

FOR SALE



2888 GRANVILLE STREET, VANCOUVER, BC, CANADA

686 SEYMOUR BLVD • NORTH VANCOUVER • BC • V7J 2J6 • 604-986-8899 • INFO@TRIUMPHPROPERTIES.CA



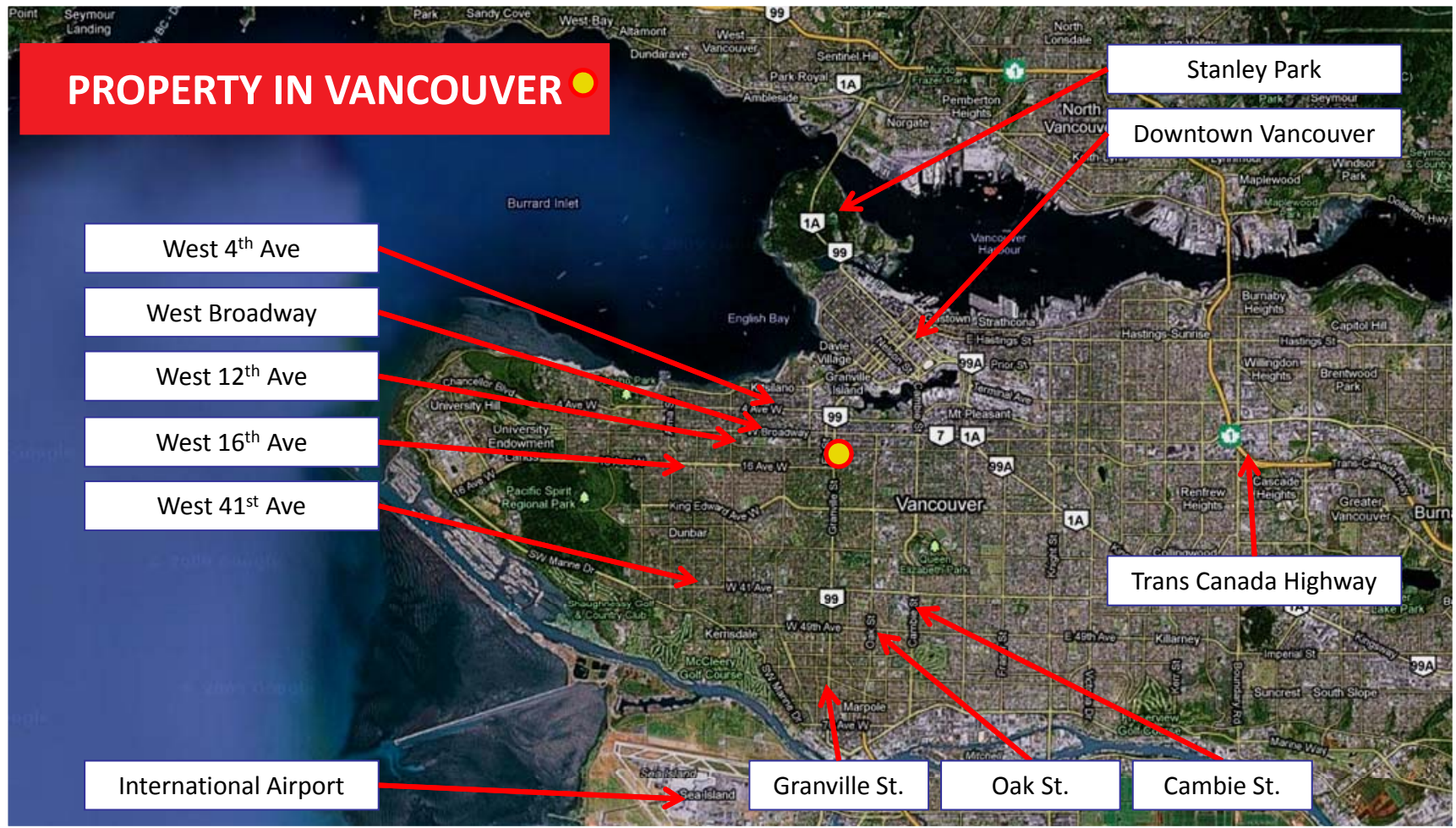
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PROPERTY ON GRANVILLE



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PROPERTY ON SOUTH GRANVILLE

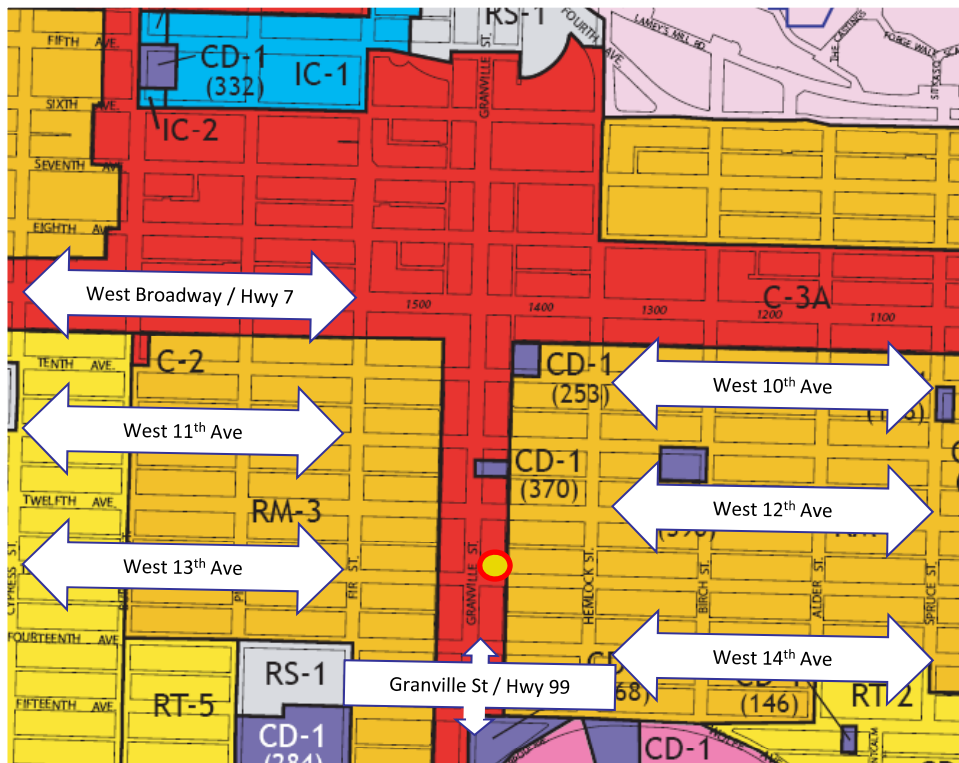


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Zoning Map



2888 Granville Street 

 RM-3
Multiple Dwelling Districts

 C-3A
Commercial District

 RT-5,
Two-Family Dwelling Districts

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EXECUTIVE SUMMARY

- The property is located in the heart of the South Granville Shopping District which has catered to the affluent customers since 1907 with a wide variety of renowned restaurants, high-end retailers, and exclusive art galleries.
- This is a rare opportunity to own a prize triple corner property in the much sought after South Granville Shopping District - 2888 Granville Street, Vancouver, BC, Canada.
- The property is 9,720 square feet with 81 feet of prime Granville Street frontage and 120 feet of frontage on West 13th Avenue. The building will consist of approximately 8,200 square feet on the ground level, 9,355 square feet on the second level, for a total of 17,555 square feet, and boasts 20 revenue generating underground parking stalls.
- The building is designed by one of Vancouver's most elite architectural firms, DIALOG and constructed by Graham Construction, one of North America's oldest and most financially secure builders.
- The building is 100% leased to Shoppers Drug Mart for 20 years, one of Canada's strongest companies.
- Grover, Elliot and Company appraised this development on October 4th, 2010 at a 4.5% cap rate; however, the comparables used generate approximately \$1,000,000 less in annual revenue and most of the comparables' tenants have marginal covenants, and the properties have less frontage and are smaller in size. The most similar comparable is the Toronto Dominion Bank building in Kerrisdale, which sold in September 2010 at a 3.6% Cap Rate; however, 2888 Granville Street is a more desirable property.

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THE CANADIAN ADVANTAGE

- **AAA Credit Rating** - Since 2002, Moody's Investors Services has rated Canada AAA.
- **Soundest Banking System** - For the second year in a row, the World Economic Forum's Global Competitiveness Report has found that Canada has the soundest banking system in the world.
- **Lowest Net Debt-to-GDP Ratio** - Canada debt to GDP is the lowest of the G7 countries.
- **Energy Superpower** - Canada is the only stable and growing producer of this scarce commodity.
- **Safe Investment** - Dun & Bradstreet ranks Canada one of the world's safest Countries to invest in.
- **Strategic Location** - located next to Asia assures a strong demand for Canada's natural resources.
- **Vancouver's Ports, Railroads, and Roads** - The Government's billions of dollars of investment in infrastructure has created a world class transportation hub.
- **Fair Judicial System** - Canada leads the G7 with the fairest judicial system.
- **Vancouver Most Livable City in the World** - According to the annual index compiled by The Economist .

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THE GRANVILLE STREET SHOPPING DISTRICT

- Extending from the south end of the Granville Street Bridge to West 16th Ave, the prestigious South Granville Shopping and Entertainment District has been a destination for affluent customers since 1907.
- One block from the Property is the historic Stanley Theatre which is the heart and soul of the South Granville District.
- South Granville boasts a wide variety of renowned restaurants and high-end multinational and local retailers.
- The South Granville is diverse with haute couture, fashionable boutiques and luxury home furnishings retailers.
- Immediately south of South Granville is Shaughnessy one of the wealthiest communities in Canada.
- Over 20 art galleries and antique dealers bring the rare and beautiful works of the world's greatest artists to the discerning eye of the South Granville shopper.
- The District is a major tourist destination plus draws from the abundant local population.



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THE PROPERTY

- The development is located on the prime N.E. corner of Granville Street and West 13th Avenue, Vancouver, BC. Canada.
- The South Granville trade area is one of the most sought after retail locations in North America with Granville Street, also known as Highway 99, being a major arterial route through the City of Vancouver.
- The property is a rare triple corner lot with excellent visual exposure to a substantial volume of vehicles and pedestrian traffic. It is surrounded by a dense population and an abundance of high-end retailers and restaurants.
- The land is 9,720 square feet with 81 feet of prime Granville frontage and 120 feet of frontage on West 13th Avenue.
- The building will be 8,200 square feet on ground level and 9,355 square feet on the second level for a total of 17,555 square feet with 20 revenue producing underground parking stalls.

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SHOPPERS DRUG MART

- Shoppers Drug Marts' 2009 sales were over \$10 Billion Canadian Dollars.
- Shoppers Drug Mart is Canada's leading retail drugstore chain with over 1,200 retail pharmacies.
- Shoppers owns and operates 63 Shoppers Home Health Care® stores, making it Canada's largest retailer of home health care products and services.
- This South Granville Street location will become a flagship store in the Shoppers Drug Mart chain.
- Listed on the Toronto Stock Exchange (TSX: SC).

Current market capitalization - \$8.5Billion Dollars

EBITA - \$1.1billion dollars

Working capital - \$1.1billion dollars

Working capital ratio - 1.75

Debt / equity - 0.24

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CONTRACTOR AND DESIGN TEAM

Graham Construction

- The building will be constructed by one of Canada's largest and most trusted construction companies, Graham Construction (www.graham.ca).
- Graham Construction is the 4th largest construction company in Canada with over 1,100 salaried staff and 2009 revenue of \$1.9 billion.
- Graham Construction is an 85 year old, employee-owned company and is one of North America's most financially secure builders.

DIALOG

- The building will be designed by one of Vancouver's most elite architectural firms, DIALOG. (www.designdialog.ca)
- Founded by the merged firms of Cohos, Evamy + Hotson, Bakker, Boniface, Haden + Mole, White Associates + Office for Urbanism
- DIALOG has a track record of award-winning collaborative design excellence.

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PROPERTY & BUILDING SIZE

Property Size

Property Size 9,720 Square Feet or 903 Square Meters

Frontage

Granville Street 81 Feet or 24.7 Meters

13th Ave 120 Feet or 36.6 Meters

Building Size

1st Floor 8,200 Square Feet or 762 Square Meters

2nd Floor 9,355 Square Feet or 869 Square Meters

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- All dollars are Canadian currency.
- Signage approvals are pending at the City of Vancouver.

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Friday, November 05, 2010

