



# SPARROW

CHINATOWN

FOR SALE | 243 KEEFER STREET

PREMIER CHINATOWN STRATA RETAIL INVESTMENT/OWNER-USER OPPORTUNITY



# SPARROW



## THE OPPORTUNITY

A rare opportunity to invest in the exclusive retail portion of the Sparrow Project, a stylish and modern mixed-use concrete building located in the heart of Vancouver's dynamic and lively Chinatown. Developed by Rendition Developments, Sparrow features an innovative design that sets it apart from the rest.

Located mid-block on Keefer Street, Sparrow is conveniently positioned along the retail thoroughfares of Keefer and Main Streets. Strategically situated in an area with high foot and vehicle traffic, surrounded by a diverse range of boutique retailers, popular cafes, and Michelin-star, Bib Gourmands and recommended restaurants including Kissa Tanto, Barbara, Fiorino, Phnom Penh, and Bar

Gobo. The Sparrow Project also benefits from its exceptional access to rapid transit, with the Stadium-Chinatown and Main Street-Science World stations located within a 10-minute walk of the Project.

The exclusive retail portion of the Sparrow Project is comprised of approximately 3,726 SF over two levels, and boasts large glass retail windows, HVAC, elevator access via the mezzanine level and three designated secure parking stalls. The main level features 18'8" ceiling heights and the mezzanine level features 8'6" ceiling heights.

This is a unique opportunity to own a piece one of Vancouver's most dynamic neighborhoods.

Note: Featured photos are architectural renderings only  
\*Ceiling heights are approximate and subject to verification

# PROPERTY DETAILS

**Civic Address** 243 Keefer Street, Vancouver, BC

**Strata Lot Size\*** 3,726 SF (Approx.)

**PID** To be confirmed

**Legal Description** To be confirmed

**Zoning** HA-1A (Chinatown Historic Area)

**Strata Fee** Please contact agent

**Parking** 3 secured parking stalls

**Property Tax** To be confirmed

**Actual/Projected NOI:** Please contact agent

**Asking Price** **\$3,898,000.00**

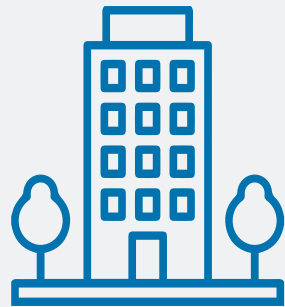
\*All sizes are approximate and subject to verification

UP TO  
**3,726 SF** OF EXCEPTIONAL RETAIL SPACE



Note: Featured photos are architectural renderings only

# PROPERTY HIGHLIGHTS



## EXCEPTIONAL OPPORTUNITY

The exclusive retail component of the Sparrow Project offers investors and owner-users alike an opportunity to own a piece one of Vancouver's most dynamic neighborhoods.



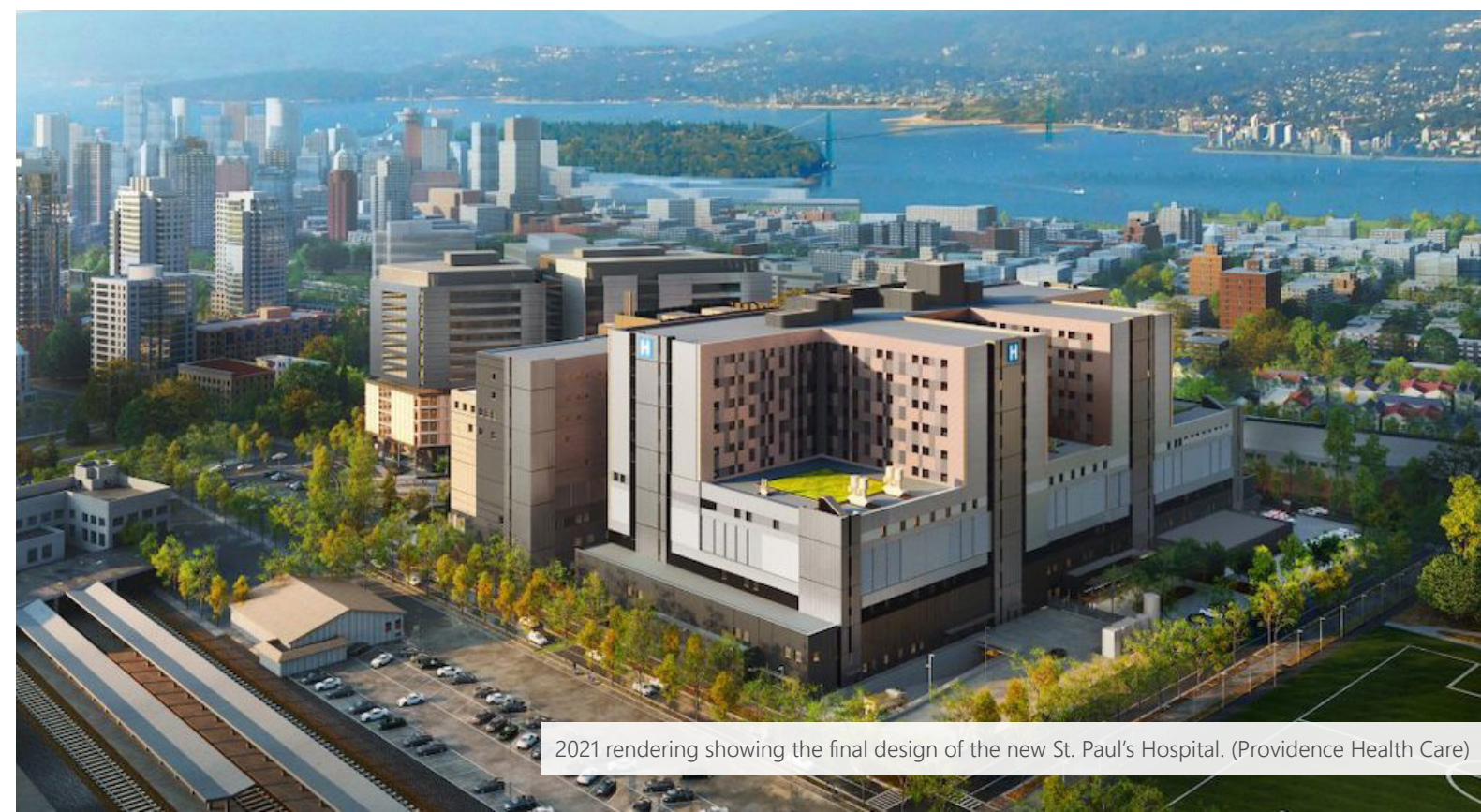
## ST. PAUL'S HOSPITAL & HEALTH CAMPUS

Strategically situated blocks from the new St. Paul's Hospital and Health Campus Project. It's expected to have a significant impact on healthcare in Vancouver and beyond, offering cutting-edge medical services and attracting top medical talent to the area. This \$2 billion state-of-the-art hospital & campus project boasts 18.4 acres of land in the false creek neighbourhood and is expected to increase jobs from 8,000 to 30,000 over the next 30 years according to The City of Vancouver. In addition, the new St. Paul's Hospital will have a significant impact on the Vancouver economy through the development of new medical office and research space, retail and restaurant space, hotel space, and rental housing for healthcare workers. The development of these additional facilities will create new business opportunities, attract investment, and drive economic growth.



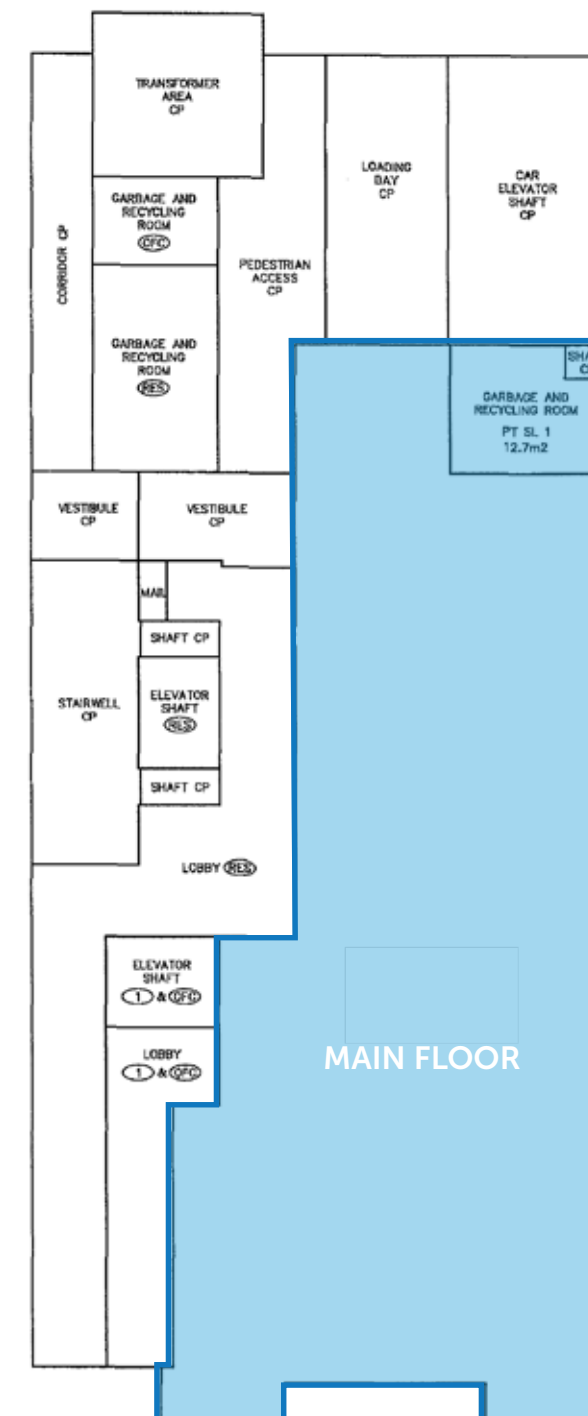
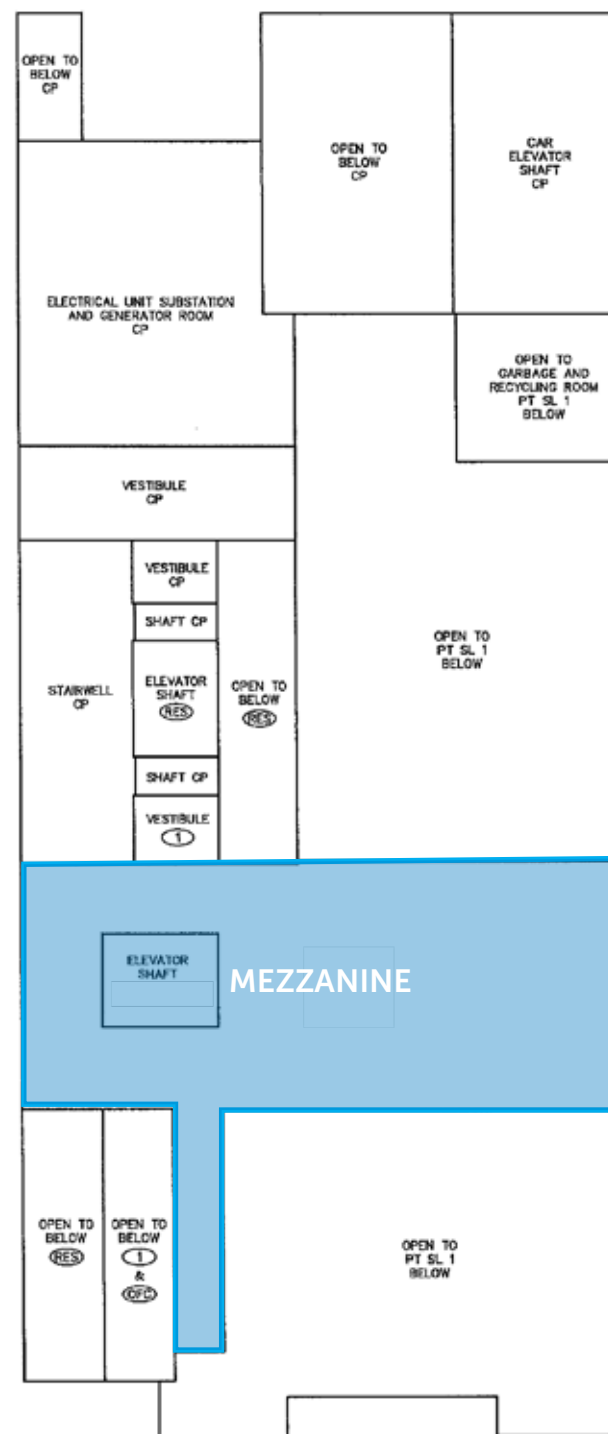
## EXCELLENT VISIBILITY

Large glass retail storefront providing excellent visibility, natural light, and signage potential



2021 rendering showing the final design of the new St. Paul's Hospital. (Providence Health Care)

# FLOOR PLAN



## STRATA LOT SIZE (Approx.)


Main Floor:	2,736 SF
Mezzanine:	990 SF
Total:	3,726 SF


\*Floor plans may not be 100% accurate and are subject to verification.



Yaletown


Downtown Vancouver

Waterfront Station 

 Harbour Air Seaplane Terminal

Stadium Chinatown Station 


Gastown

 Sea bus to North Vancouver  
15-min to Lonsdale Quay

Railtown



**Downtown Vancouver**  
10 minute transit 

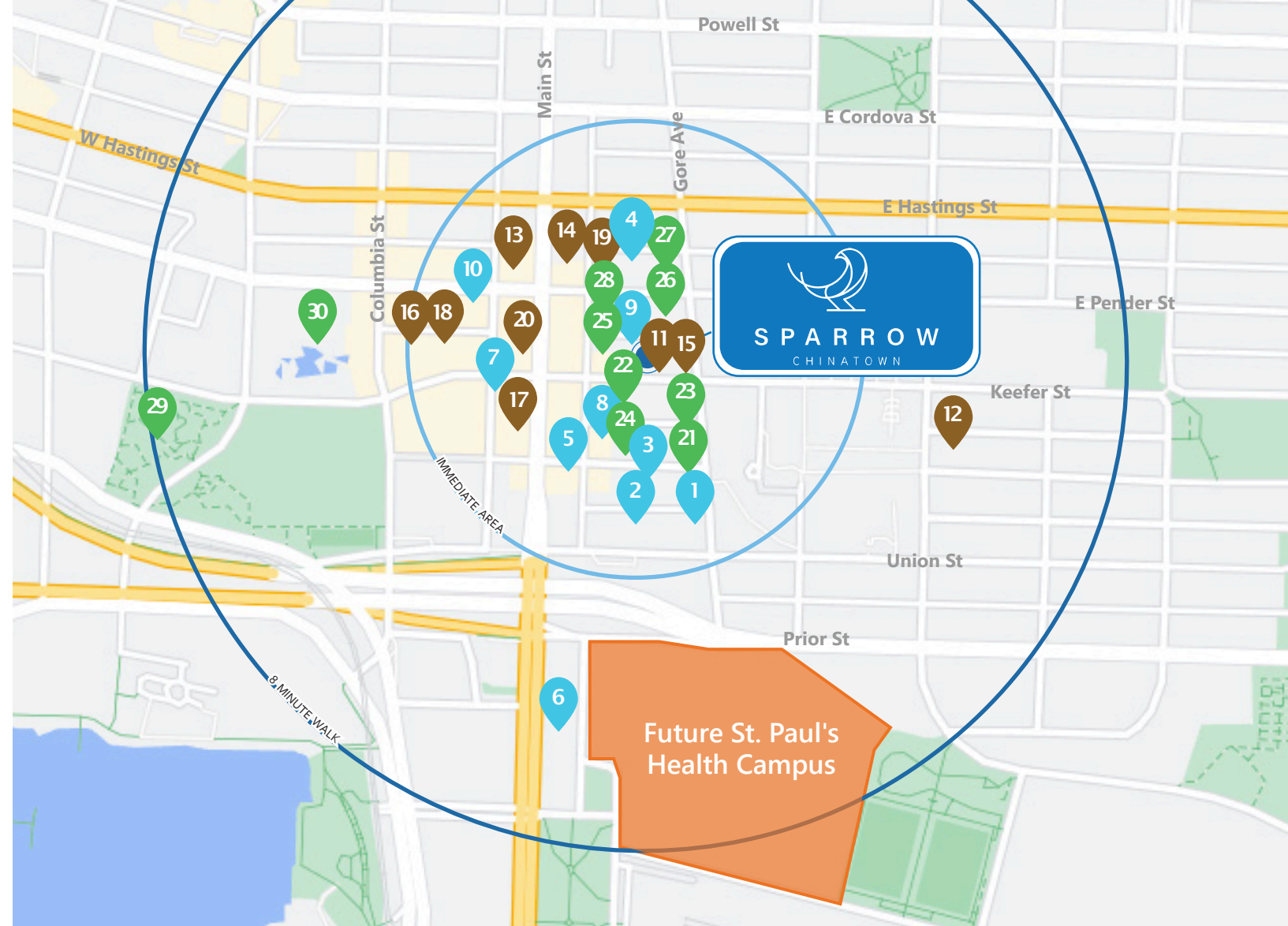
**Accessible Transit**  
14 minute walk to Stadium-Chinatown Station 

 New St. Paul's Hospital Development



## LOCATION

Chinatown, one of Vancouver's most exciting neighbourhoods - rich in history and filled with new and trendy places to live, work, and play. The Chinatown district is home to a stunning variety of boutique retailers, award-winning restaurants, and popular cafés and bakeries. Located on Keefer Street between Main and Gore, the Sparrow Project is steps away from several notable eateries including Bao Bei, Sai Woo, Kissa Tanto, Barbara, Propaganda Coffee, Phnom Penh and many others. At large, Chinatown has been growing rapidly over the years, with a surge of mixed-use developments, investment in the revitalization of heritage buildings and with the inflow of entrepreneurs and restaurateurs bringing their creativity and passion into the neighbourhood. The Sparrow Project is strategically situated in very close proximity to \$2.2 billion St. Paul's Hospital and Health Campus which will trigger a strong influx of employment and development in the immediate area for many years to come. With the proposed future St. Paul's Hospital located just blocks to the south and several boutique developments slated for the coming years, this unique opportunity is strategically located in one of Vancouver's most dynamic neighborhoods.



### DINING + COCKTAILS

1. Hunnybee Bruncheonette
2. Harvest
3. Phnom Penh
4. Kissa Tanto
5. Fiorino
6. Torafuku
7. Juke Fried Chicken
8. Fat Mao Noodles
9. Laowai
10. Sai Woo

### COFFEE + CASUAL FARE

11. Sun Fresh Bakery
12. Finch's Market
13. Pizza Coming Soon
14. Propaganda Coffee
15. Maxim's Bakery & Restaurant
16. Chinatown BBQ
17. DALINA
18. New Town Bakery & Restaurant
19. Mello
20. Virtuous Pie

### SHOPPING & SERVICES

21. Gore Street Vintage
22. Eastside Boxing Club
23. Myodetox
24. Treasure Green Tea Company
25. Naturally Urban
26. Diaz Combat Sports
27. Team Hybridtraining
28. Vegan Supply Chinatown
29. Andy Livingstone
30. Dr. Sun Yat-Sen Classical Chinese Garden

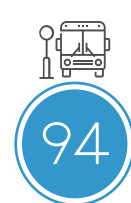


#### WALK SCORE

96

#### Very Walkable

Most errands can be accomplished on foot



#### TRANSIT SCORE

94

#### Excellent Transit

Transit is convenient for most trips



#### BIKE SCORE

96

#### Very Bikeable

Excellent bike lanes



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