

SUMMARY OF RECENT SALES • WEST SIDE

UP TO AUGUST 2018

ADDRESS	SALE PRICE	ZONING	FSR	LOT SIZE (SF)	SALE DATE	**PRICE PER BUILDABLE SF	DESCRIPTION
WEST 10TH AVENUE							
4401 W 10th Ave	\$9,300,000	C-2	2.5	6,210	05/02/18	\$599	Development Site
2120 W 10th Ave	\$23,000,000	C-8	2.2	17,250	5/2/18	\$606	Development Site
535 W 10th Ave	\$7,750,000	C-3A	3.0	6,250	2/28/18	\$413	Income Property
3651 W 10th Ave	\$23,180,000	C-2	2.5	16,901	11/30/17	\$576	Development Site
3669 W 11th Ave	\$4,600,000	C-2	2.5	4,026	11/1/17	\$457	Development Site
WEST 4TH AVENUE							
2285 W 4th Ave	\$80,500,000	C-2B	2.5	67,611	5/1/18	N/A	Strata Sale
1635 W 4th Ave	\$6,000,000	C-2B	2.5	8,020	4/30/18	\$299	Income Property
2166 W 4th Ave	\$4,075,000	C-2B	2.5	2,625	4/4/18	\$621	Income Property
>> 3506 W 4th Ave	\$8,928,800	C-2	2.5	7,458	11/15/17	\$479	Income Property
ARBUTUS/WEST BLVD							
6310 East Blvd	\$13,300,000	C-2	2.5	7,935	2/15/18	\$670	Development Site
5957 West Blvd	\$9,750,000	C-2	2.5	6,500	1/19/18	\$556	Development Site
2855 Arbutus St	\$12,100,000	C-2	2.5	10,375	12/21/17	\$467	Income Property
6060 East Blvd	\$13,000,000	C-2	2.5	9,360	11/15/17	\$556	Development Site
5565 West Blvd	\$17,100,000	C-2	2.5	11,000	11/1/17	\$618	Development Site
WEST BROADWAY							
2096 W Broadway	\$16,895,000	C-3A	3.0	9,375	05/24/18	\$601	Development Site
1451 W Broadway	\$14,000,000	C-3A	3.0	5,845	5/31/18	\$798	Development Site
210 W Broadway	\$23,500,000	C-3A	3.0	11,901	4/6/18	\$658	Income Property
1212 W Broadway	\$34,700,000	C-3A	3.0	18,719	2/28/18	\$618	Income Property
2807 W Broadway	\$10,000,000	C-2C	3.0	5,862	12/21/17	\$569	Development Site
>> 3429 W Broadway	\$11,450,000	C-2C1	3.0	6,930	12/8/17	\$551	Development Site
>> 3415 W Broadway	\$11,450,000	C-2C1	3.0	6,930	12/5/17	\$551	Development Site
53 W Broadway	\$6,088,000	C-3A	3.0	3,869	11/23/17	\$525	Development Site
CAMBIE STREET							
3493 Cambie St	\$10,000,000	C-2	2.5	8,867	11/1/17	\$451	Development Site
DUNBAR STREET							
3496 Dunbar St	\$5,150,000	C-2	2.5	3,300	2/13/18	\$624	Development Site
3480 Dunbar St	\$5,150,000	C-2	2.5	3,300	2/13/18	\$624	Development Site
5520 Dunbar St	\$7,888,880	C-2	2.5	6,191	1/5/18	\$510	Development Site
5580 Dunbar St	\$7,611,120	C-2	2.5	5,980	1/5/18	\$510	Development Site
4451 Dunbar St	\$15,848,360	C-2	2.5	12,900	12/11/17	\$491	Development Site
GRANVILLE STREET							
2625 Granville St	\$7,280,000	C-3A	3.0	3,240	5/31/18	\$749	Income Property
8655 Granville St	\$20,000,000	C-2	2.5	15,083	2/28/18	\$530	Development Site
1520 W 6th Ave	\$24,931,750	C-3A	3.0	14,150	1/25/18	\$587	Development Site
1476 W 8th Ave	\$11,320,000	C-3A	3.0	5,750	11/23/17	\$656	Income Property
BURRARD STREET							
1855 Burrard St	\$25,000,000	C-3A	3.0	12,272	7/3/18	\$679	Development Site

>> SOLD by TRG Commercial

**Price per buildable SF is the sale price/land area X FSR