

VANCOUVER NEIGHBOURHOOD: CAMBIE VILLAGE

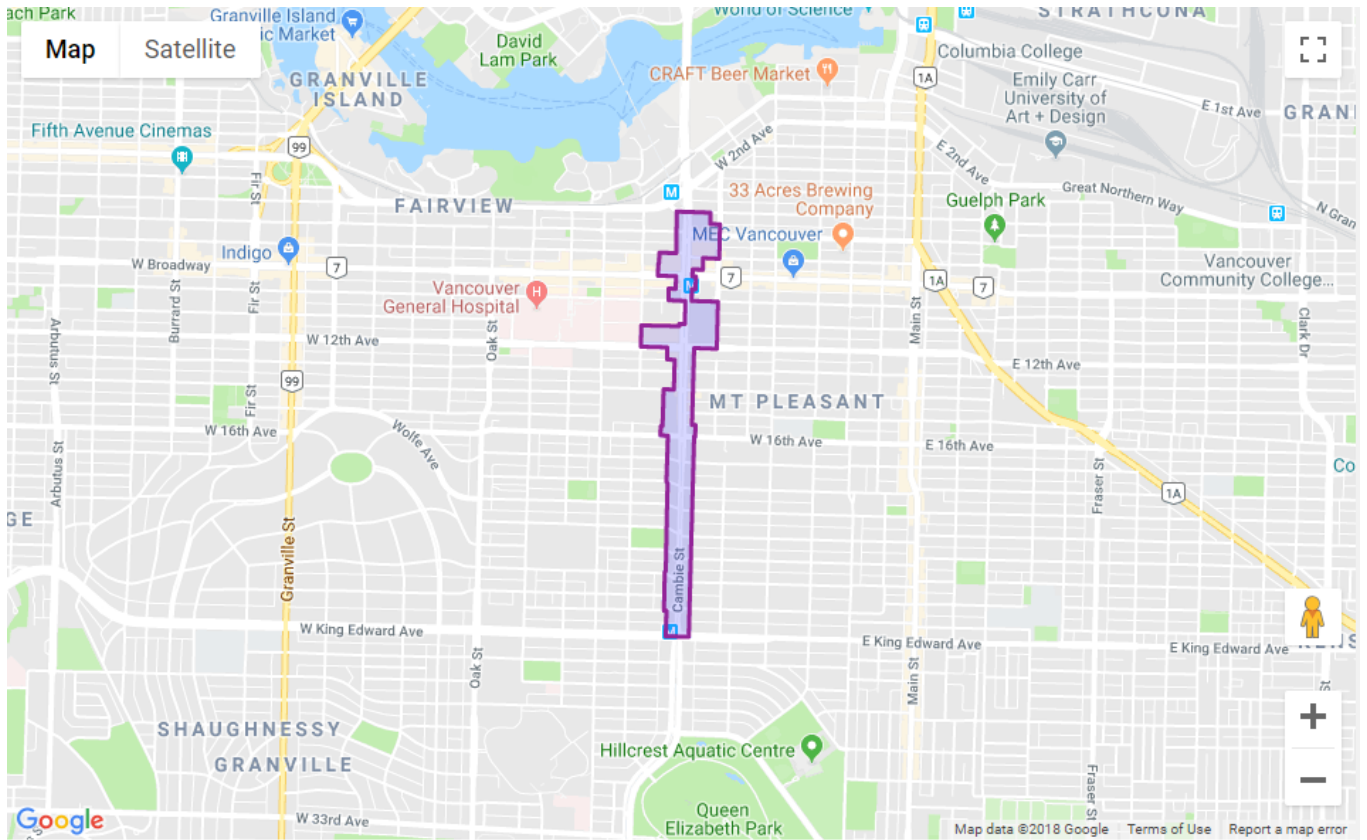


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Neighbourhood Overview

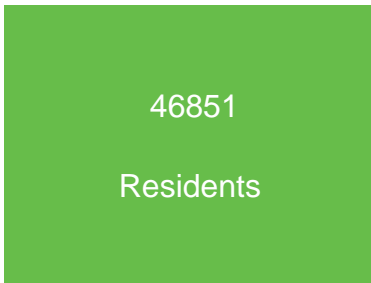
Located on one of Vancouver's primary heritage boulevards, Cambie Village BIA extends from West 6th Avenue to King Edward Street. The BIA is well connected to main transit lines, including the 99 B-Line and the Canada Line SkyTrain, granting visitors and residents alike convenient access from most parts of the city and Vancouver International Airport. The BIA's title of "Heart of Vancouver" is well deserved.

This is a bustling, renewed BIA with 55% of businesses belonging to either retail or restaurant. There's also a wide range of shopping, covering everything from big box retailers to boutique shops.



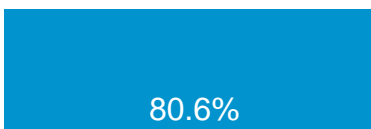
30-34
Years

Dominant Age Group
of Residents



46851
Residents

Population
in 2016



80.6%

Dominant Language



English

\$55

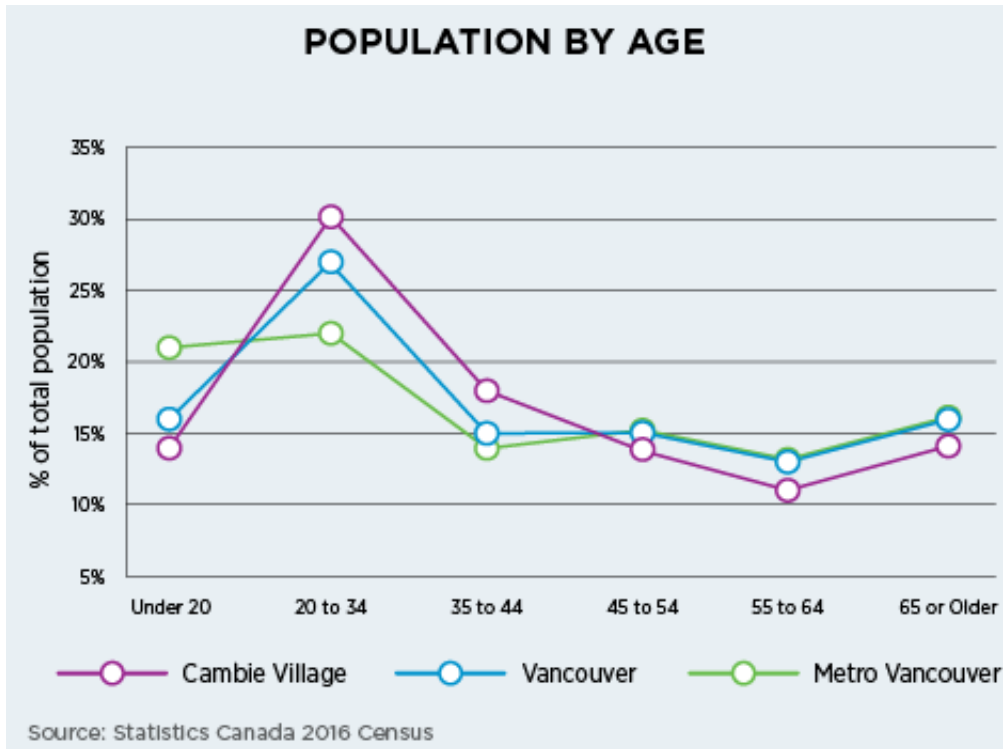
Per sq. ft.

Average
Lease Rate

PEOPLE

Population by Age

46,851 residents live in the Cambie residential catchment area. Primarily working professionals, the dominant age range is 30-34. The population has grown 17% from 2011-2016, triple the growth of Vancouver (4.6%) and significantly higher than Metro Vancouver (6.5%)



Language & Ethnic Origin

The Cambie market area has a higher proportion of residents reporting Western European or Canadian origins compared to the city and region. As a result, over 80% of residents identify English as the language spoken most often in the home.

LANGUAGES	CAMBIE VILLAGE
English	81%
Cantonese	4%
Mandarin	3%
French	1%
Japanese	1%

Source: Statistics Canada 2016 Census

Family Structure

54% of local households are families, proportionately fewer than Vancouver (57%) and Metro Vancouver (71%). This is reflected in the average number of persons per household (2.0) which is below the averages of Vancouver (2.2) and Metro Vancouver (2.5)



Education & Occupation

Cambie residents are highly educated, with 34% attaining a Bachelor's degree, and 21% achieving a university education above the bachelor level. The most common occupations for local residents are in business, finance and administration (17%) and sales and service (17%)

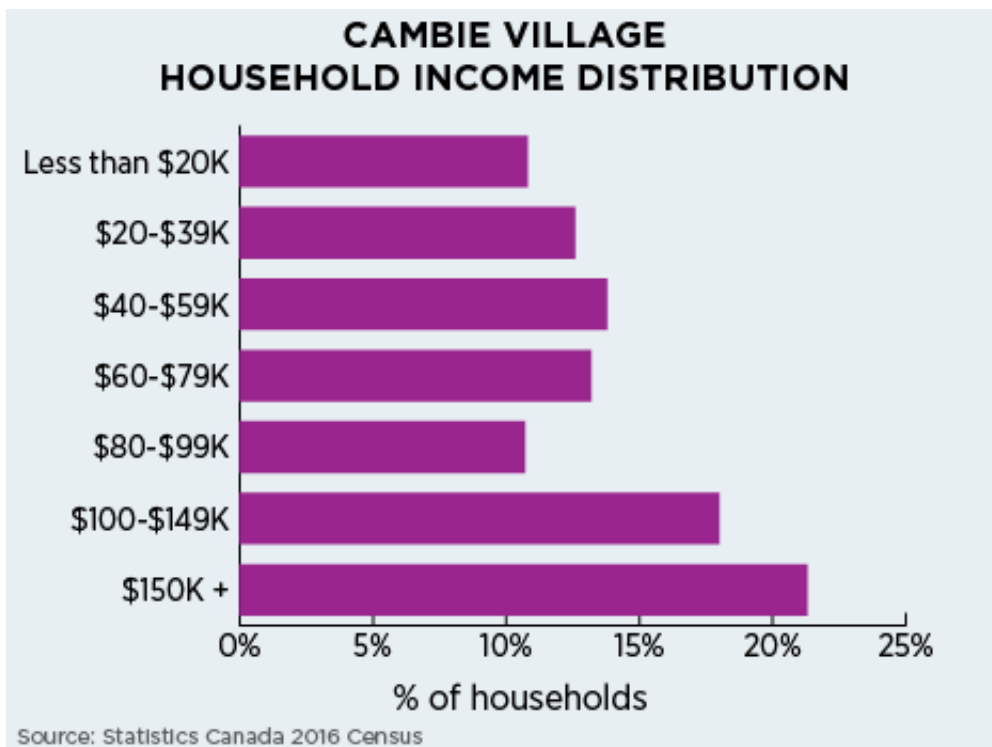


EDUCATION	CAMBIE VILLAGE
No certificate, diploma or degree	6%
High school certificate	18%
Trades certificate or diploma	4%
College or other non-university	15%
University (some/bachelor/higher)	58%

Source: Statistics Canada 2016 Census

Income & Spending

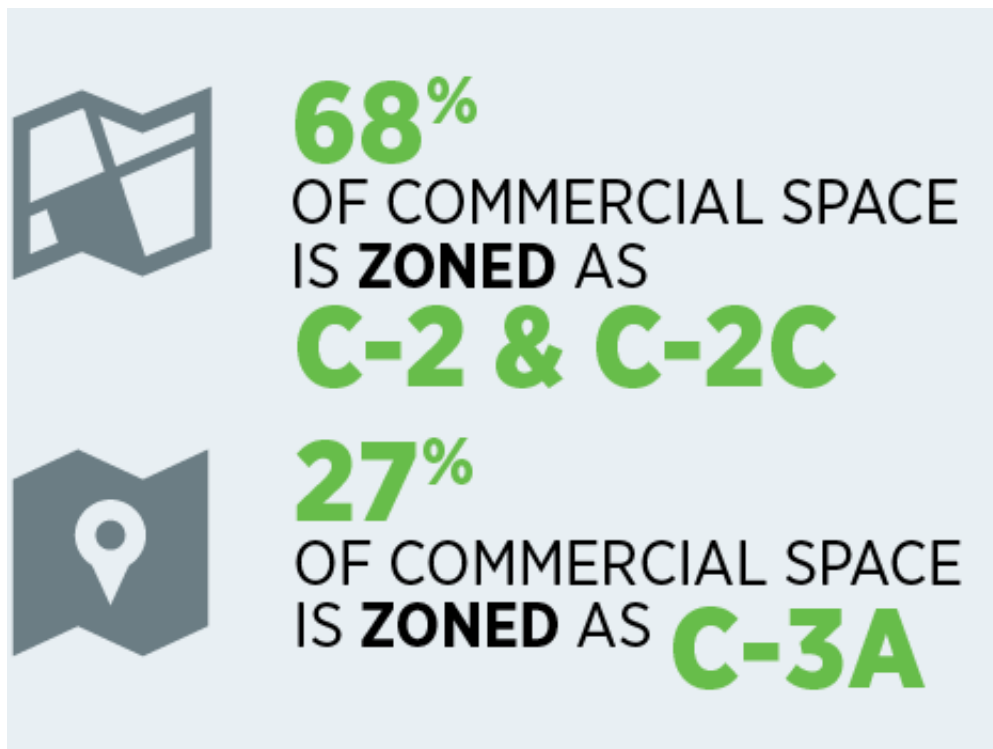
Home to wealthy working residents, the dominant household income in the Cambie market area is above \$200,000. More than 39% of households have annual incomes above \$100,000, higher than Vancouver (31%) and Metro Vancouver (35%).



PLACE

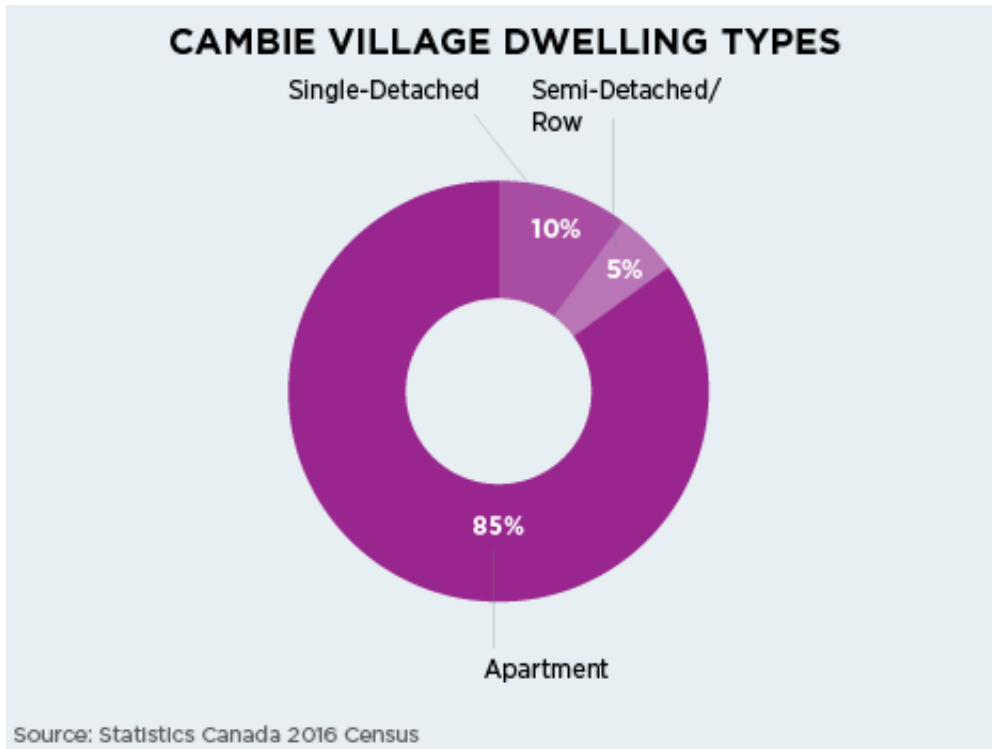
Zoning

Cambie Village offers a mix of old and new commercial buildings. Primarily C-2 and C-2C (68%), the zoning encourages pedestrian-oriented businesses that serve local and city-wide needs. 100% of the current business floor space in the BIA is licensed as commercial.



Housing

85% of all dwellings in the Cambie market area are apartments, higher than Vancouver (80%) and Metro Vancouver (58%). Likely due to the implementation of the Canada Line SkyTrain, 31% of housing in the BIA was built after 2001, higher than Vancouver (23%) and Metro Vancouver (27%).



Community

Cambie Village is one of Vancouver's most accessible BIA's thanks to the presence of the Canada Line SkyTrain.



THE CANADA LINE SKYTRAIN
RUNS THE FULL LENGTH OF THE BIA STOPPING AT
OLYMPIC VILLAGE, BROADWAY-CITY HALL AND KING EDWARD

DOING BUSINESS HERE

Business Mix

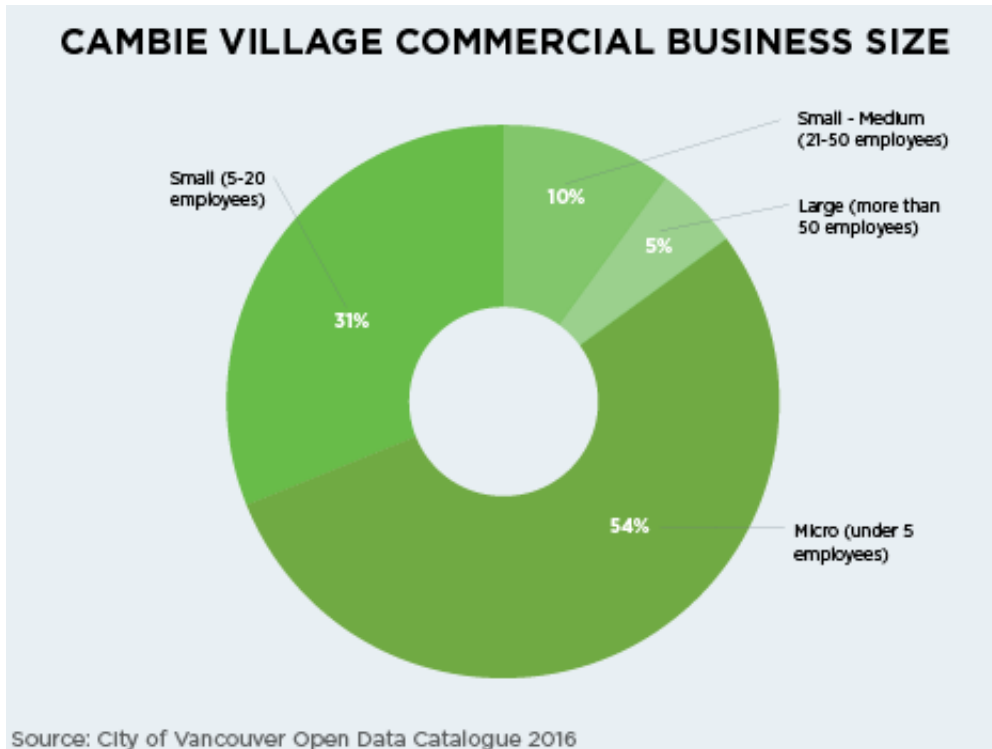
The Cambie Village BIA is home to 317 businesses. An array of big box retailers and small boutique shops make Cambie a diverse destination for residents and shoppers. Retail (30%) and food service (25%) comprise most of businesses in the BIA.

BUSINESS TYPE	CAMBIE VILLAGE
Retail	30%
Accommodation & Food Service	25%
Health Care & Social Assistance	11%
Other Services	7%
Professional, Scientific & Technical Services	6%

Source: City of Vancouver Open Data Catalogue 2016


Commercial Business Size

The Cambie BIA is primarily composed of micro businesses (54%) and small businesses (31%). Despite the presence of several big box retailers, large businesses only comprise 5% of the total.



Opportunities

Lease rates vary from \$28-\$35 per sq. ft. for office and \$55 per sq. ft. for retail. Vacancy rates are low for office and commercial.



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