



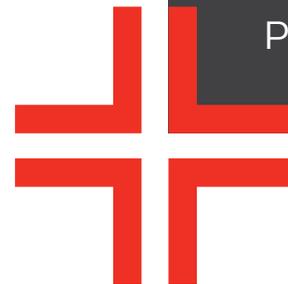
CENTRAL UBC

Unit 110 - 6015 University Boulevard
Vancouver, BC

PRE-LEASING BROCHURE

DAN CLARK
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PROJECT SUMMARY

Central is located on University Boulevard which is the primary entrance way into UBC. The site comprises of roughly 10,000 SF of prime retail space on campus. Important landmarks in the immediate area will include the UBC Aquatic Centre, MaclInnes Sports Field, Robert H. Lee Alumni Centre, UBC Life Building, and AMS Student Nest.

- UBC is ranked the #2 University in Canada.
- A global centre for research and teaching with student enrollment of more than 60,863, with 28% of those being international students (2024).
- The daytime population at UBC is 80,000.
- University Boulevard is the primary bike corridor on campus.
- 156,000 daily trips to and from UBC (transit, vehicular, bike) with over half of the trips on transit.
- Wesbrook Mall/University Boulevard intersection sees 10,000 vehicles and 1,000 bikes daily (weekday).
- 98 Residential units above commercial space



820 SF
RESTAURANT OR
RETAIL SPACE
AVAILABLE

TRADE AERIAL



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DETAILS

✦ Available Size: CRU 8: 820 SF	✦ Commercial Parking: 2 parkades, street parking
✦ Base Rent: Contact Listing Agent	✦ Available: Q4 2025
✦ Additional Rent:	✦ Ceiling Heights: Variable
✦ Tax: \$15.15 PSF	
✦ CAM: \$13.18 PSF	

AREA TENANTS



DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2024 Population	2,295	13,572	52,389
2029 Populations Projections	3,175	15,430	57,398
2024 Daytime Population	7,701	25,049	57,734
2024 Average HH Income	\$99,522	\$125,490	\$158,885

CONTACT

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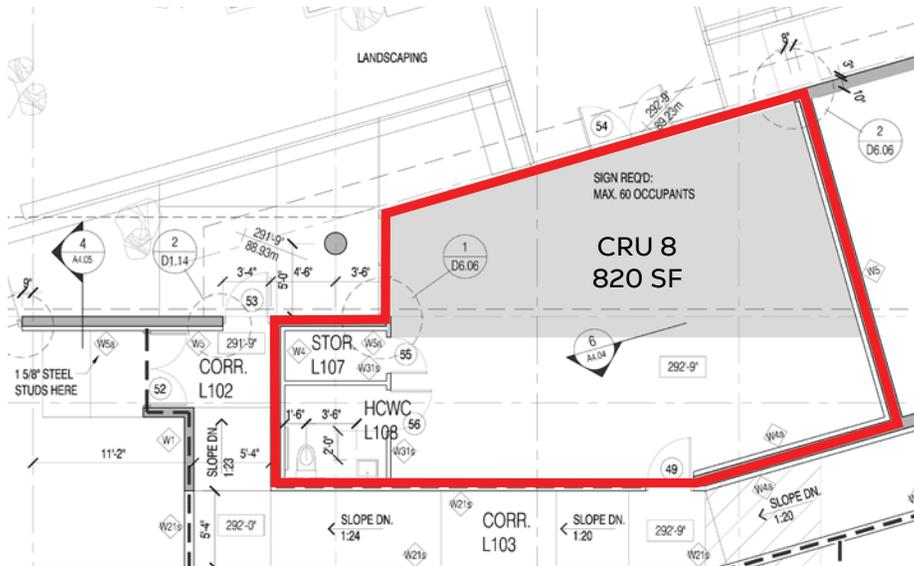
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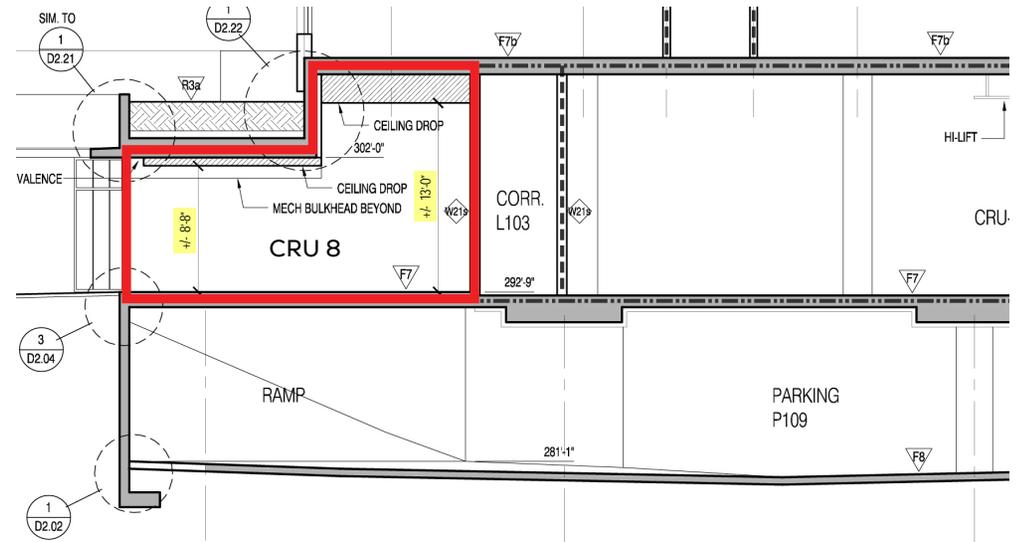
ELEVATION



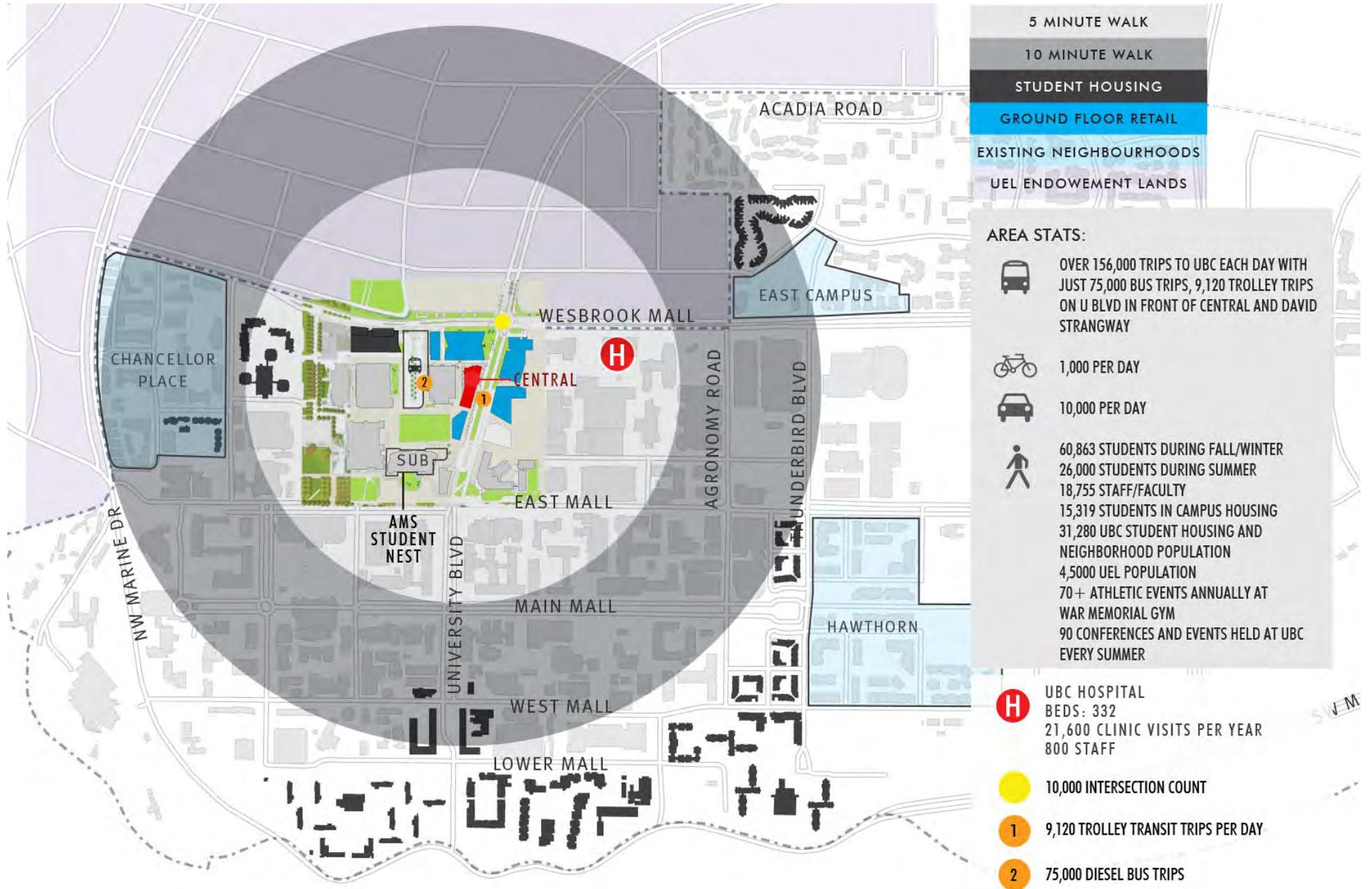
FLOOR PLAN



CROSS SECTION



THE CENTRAL NEIGHBOURHOOD



- 5 MINUTE WALK
- 10 MINUTE WALK
- STUDENT HOUSING
- GROUND FLOOR RETAIL
- EXISTING NEIGHBOURHOODS
- UEL ENDOWEMENT LANDS

AREA STATS:

- OVER 156,000 TRIPS TO UBC EACH DAY WITH JUST 75,000 BUS TRIPS, 9,120 TROLLEY TRIPS ON U BLVD IN FRONT OF CENTRAL AND DAVID STRANGWAY
- 1,000 PER DAY
- 10,000 PER DAY
- 60,863 STUDENTS DURING FALL/WINTER
26,000 STUDENTS DURING SUMMER
18,755 STAFF/FACULTY
15,319 STUDENTS IN CAMPUS HOUSING
31,280 UBC STUDENT HOUSING AND NEIGHBORHOOD POPULATION
4,500 UEL POPULATION
70+ ATHLETIC EVENTS ANNUALLY AT WAR MEMORIAL GYM
90 CONFERENCES AND EVENTS HELD AT UBC EVERY SUMMER

- UBC HOSPITAL
BEDS: 332
21,600 CLINIC VISITS PER YEAR
800 STAFF
- 10,000 INTERSECTION COUNT
- 9,120 TROLLEY TRANSIT TRIPS PER DAY
- 75,000 DIESEL BUS TRIPS

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THE NEIGHBOURHOOD

FOCAL



CENTRAL



DAVID STRANGWAY



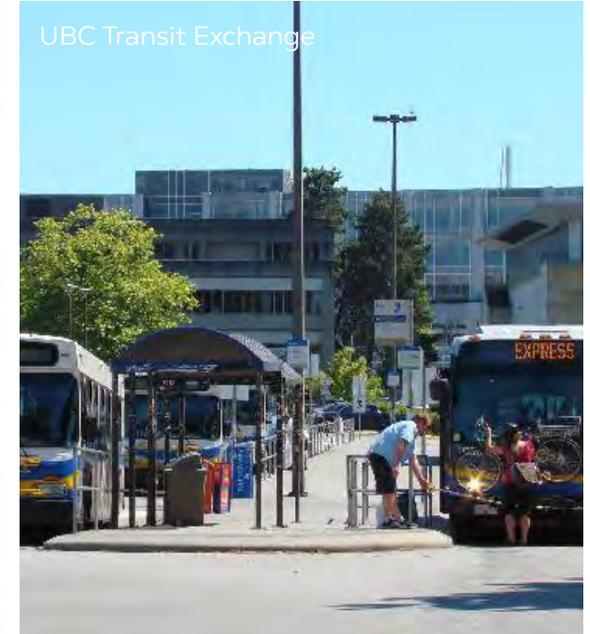
THE NEIGHBOURHOOD



Nori Bento & Udon Storefront



MacInnes Field



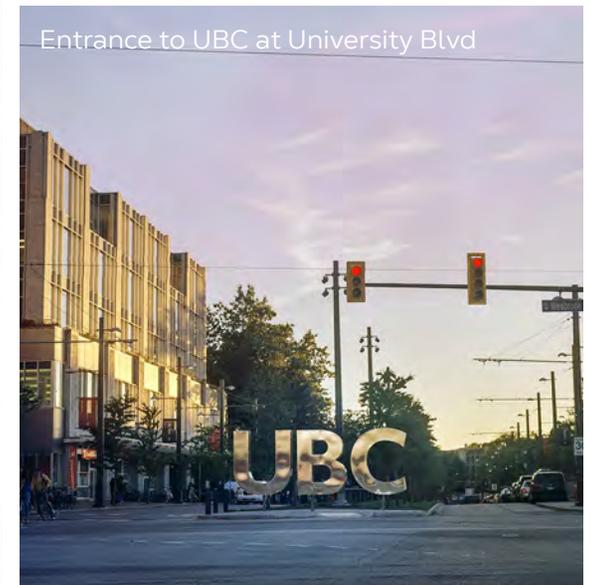
UBC Transit Exchange



Restaurants Along University Blvd



DownLow Chicken Shack Patio



Entrance to UBC at University Blvd