

FOR SALE OR LEASE

FUTURE COMMERCIAL RETAIL UNIT IN
THE HEART OF DUNBAR VILLAGE

LEGACY ON DUNBAR | VANCOUVER, B.C.



Developed by:



1,168 SF

- SEEKING CAFÉS AND PATISSERIES
- SUMMER 2023 COMPLETION

Marcus & Millichap

THE OFFERING

Exceptional opportunity to lease or purchase a 1,168 SF corner commercial retail unit (CRU) at Legacy on Dunbar, a luxury mixed-use development by Qualex-Landmark™.

Marcus & Millichap REIS is pleased to present the opportunity to purchase or lease a 1,168 SF CRU at Legacy on Dunbar, a luxury mixed-use development by Qualex-Landmark™. The unit is strategically positioned on the corner of Dunbar Street and W 29th Avenue and is set to benefit from exceptional frontage and exposure in one of Vancouver's most desirable neighbourhoods.

Totaling 1,168 SF, the unit is ideally suited for a café or patisserie use.

Upon completion in Summer 2023, Legacy on Dunbar will span a full city block between W 28th and W 29th Avenue on Dunbar Street. The development is centrally positioned in Vancouver's much-desired Dunbar neighborhood, and the four CRUs will benefit from ample parking as well as strong street traffic and well-established building residents situated above the retail component of the mixed-use development.



DOWNTOWN VANCOUVER



OFFERING HIGHLIGHTS

- 1 Targeting high-end cafés and patisseries
- 2 Located in the heart of Vancouver's Dunbar Village
- 3 Corner CRU with exceptional frontage and visibility from Dunbar Street and W 29th Avenue, with outdoor public plaza space directly outside of the CRU
- 4 Public plaza outside of CRU will feature seating opportunities as well as a sculpture by renowned artist Marie Khouri
- 5 Desirable purchase conditions are available for the ideal owner-user
- 6 Rare opportunity to be a part of an exceptional mixed-use development; building completion estimated for Summer 2023
- 7 Preferred air space parcel subdivision between the residential and commercial sections
- 8 Developed by Qualex-Landmark™, a well-established developer recognized for quality construction and design



SITE OVERVIEW

Legacy on Dunbar is a high-end mixed-use development located in Dunbar, one of Vancouver’s most affluent communities. A respectful addition to the neighbourhood, the building is sure to add depth and character to the neighborhood. The development consists of a five-storey concrete building; floors two to five will contain 48 luxury homes.

Currently under construction, the building will be complete in Summer 2023 and will span an entire city block on Dunbar Street, running from W 28th Avenue to W 29th Avenue.

The ground floor includes 11,613 SF of retail space, contained within a separate air-space parcel, across four CRUs. CRU 1 has sold. CRU 2 and 3 are also available for purchase. Legacy on Dunbar is developed by Qualex-Landmark™, a well established Vancouver developer. They have a track record of delivering exceptional, high-quality buildings that contribute to the fabric of their communities for years to come.

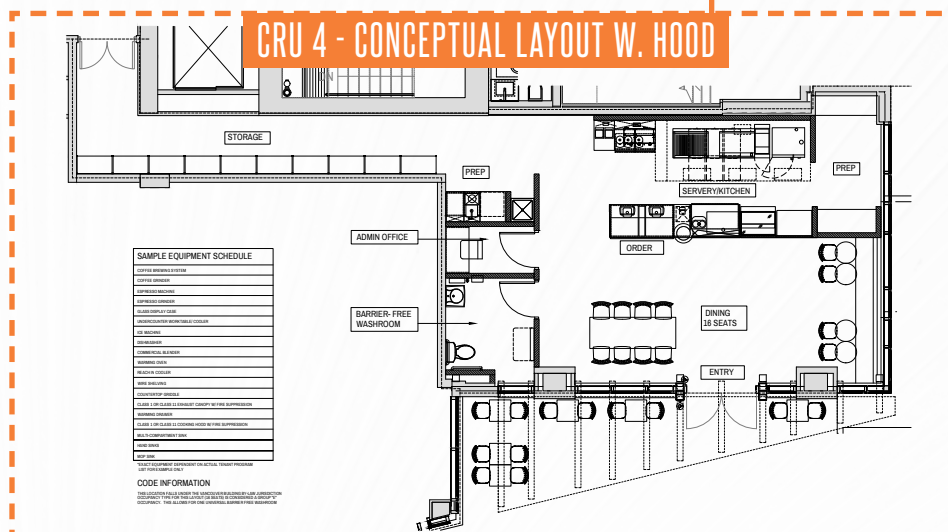
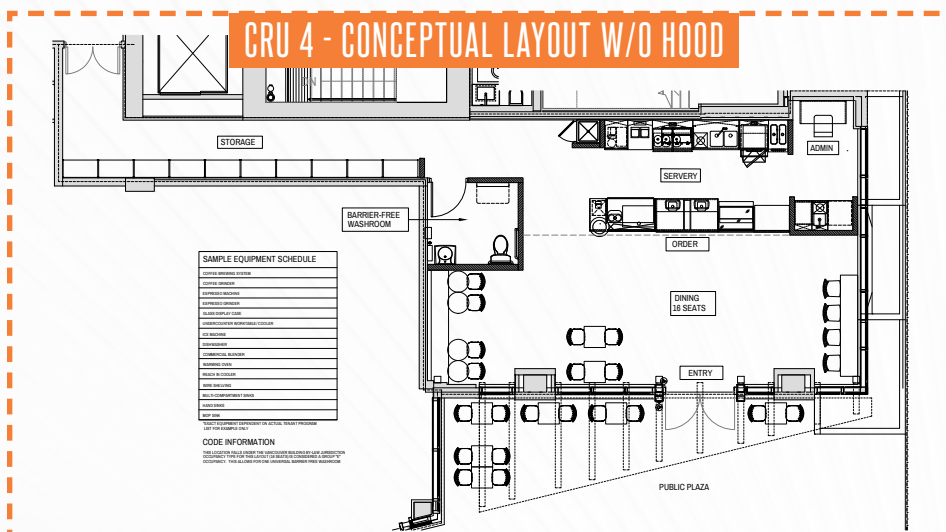
SALIENT DETAILS

Address:	4498 Dunbar Street, Vancouver B.C.
Unit SF:	1,168 SF
Electrical:	200 Amps
Ceiling Height:	13 Feet 1.5 Inches
Price:	Contact Listing Agents
Asking Rent:	Contact Listing Agents
Availability:	Summer 2023

Preferred air space parcel subdivision between the commercial and residential sections provides the CRUs with autonomy and long-term flexibility, free of oversight or control by the residential section.



SITE PLAN



DUNBAR

One of Vancouver's most beloved communities.

Situated between W 28th Avenue and W 29th Avenue on Dunbar Street, Legacy on Dunbar is located in the well-established Vancouver neighborhood of Dunbar. With a population just over 23,000, the community is composed of affluent professionals and families, and has an average household income over \$188,239, considerably higher than the Vancouver average.

This is a timeless neighborhood filled with character and beautiful tree-lined streets. Offering cafes, restaurants, and desirable shopping amenities, it is no wonder that this neighborhood is one of Vancouver's finest. Dunbar is only moments away from the key locations that make Vancouver such a desirable place to live. Downtown Vancouver is only a 12-minute drive away, and UBC is just 4 kms away via W 16th Avenue. Dunbar is in close proximity to Kitsilano Beach and Jericho Beach Park, both of which offer breathtaking views of the ocean and the North Shore mountains. The neighborhood also includes parks, shops, entertainment and a library, leaving little to be desired.

Dunbar Village Shops
Moon Sushi
BMO
Starbucks
Bells & Whistles
Vancouver Public Library
Alta Vista Animal Hospital
Dunbar Theatre
Cake Bae
Bells & Whistles
Cosy Inn Café

Stong's Market
RBC
Cafe Artigiano

Lord Kitchener
Elementary School

DUNBAR STREET

LEGACY
ON DUNBAR

London Drugs

Marcus & Millichap

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