhood service commercial at grade
- Air-conditioned suites with individual VRF & ERV systems
- Self-metered units (hydro)
- EV charging
- Condominium-style finishes
- 9-foot ceiling heights in most living areas
- Common rooftop patio with panoramic views, BBQ area, and playground
- Fully equipped fitness room
- Secure building access
- On-site management
- Pet-friendly suites
- Bicycle parking and storage units
- 25 minutes from Downtown Vancouver



SUITE MIX



PROJECT DETAILS

	NORTH BUILDING	SOUTH BUILDING	PROJECT TOTAL
ADDRESS	2543 Renfrew Street	2603 Renfrew Street	
LEGAL DESCRIPTION	LOTS 17-22, BLOCK 2 SECTION 35 PLAN VAP2059 DISTRICT LOT THSL NEW WESTMINSTER DISTRICT PLAN S 1/2	LOTS 14-18, BLOCK 3 SECTION 35 PLAN VAP2059 NEW WESTMINSTER DISTRICT LOT THSL PART S 1/2.	
LOT AREA	24,884 square feet	20,841 square feet	45,725 square feet
GROSS FLOOR AREA <i>(including exclusions, amenities & common area)</i>	95,475 square feet	79,551 square feet	175,026 square feet
LEASABLE FLOOR AREA	72,640 square feet	59,101 square feet	131,741 square feet
Residential	64,455 square feet	53,061 square feet	117,516 square feet
Commercial	8,185 square feet	6,040 square feet	14,225 square feet
AMENITY FLOOR AREA	6,697 square feet	6,089 square feet	12,786 square feet
TOTAL UNITS	103	81	184
Studio	28	22	50
1 Bedroom	43	28	71
2 Bedroom	27	20	47
3 Bedroom	5	11	16
BMR UNITS	18	18	36
CRUS	7	5	12
PARKING	92 stalls	53 stalls	145 stalls
Residential	52 stalls	33 stalls	85 stalls
Visitor	05 stalls	04 stalls	09 stalls
Commercial	33 stalls	14 stalls	47 stalls
Class A - Loading	02 stalls	02 stalls	04 stalls
BICYCLE PARKING	195	165	360
STORAGE UNITS	115 (24 square feet/unit)	60 (24 square feet/unit)	175



RENFREW VILLAGE
APARTMENTS



Renfrew Centre

Kaslo at Renfrew District

LOCATION OVERVIEW

Located in the Renfrew-Collingwood neighbourhood, Renfrew Village Apartments straddles the Vancouver-Burnaby border ideally positioning the Property at the centre of the region’s two largest municipalities north of the Fraser River. The central location is strengthened further by the nearby Renfrew Station, offering regular service to SkyTrain’s rapid transit Millennium Line connecting Vancouver, Burnaby, New Westminster, Coquitlam and Surrey. Furthermore, Renfrew Village Apartments benefits from easy access to the Central Valley Greenway and Vancouver’s expansive and increasingly practical bicycle network.

Renfrew Village Apartments in association with the neighbouring Kaslo office development will emerge as the catalyst in the redefinition of the Renfrew Station district establishing a new mixed-use urban hub where culture, community, amenities and work converge. The campus-like location will provide an unmatched synergy in which the surrounding elements feed off of each other attracting the top professionals and lifestyle-oriented residents.

The strategic location offers a highly sought after collection of amenities, employment, transit and lifestyle. Within walking distance of Renfrew Village Apartments is LaSalle College, the highly functional 1.1 million square foot Broadway Tech Centre, and the big box retail corridor along Grandview Highway consisting of food, grocery and services. The diverse node is home to an established business community comprised of local, regional and internationally recognized brand name firms.



LOCATION HIGHLIGHTS

- Steps from the Millennium Line’s Renfrew Station connecting Vancouver, Burnaby, New Westminster, Coquitlam and Surrey
- Centrally located on the boundary of Vancouver and Burnaby, the two most populous municipalities north of the Fraser River
- Easy access to the Central Valley Greenway & Vancouver’s expansive bicycle network
- Highly sought-after collection of retail conveniences, employment opportunities and lifestyle amenities
- Located directly across from the 1.1 million square foot Broadway Tech Centre which sees a daytime population of approximately 2,000 people
- Notable businesses in the area include the BCLC, BC Emergency Health Services, Golder Associates, BC Assessment and Associated Engineering
- The pedestrian friendly location provides residents with over 50 retail and service oriented amenities within a 10-minute walk
- Renfrew Village Apartments will serve as the new highly walkable epicentre of Renfrew-Collingwood while strengthening the synergies between the neighbourhood’s surrounding employment areas, service-oriented amenities, cycling network and rapid transit offering

AMENITIES WITHIN A 10-MINUTE WALK



20+
Restaurants & Cafés



7
Personal Services



2
Gyms



15+
Retailers



5
Childcare Providers



2 MINUTE SKYTRAIN RIDE BETWEEN STATIONS





WALK SCORE
VERY WALKABLE
71



TRANSIT SCORE
EXCELLENT TRANSIT
80



BIKE SCORE
BIKER'S PARADISE
94

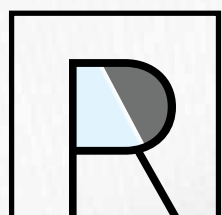
COMMUTE TIMES

**TRANSIT**

**CYCLE**

**DRIVE**

Downtown Vancouver	20 mins	30 mins	15 mins
Mt. Pleasant	20 mins	20 mins	10 mins
Metrotown	20 mins	30 mins	10 mins
Richmond Centre	45 mins	60 mins	25 mins
Coquitlam Centre	40 mins	80 mins	20 mins
Surrey City Centre	45 mins	90 mins	25 mins



**RENFREW
VILLAGE**
APARTMENTS

Exclusive Listing Agents

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