

FOR LEASE

af Alliance Française
Vancouver

HIGH-PROFILE BISTRO OPPORTUNITY WITH PATIO IN ALLIANCE FRANÇAISE REDEVELOPMENT

6161 CAMBIE STREET, VANCOUVER, B.C.



Marcus & Millichap

Trevor Shumka
Senior Associate
(604) 857-4712
TShumka@MarcusMillichap.com

Jack Allpress
Personal Real Estate Corporation
Senior Managing Director Investments

OPPORTUNITY

On behalf of Alliance Française Vancouver (www.alliancefrancaise.ca), Marcus & Millichap is pleased to present the opportunity to lease a high-profile bistro space with patio at the main entrance to the new Alliance Française Vancouver facility.

The target is for the bistro to act as a three-concept restaurant: coffee shop + bistro + wine bar, adapting to the clientele at various hours of the day.

SALIENT DETAILS

Municipal Address: 6161 Cambie Street, Vancouver, B.C.

Gross Leasable Area: Approx. 1,650 SF

Patio Area: Approx. 600 SF

Parking:

- Approx. 30 Underground Stalls
- Bike Parking & Post Ride Facilities

Zoning: [CD-1 \(770\)](#)
A wide range of commercial uses are permitted

Possession: Q3 2023

Additional Rent: Contact Listing Agents

Asking Rent: Contact Listing Agents



HIGHLIGHTS



The Alliance Française facility is anticipated to attract over 800 visitors per day, consisting of students + their parents, library users, artists, theatre-goers, exhibit visitors, staff, and others.



The bistro will benefit from this high volume of daytime/evening traffic on-site, as well as the increasingly-dense population of residents and workers in the immediate surrounding area.

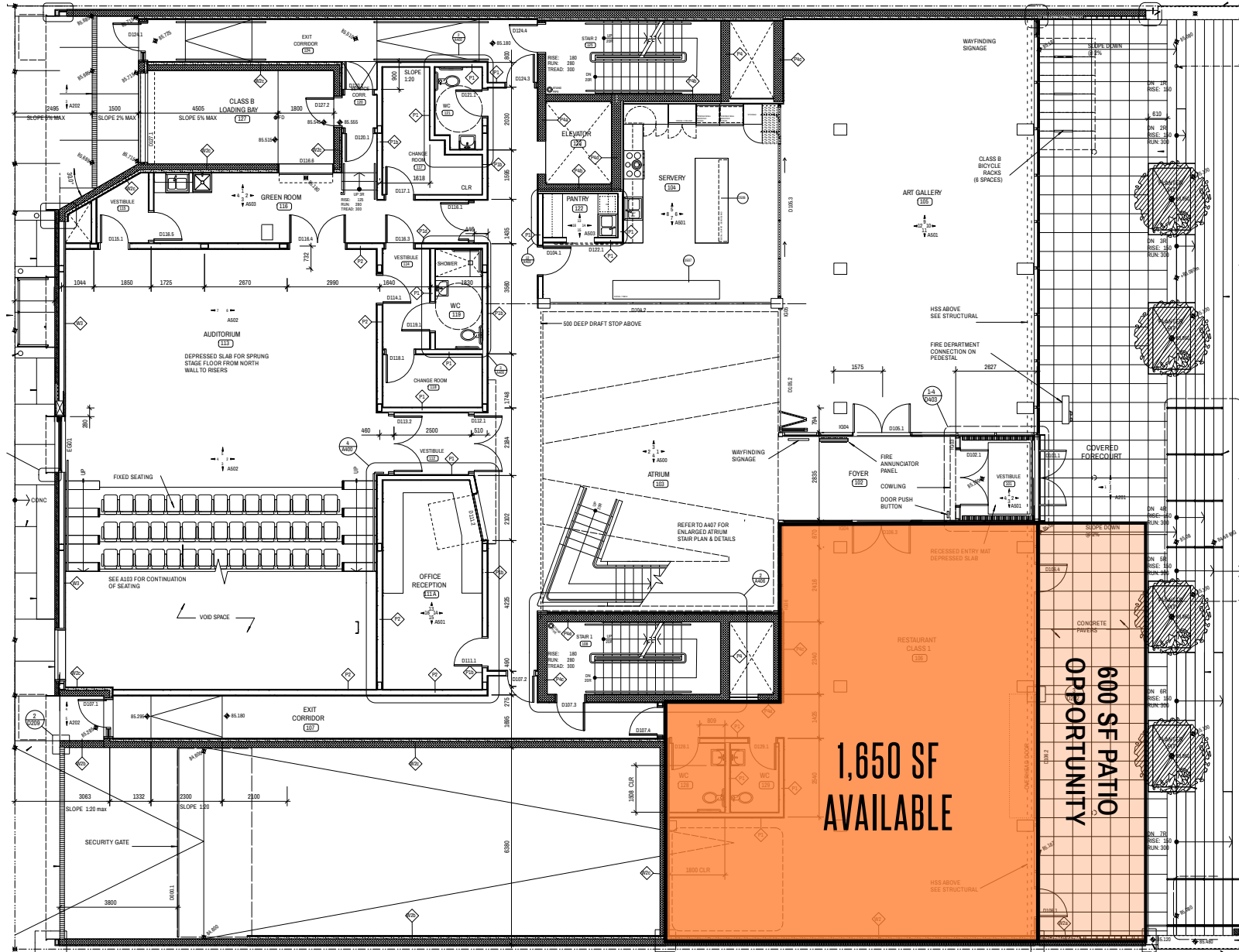


The bistro space has been thoughtfully designed with locations identified for kitchen exhaust, grease trap, washrooms, etc.



The bistro will be less than 300m from Langara-49th Avenue Canada Line Station.

FLOOR PLAN



CAMBIE STREET

LOCATION OVERVIEW

2022 Demographics	0.5KM	1KM	3KM
Population	4,293	13,430	131,632
Households	1,948	5,081	47,737
Average Household Income	\$87,000	\$113,000	\$124,000



HIGHLIGHTS

- Exposure to strong vehicle (40,000 VPD), cycling, and pedestrian traffic volumes along Cambie Street
- Prominent signage opportunities available
- Within close proximity to Oakridge Centre, Marine Gateway, Langara Gardens and Cambie Gardens
- Situated in an evolving and diverse part of Vancouver, with an average household income of \$113,000 within a 1KM radius

LOCATION OVERVIEW

- T Canada Line SkyTrain
- T Millenium Line SkyTrain
- T Expo Line SkyTrain



		
TRANSIT SCORE	BIKE SCORE	WALK SCORE
77	89	83
EXCELLENT TRANSIT	VERY BIKEABLE	VERY WALKABLE



Serving Vancouver since 1904

Alliance Française Vancouver has a long history of serving the community by providing French language programs and promoting local and international francophone cultures through the events it organizes. As one of Vancouver's oldest not-for-profit organizations, Alliance Française Vancouver is recognized for its commitment to quality education and diverse cultural programming.

With a brand-new performing space (165 seats) and an art gallery, AFV is aiming to showcase a diverse program of local emerging / Canadian & international professional artists. With more than 50 partnerships every year with renowned festivals and cultural organizations, AFV is engaged in promoting all art form, including theatre, dance, music, cinema, and even gastronomy and food lovers with our all-equipped demonstration kitchen.

AFV is also a major local actor in arts and technology, organizing since 2019, V-Unframed, the first international exhibition in art and VR in Vancouver. In partnership with leading institution such as Centre for Digital Media, our vision is focused on innovative art and technology. AFV will open 2500 sq ft dedicated artists studios that will bring an artsy vibe and dynamic to our new facility.

Marcus & Millichap

Trevor Shumka
Senior Associate
(604) 857-4712
TShumka@MarcusMillichap.com

[MarcusMillichap.com](https://www.MarcusMillichap.com)

Marcus & Millichap
1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3
T (604) 638-2121
F (604) 638-2122

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2023 Marcus & Millichap. All rights reserved.