

ONE
PACIFIC

Commercial Opportunities

Pacific Blvd & Smithe Street

CONCORD
PACIFIC



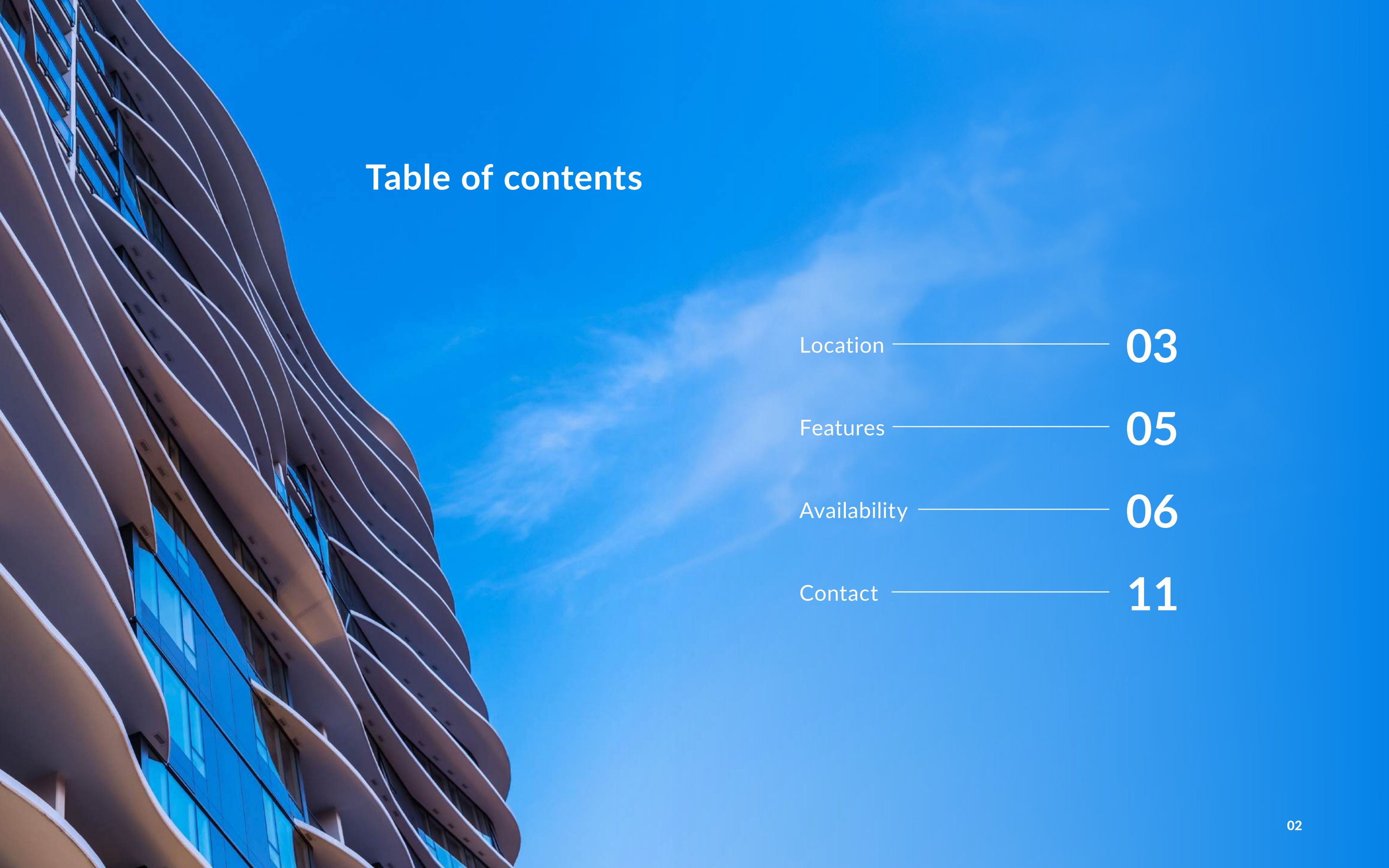


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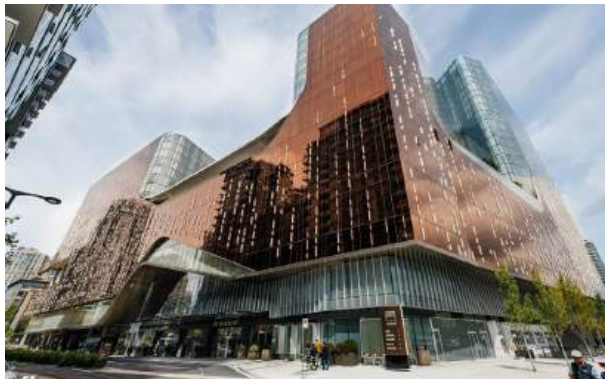
Features ————— **05**

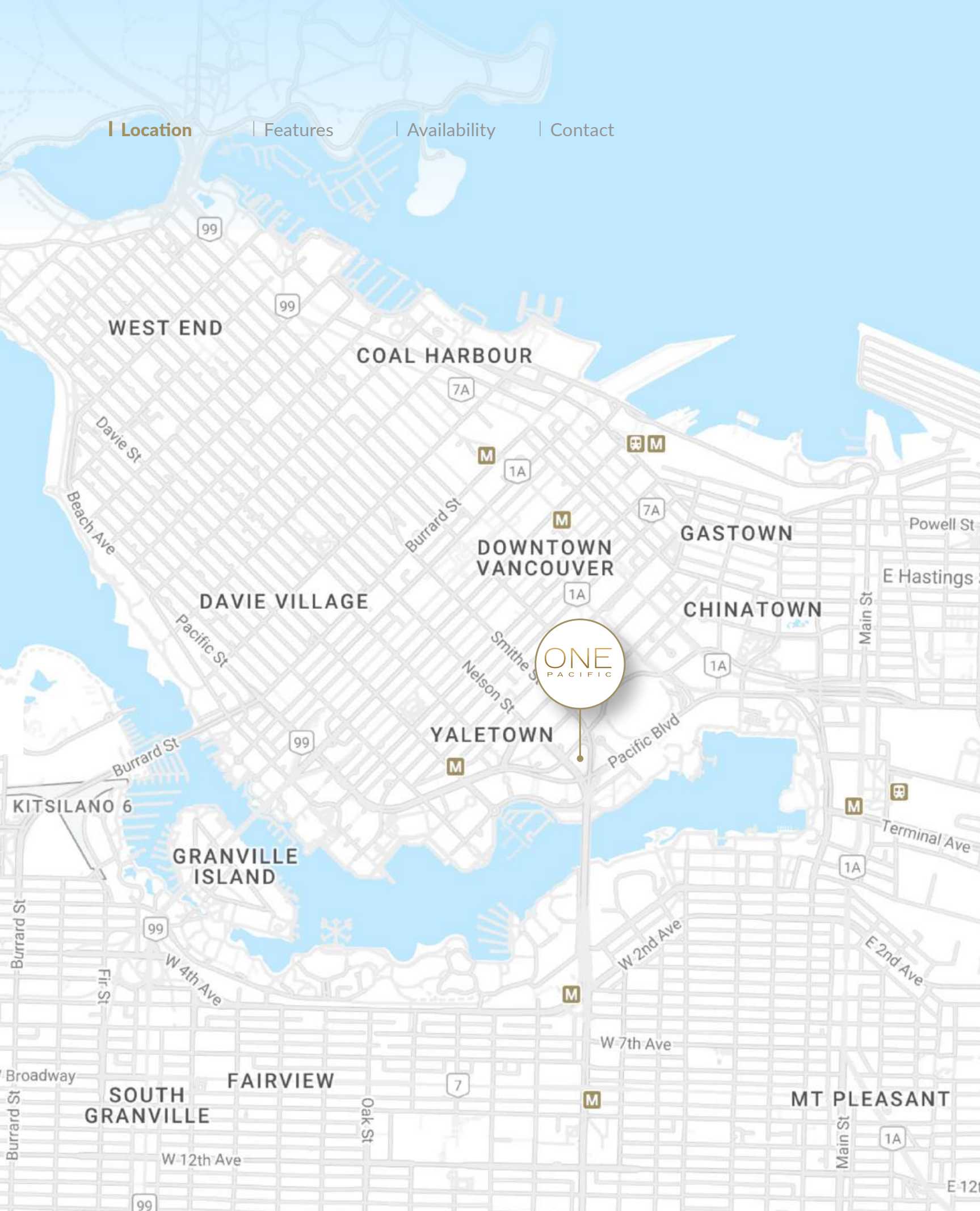
Availability ————— **06**

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One block to **everything**

One Pacific's proximity to the vibrant Parq Casino attracts a steady stream of visitors, providing a robust customer base for businesses. Located just minutes away from BC Place and Rogers Arena, retailers can tap into the large crowds drawn to major sports and entertainment events. The nearby SkyTrain station boosts foot traffic and ensures easy accessibility for both locals and tourists. Surrounded by an array of diverse restaurants and close to the scenic seawall, One Pacific offers an ideal setting for commercial ventures aiming to thrive in a dynamic urban environment.





| **Location**

| Features

| Availability

| Contact

SCORES



97
Walk



100
Transit



91
Bike

Minutes from **the seawall**

Home to numerous residences with **high-end clientele**

Great exposure opportunities

Modern retail spaces

Close proximity to entertainment venues such as **Parq, Rogers Arena, and BC Place**, and transit options

Adjacent to the Arc, with **560 residential units**, and Parq Casino,

Unit features



Ample parking and loading



Floor-to-ceiling windows providing natural light



High ceilings

Building features

- ☆ **21-storey residential condo** tower above featuring **432 luxury condos**.
- ☆ Constructed in 2016.
- ☆ Award winning building - *UDI Urban High-Rise Residential Award for Excellence* (2016).
- ☆ **Co-tenants:** Anytime Fitness, The Belgian Chocolate Café, Express News Convenience, Maximizer, and Tevah Spa (opening soon).
- ☆ Other notable retailers in the area include **Club Kitchen, Rumble Boxing, and Prenuvo**.

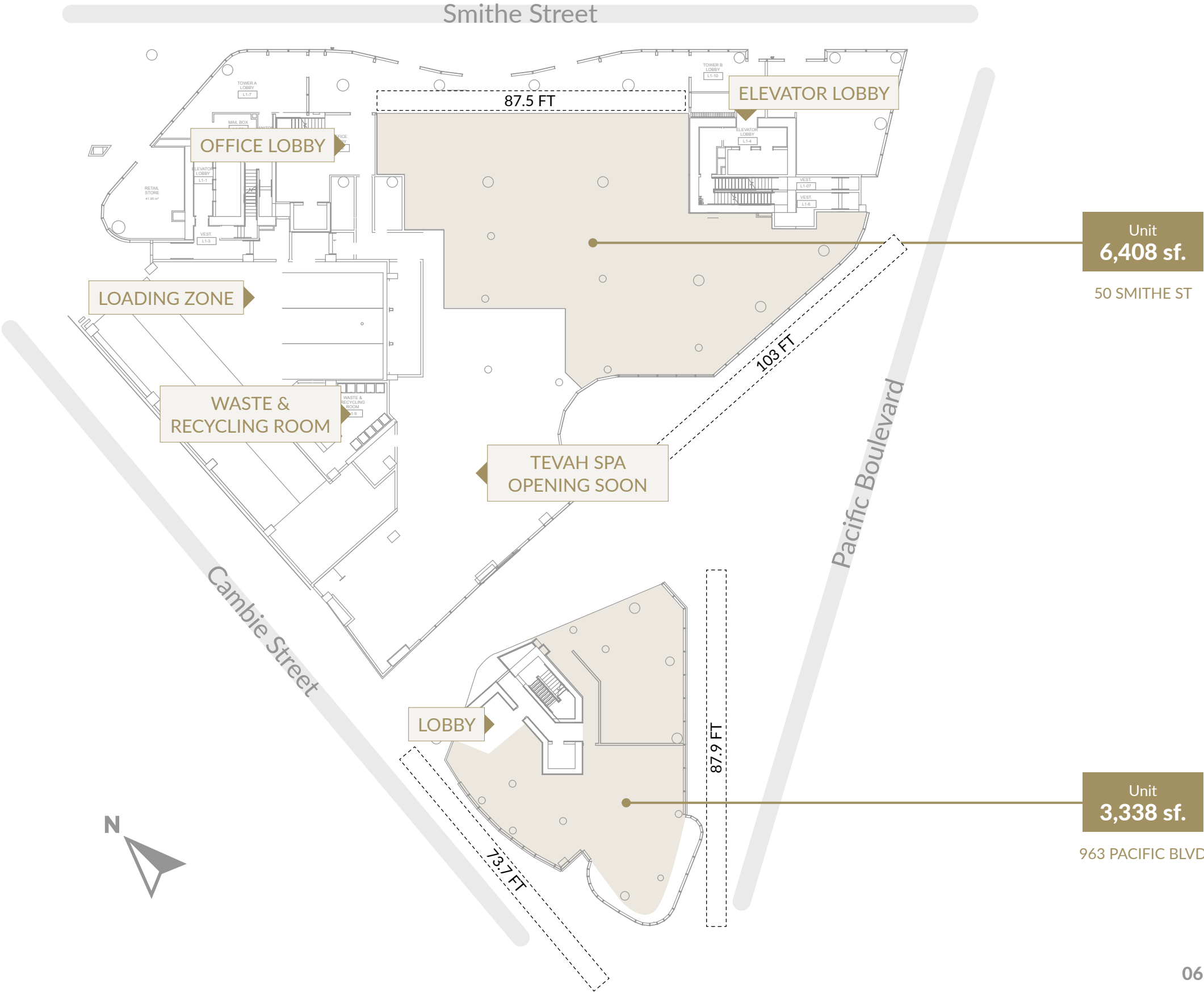


Level 1

floor plan

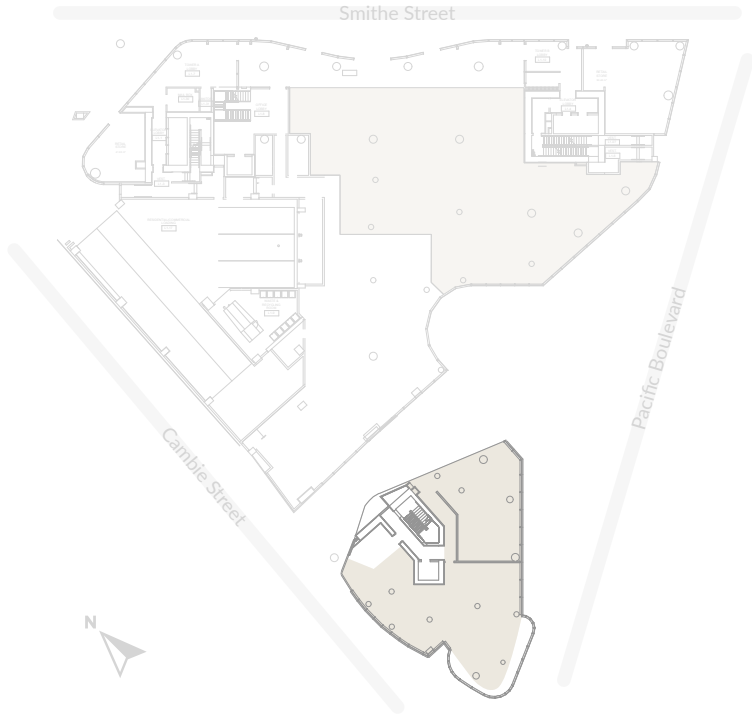
RETAIL LEVEL

RENT	Contact Agent
ADDITIONAL RENT	Operating Costs \$14.76 psf. Property Tax \$6.90 psf. <i>*Estimated 2024</i>
ZONING	CD-1 (Comprehensive Development district)
AVAILABILITY	Retail Spaces (Level 1) Unit 3,338 sf. Unit 6,408 sf.



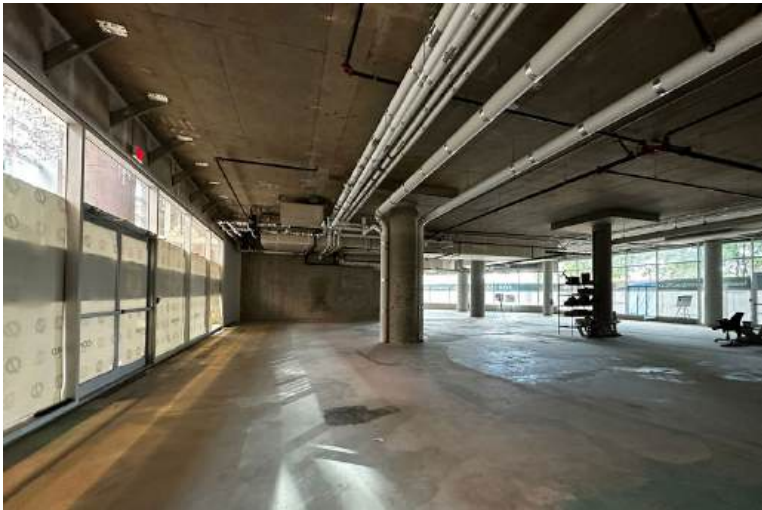
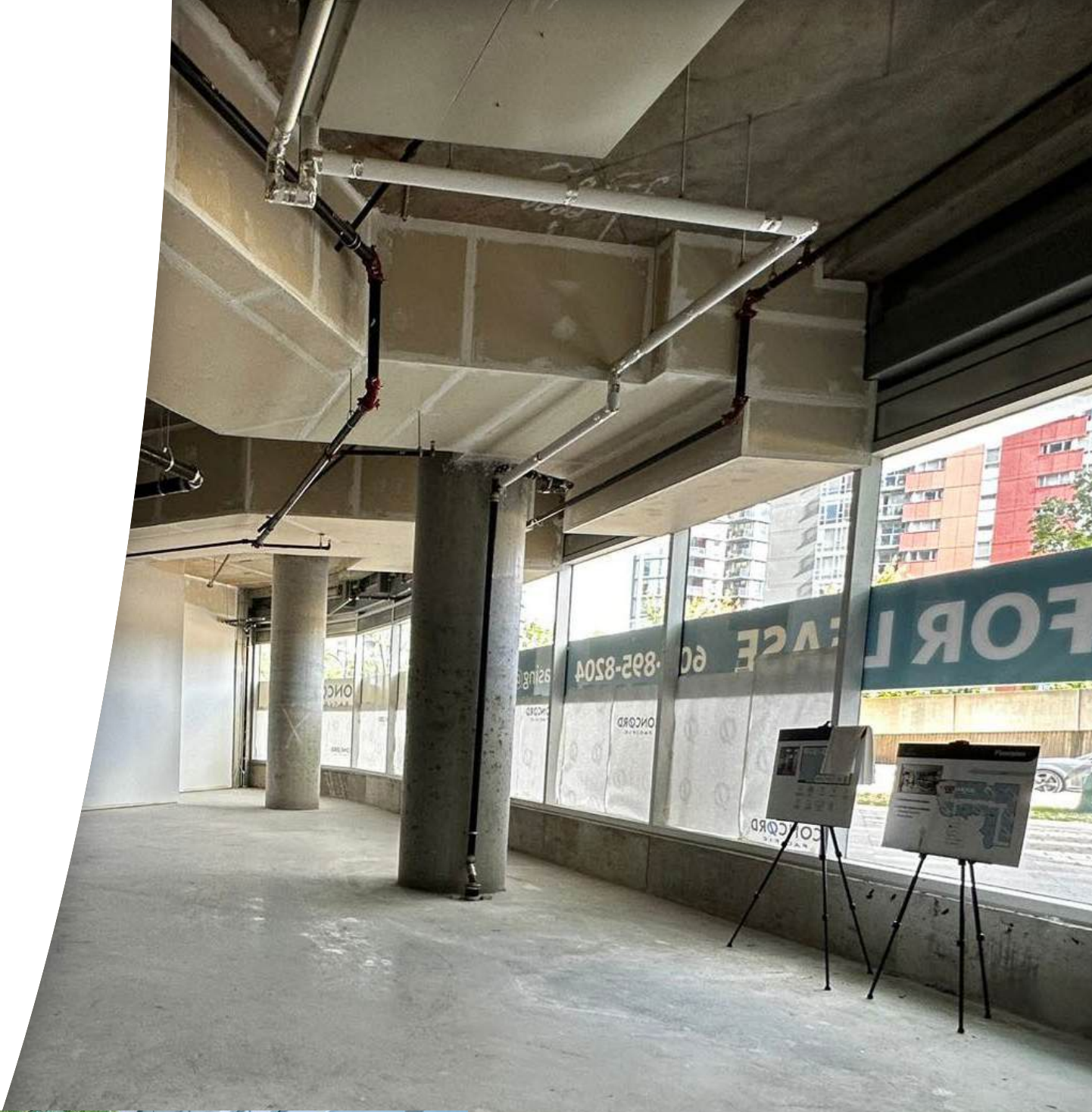
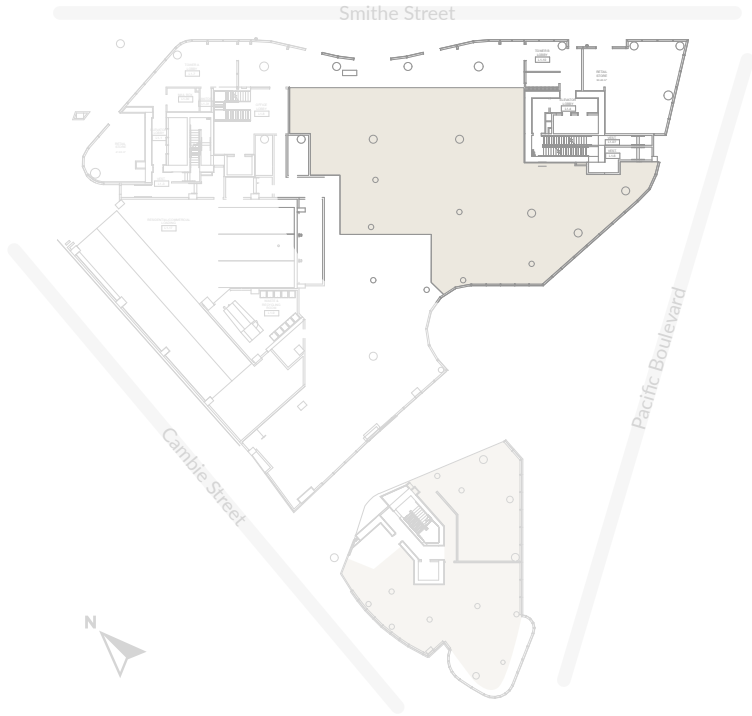
3,338 sf.
963 Pacific Bvd.

RETAIL UNIT



6,408 sf.
50 Smithe St.

RETAIL UNIT



Level 2

floor plan

OFFICE SPACE

RENT

Contact Agent

ADDITIONAL RENT

Operating Costs **\$14.76 psf.**
Property Tax **\$6.90 psf.**
**Estimated 2024*

ZONING

CD-1 (Comprehensive Development district)

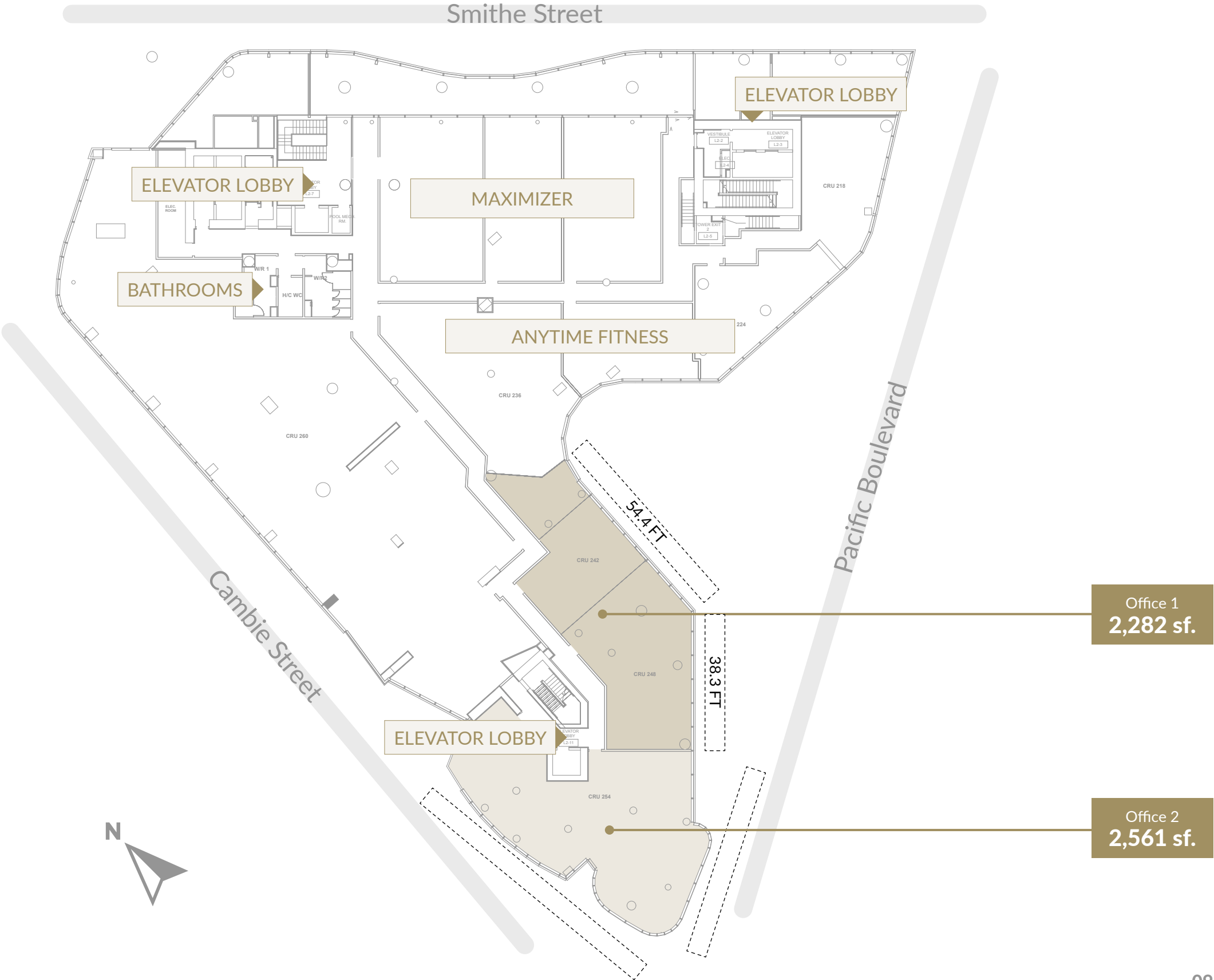
AVAILABILITY

Office Spaces (Level 2)

Office 1
2,282 sf.

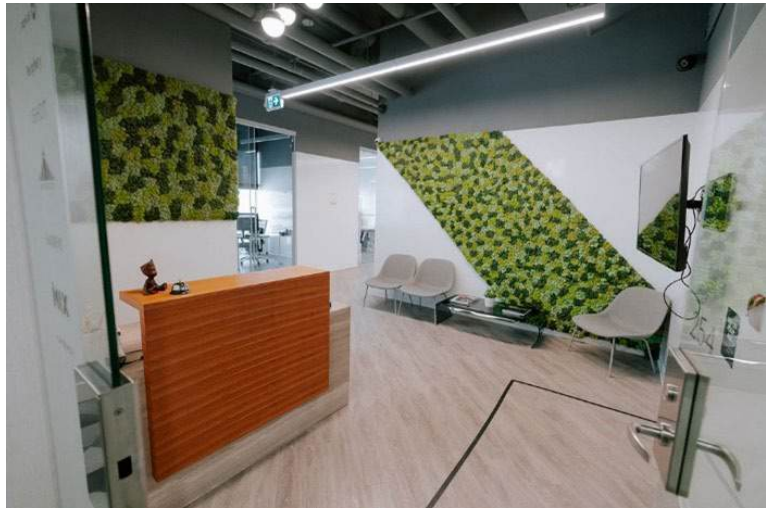
Office 2
2,561 sf.

Combined
4,843 sf.



4,843 sf.
60 Smithe St.

OFFICE SPACE



Contact us for
more information



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