



VANCOUVER NEIGHBOURHOOD: COLLINGWOOD



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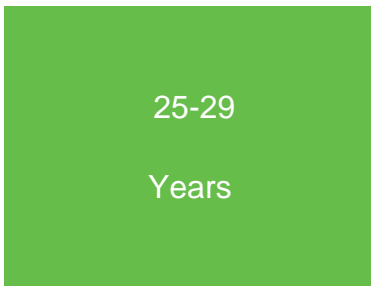
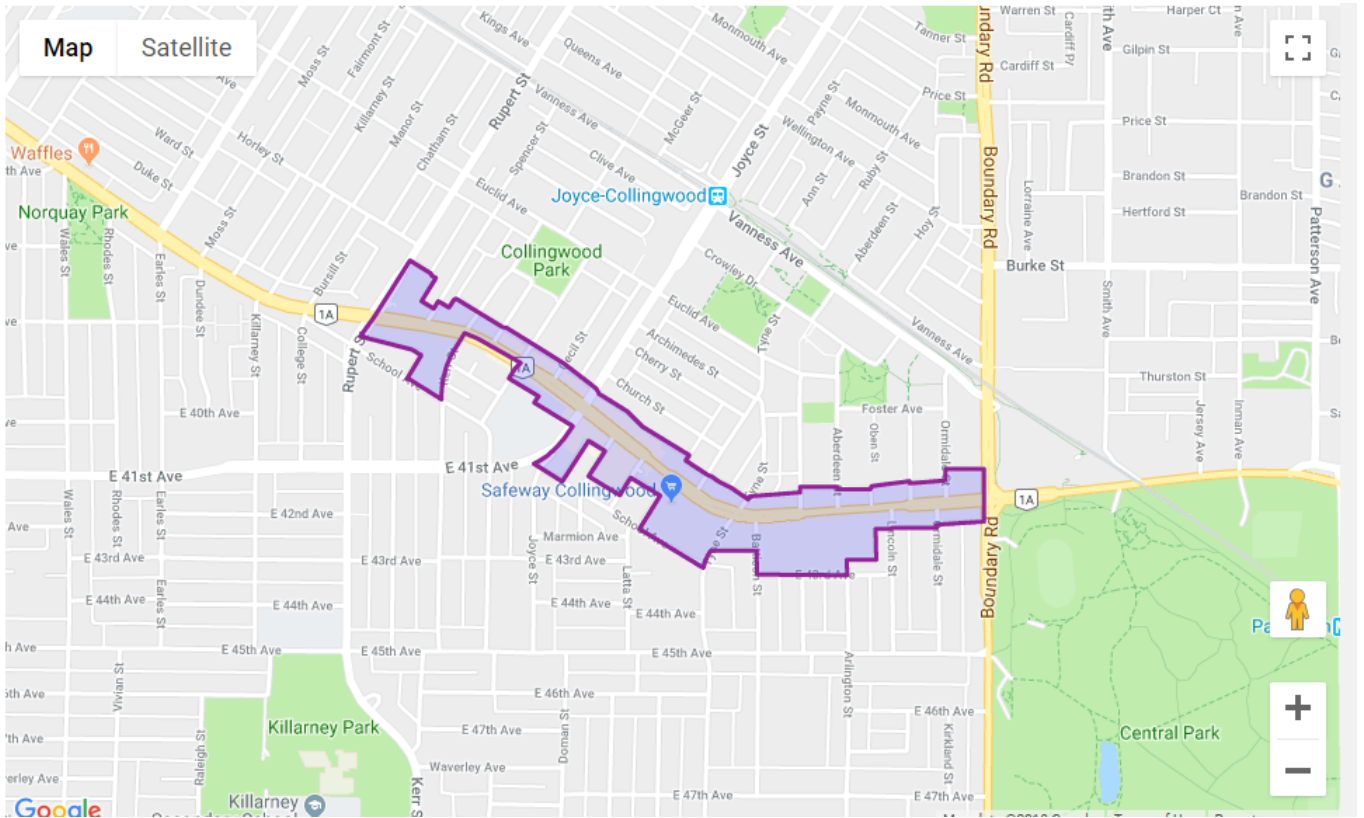
Address: #300–3665 Kingsway
Vancouver, BC V5R
5W2

Neighbourhood Overview

Located at the crossroads between Burnaby and Vancouver, the Collingwood BIA has provided a connection for people and places since the first streetcar route passed through in 1906.

The BIA offers a variety of small, independent eateries and personal service businesses, as well household staples like grocery, pharmacy, liquor and housewares.

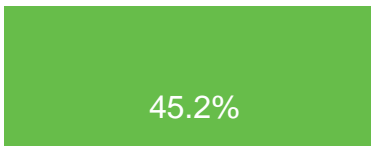
A predominantly family-oriented community, residents tend to have more children per family and larger household sizes than the rest of the city. Several new housing developments near Joyce-Collingwood SkyTrain Station are helping the area continue to grow as a friendly urban village.



Dominant Age Group of Residents



Population in 2016



Dominant Language

English

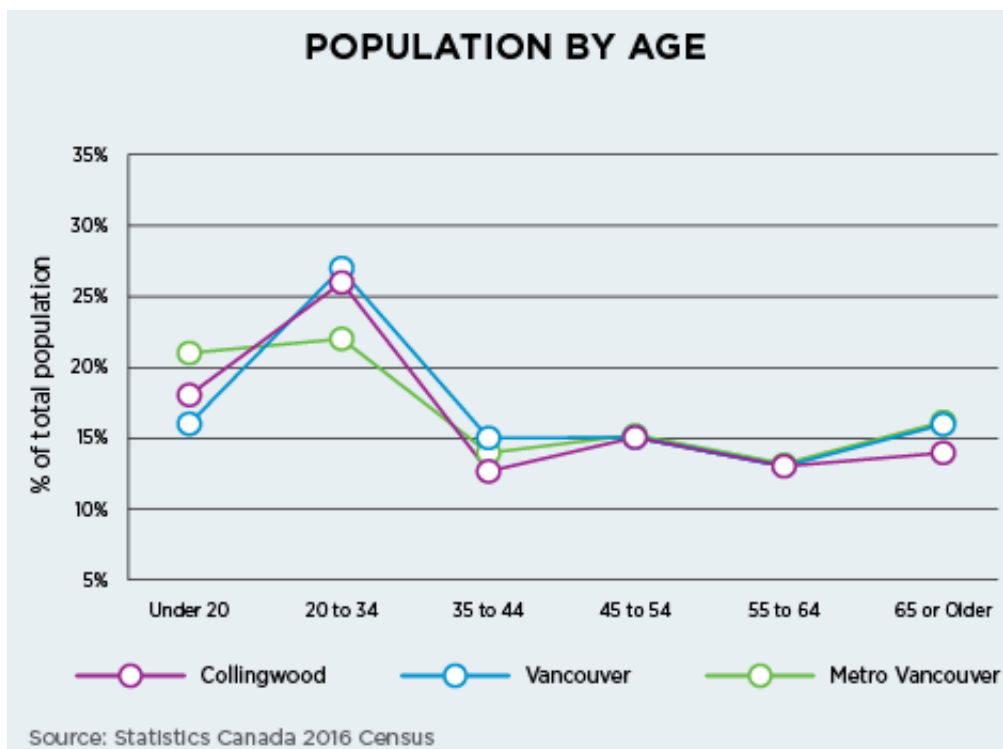
\$20
Per sq. ft.

Average
Lease Rate

PEOPLE

Population by Age

40,159 people live in the Collingwood catchment area. Their age distribution closely matches that of Vancouver. A quarter of residents are aged 20-34 and the dominant age range is 25-29 years.



Language & Ethnic Origin

While English is the most common household language for Collingwood residents, it is spoken by less than half of households (45.2%), much lower than for Vancouver (66.4%) and Metro Vancouver (66.5%). A majority of Collingwood area residents identify with Chinese ancestry (44%).

LANGUAGES	COLLINGWOOD
English	45%
Cantonese	20%
Mandarin	5%
Tagalog (Filipino)	4%
Vietnamese	3%

Source: Statistics Canada 2016 Census

Family Structure

73% of Collingwood households contain families, significantly higher than Vancouver (57%) but close to Metro Vancouver (71%). As a result, the average number of persons per household (2.9) is higher than both city (2.2) and region (2.5).



Education & Occupation

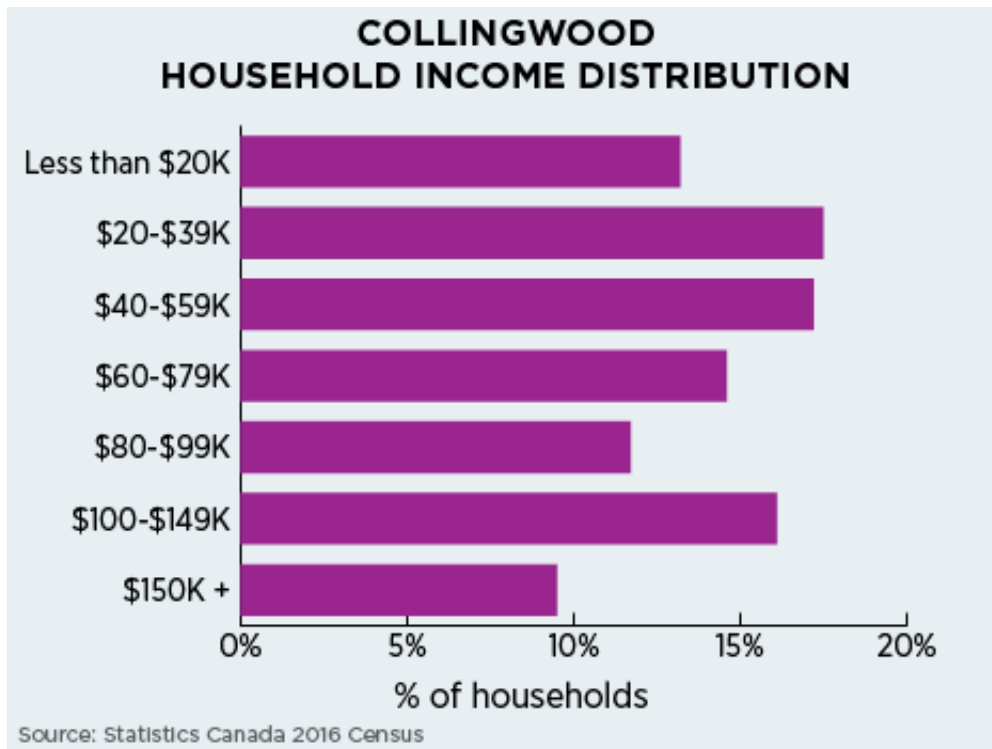
The dominant level of education for Collingwood residents is a high school certificate, with 31% having attained this level. Sales & service occupations are most common in this area (35%), higher than Vancouver and Metro Vancouver (both 24%).

EDUCATION	COLLINGWOOD
No certificate, diploma or degree	20%
High school certificate	31%
Trades certificate or diploma	6%
College or other non-university	15%
University (some/bachelor/higher)	28%

Source: Statistics Canada 2016 Census

Income & Spending

The average annual expenditure per household in the Collingwood market area (\$70,239) is lower than Vancouver (\$84,710) and Metro Vancouver (\$87,106). In percentage terms, Collingwood households spend more on food, shelter and transportation (48% of expenditures) than Vancouver (43%).



PLACE

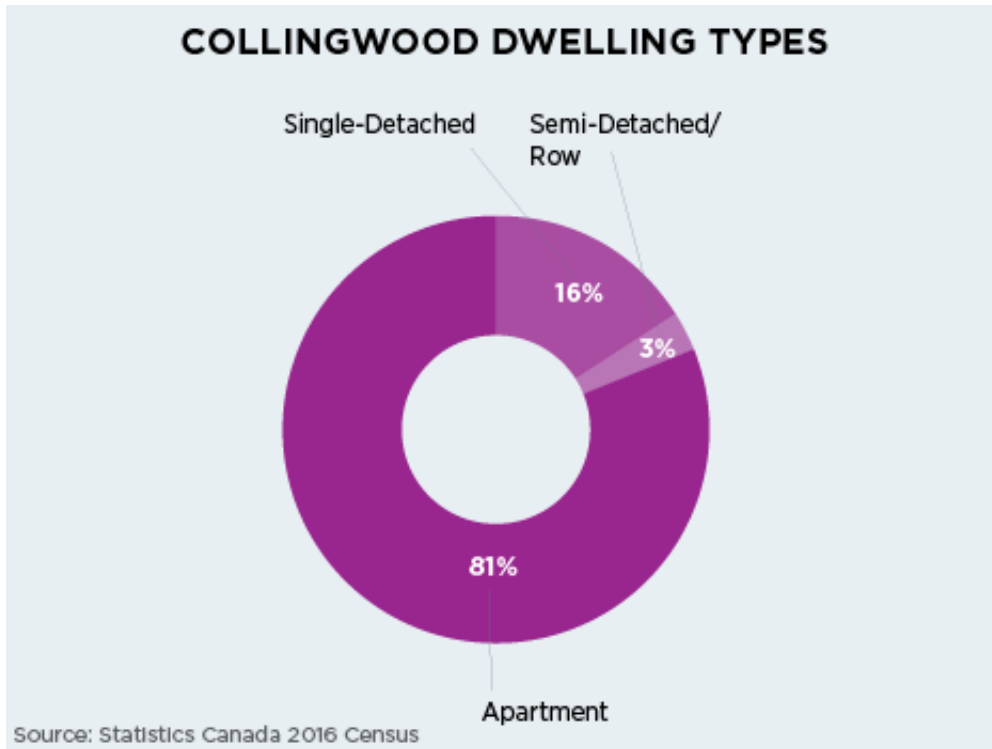
Zoning

The BIA has two types of zoning C-2 and CD-1. Primarily C-2 (92%), the zoning is intended to provide for pedestrian-oriented commercial establishments that cater to the needs of a local neighbourhood and to provide for dwelling uses that are compatible with commercial use. The total assessed value of properties in the BIA is \$466,692,200.



Housing

There are 14,710 dwellings in the BIA catchment area, of which 81% are apartment dwellings and 16% are detached homes. Collingwood has a much newer housing stock than average for the city or region. Most dwellings (53%) have been constructed since 1990. As well, most residents are homeowners (58%).



Community

The Expo Line SkyTrain route runs just north of the BIA and the Joyce-Collingwood SkyTrain Station is easily accessible by foot.



DOING BUSINESS HERE

Business Mix

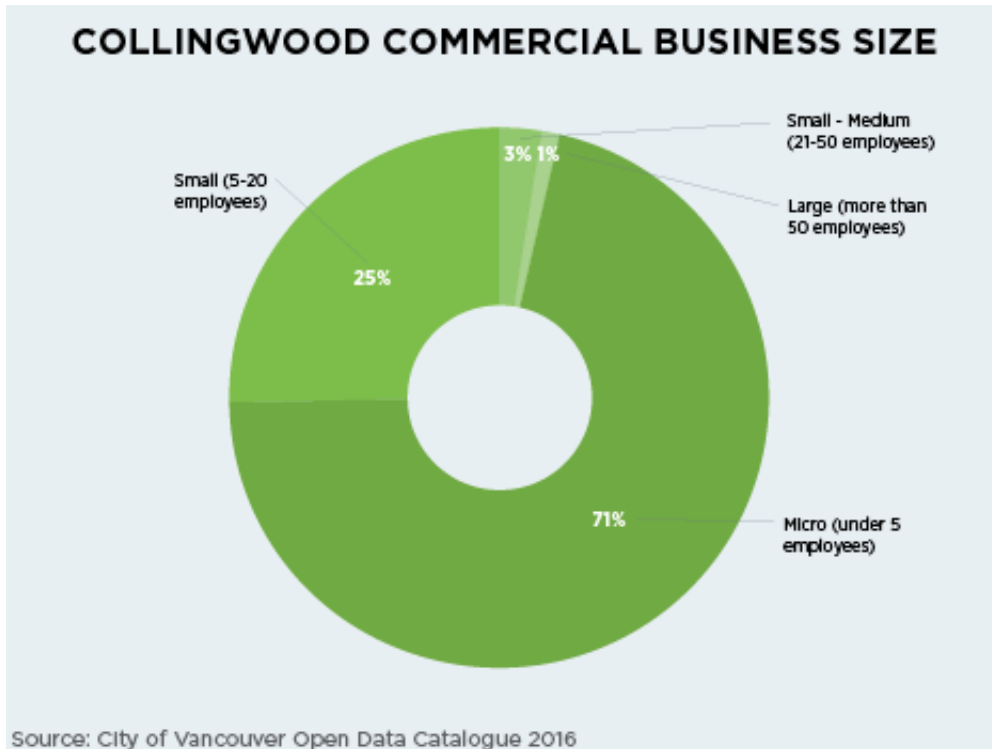
Collingwood is home to 330 businesses. Primarily small, independent shops and services, the dominant business type is retail, which accounts for 28% of businesses in the BIA; higher than Vancouver (18%) and Metro Vancouver (10%)

BUSINESS TYPE	COLLINGWOOD
Retail	28%
Accommodation & Food Service	17%
Health Care & Social Assistance	13%
Finance & Insurance	9%
Professional, Scientific & Technical Services	7%

Source: City of Vancouver Open Data Catalogue 2016

Commercial Business Size

Collingwood BIA is primarily comprised of micro and small businesses. 71% of businesses in the area have fewer than 5 employees, and an additional 25% of businesses have between 5 to 20 employees.



Opportunities

Lease rates are in the range of \$20 per square foot for ground level commercial; \$11 for office (plus applicable triple net).



LEASE RATES ARE AROUND
\$20 PER SQ. FT.
for ground level commercial and \$11 per sq. ft.
for office.