

FOR SALE

1775 PINE STREET

PRIME INDUSTRIAL OWNER-USER/INVESTMENT/DEVELOPMENT OPPORTUNITY





the location

At the centre of Vancouver's Next Major Growth Node

Situated between the Burrard and Granville Street corridors, the Armoury District occupies one of the most strategically positioned enclaves in Vancouver, seamlessly linking Downtown, False Creek, Kitsilano, and the Broadway corridor. Long established as a hub for design-oriented retail, professional services, and luxury automotive showrooms, the district is now entering a new phase of transformation driven by two of the city's most significant redevelopment initiatives.

North-west of the property is the Senakw development, a landmark Indigenous-led, 10.5-acre master-planned community delivering over 6,000 rental homes and approximately 400,000 square feet of commercial space. As one of the largest rezonings in Vancouver's history, Senakw is fundamentally reshaping land values, density expectations, and commercial demand throughout the Burrard Bridge and South False Creek gateway. Immediately to the north is Concord Pacific's Quantum Park (the former Molson Brewery Lands), which will be

redeveloped into a high-density, mixed-use waterfront district comprising residential, office, retail, and public amenities.

Together, these two projects will introduce tens of thousands of new residents, workers, and visitors into the surrounding area, permanently elevating the economic gravity and land value profile of the Armoury District.

Located at the foot of these two transformational developments, 1775 Pine Street is positioned within a rapidly emerging high-density urban spine connecting Downtown, Burrard Bridge, False Creek, and the Broadway Plan. As density and population intensify, properties in this corridor are increasingly being underwritten for both strong interim cash flow and long-term redevelopment potential, making this one of Vancouver's most compelling growth precincts.

salient facts

Civic Address

1775 Pine Street, Vancouver, BC

Lot Size¹

6,000 SF (Approx.)

Broadway Plan Designation

Granville/Burrard Slopes — Area G

Potential Height

10-storeys

Potential FSR

4.50 | 27,000 SF Gross Buildable Area

Building Size¹

4,000 SF (Approx.)

Zoning

IC-2 (Industrial)

PID

013-708-350

Legal Description

LT 21 BLK 218 PL VAP590 DL 526 NWD

Tenure

Immediate vacant possession for owner-user or immediate redevelopment

Property Tax

\$67,751.90 (2025)

Asking Price

\$6,000,000.00



¹All sizes are approximate and subject to verification.

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the features



Freestanding industrial building on a 6,000 SF site in one of Vancouver's fastest-evolving redevelopment corridors



Highly functional single-storey layout offering excellent flexibility for owner-users, creative industrial, showroom, studio, or light manufacturing uses



11.6 ft clear ceiling heights supporting efficient operations and a wide range of industrial and commercial occupancies



Grade-level loading door enabling seamless logistics, deliveries, and service access



Six on-site parking stalls, a rare and valuable amenity in this urban infill location



Simple and efficient floorplate allowing for cost-effective re-tenanting, internal reconfiguration, or adaptive reuse



Strategically positioned for future redevelopment within a rapidly intensifying land-use framework influenced by Senakw and Concord Pacific's Quantum Park



Tightly held Armoury District location offering both long-term appreciation potential and near-term operational utility



Exceptional connectivity to Downtown, Burrard Bridge, False Creek, Granville Island, and the Broadway corridor

TRANSFORMATIONAL SCALE

1775 Pine Street is positioned at the epicentre of two of Vancouver's most significant master-planned redevelopments — Senakw and Concord Pacific's Quantum Park (Molson Brewery Lands) — together forming a new high-density, mixed-use urban node at the south end of the Burrard Street Bridge. This convergence is transforming a historically low-rise industrial area into one of the city's most compelling emerging development corridors, fundamentally reshaping land values, density norms, and redevelopment expectations. The scale and proximity of these projects are recalibrating developer underwriting along the Burrard Bridge corridor, establishing higher land value benchmarks, redefining corridor intensity, and setting reference points for future rezonings and policy evolution. As low-density parcels become increasingly scarce, 1775 Pine Street benefits from elevated long-term optionality within a corridor defined by growth, scale, and sustained investment relevance.



Catalyze Land Values and Density Norms

These master planned development's scale are reshaping developer underwriting along the Burrard Bridge corridor, increasing both base land values and density expectations for surrounding sites.



Redefine Corridor Intensity

These project's proximity materially shifts the implied price floor for adjacent land, permitting higher residual land values under contemporary and future policy frameworks.

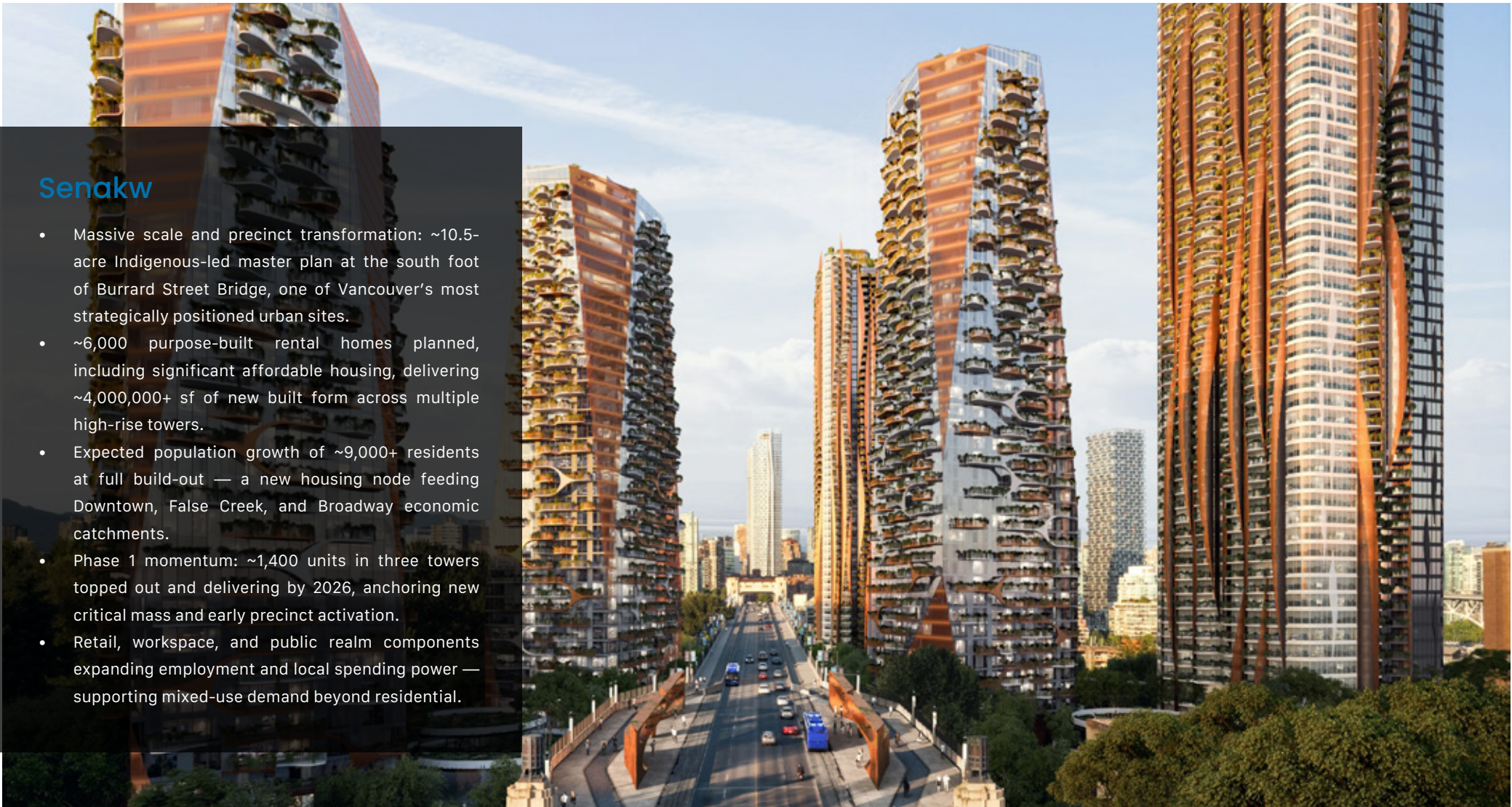


Benchmark Potentiality for Future Rezonings

Serves as a reference case for potential policy evolution and density uplifts in neighbouring districts, tightening the supply of low-density parcels and elevating redevelopment optionality.

Senakw

- Massive scale and precinct transformation: ~10.5-acre Indigenous-led master plan at the south foot of Burrard Street Bridge, one of Vancouver's most strategically positioned urban sites.
- ~6,000 purpose-built rental homes planned, including significant affordable housing, delivering ~4,000,000+ sf of new built form across multiple high-rise towers.
- Expected population growth of ~9,000+ residents at full build-out — a new housing node feeding Downtown, False Creek, and Broadway economic catchments.
- Phase 1 momentum: ~1,400 units in three towers topped out and delivering by 2026, anchoring new critical mass and early precinct activation.
- Retail, workspace, and public realm components expanding employment and local spending power — supporting mixed-use demand beyond residential.



*Artistic rendering of the Senakw development



Quantum Park by Concord Pacific

Former Molson Brewery Lands - Currently in planning phase

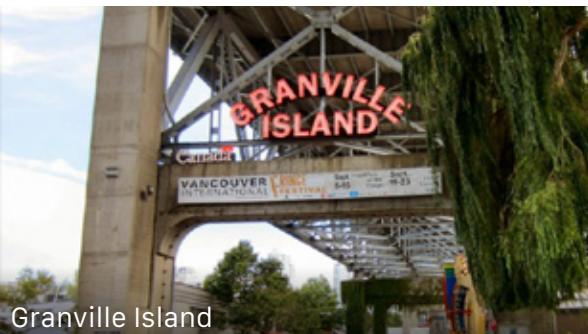
- Major mixed-use master-planned redevelopment by Concord Pacific on approximately 7.6 acres at the south end of the Burrard Street Bridge.
- Envisioned ~1.8 million SF of development comprising residential, office, retail, and public amenities.
- Planned for approximately 3,000 residential homes across multiple high-rise buildings.
- Potential to Include roughly 300,000 SF of office and commercial space, supporting employment and daily population growth in the area.
- Designed to create a new high-density waterfront district with activated public realm, plazas, and retail streets.
- One of the largest remaining under-developed urban sites in Vancouver, setting new benchmarks for land values and density expectations throughout the Armoury District and South False Creek corridor.



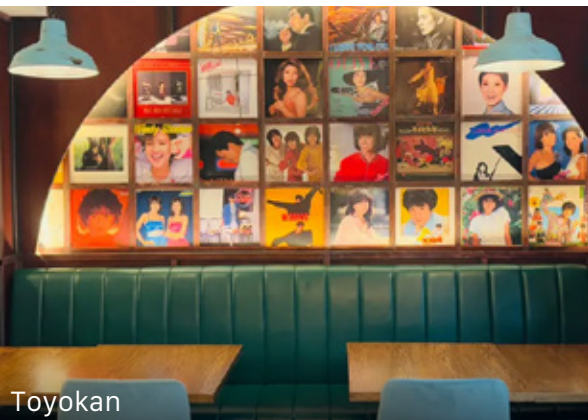
the neighbourhood

Situated between the Granville and Burrard Street corridors, the Armoury District is a tightly held commercial enclave known for its concentration of design-oriented retail, professional services, and luxury automotive showrooms.

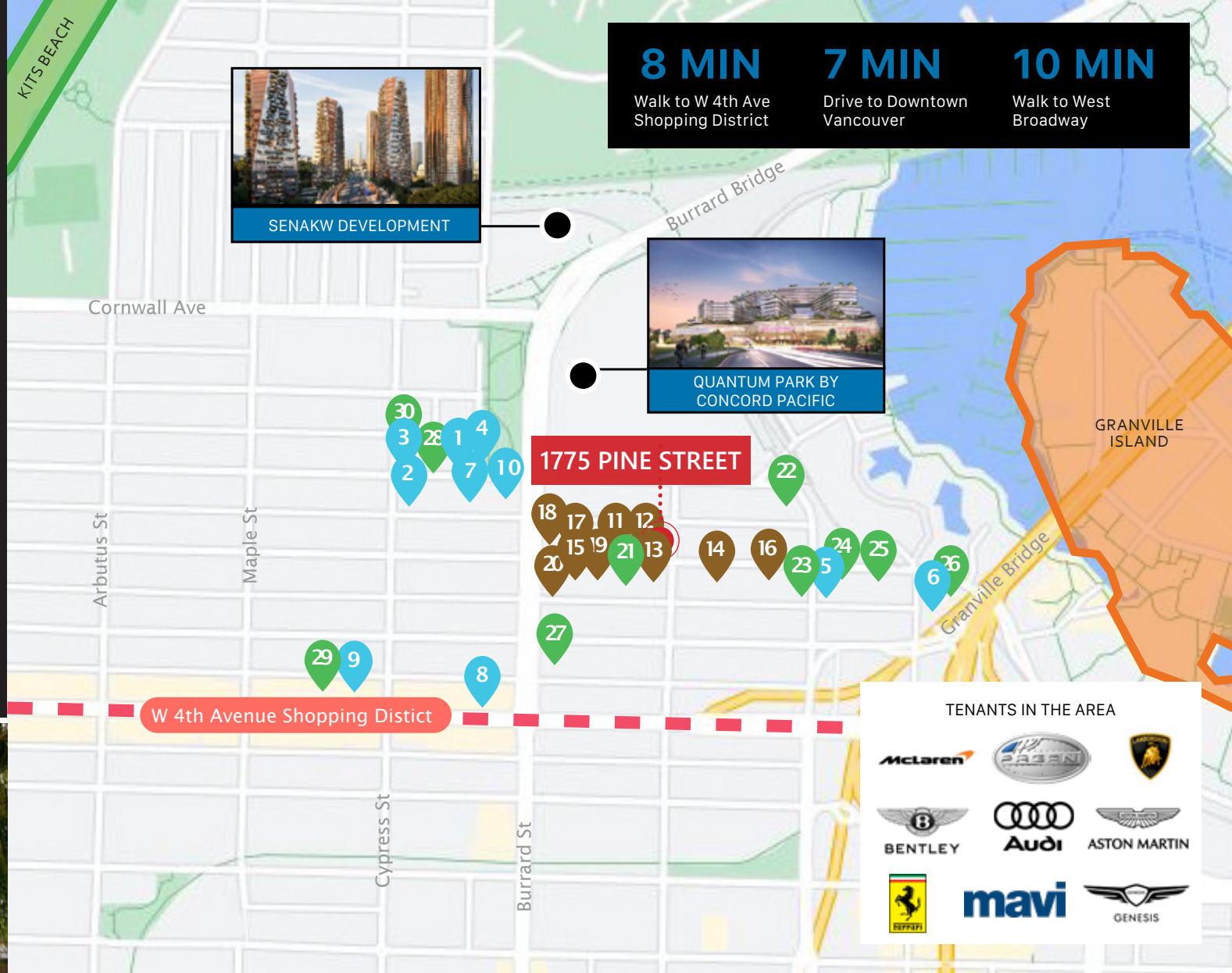
The neighbourhood is supported by a curated mix of architecture firms, design studios, specialty retailers, and cafés, serving an affluent and professional customer base. With excellent vehicular access, close proximity to Granville Island, and minutes from Downtown Vancouver, the location offers enduring commercial appeal within one of the city's most refined districts.



Granville Island



Toyokan



RESTAURANTS

1. New Fuji
2. Toyokan
3. Oddfish Restaurant
4. AnnaLena
5. Apollonia Greek Restaurant
6. COFU Pressed Sushi
7. Radish
8. Ramen Danbo
9. Tacofino
10. Bento Cafe

BUSINESSES + SERVICES

11. McLaren Vancouver
12. Paganini Vancouver
13. Lamborghini Vancouver
14. Mavi Jeans Showroom & Office
15. Karameller Candy Shop
16. Nouvelle Bridal Shop
17. Weissach
18. Bentley Vancouver
19. les amis du FROMAGE
20. Audi

CAFÉS + CASUAL FARE

21. Patisserie Lebeau
22. The Bliss Banh Mi
23. Prado Cafe
24. Oidé Coffee
25. ELLIPSIS
26. Tru Cafe
27. TV Dinner Market & Café
28. Superbolt Lab
29. cowdog
30. Pane from Heaven



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