



AMBERDO

CAFE & BAKERY

West Cordova

Investment Opportunity

146 West Cordova Street, Vancouver, BC
Gastown Woodward's Building



Company Background

Legal Entity: **Venice Café & Bakery Ltd.**

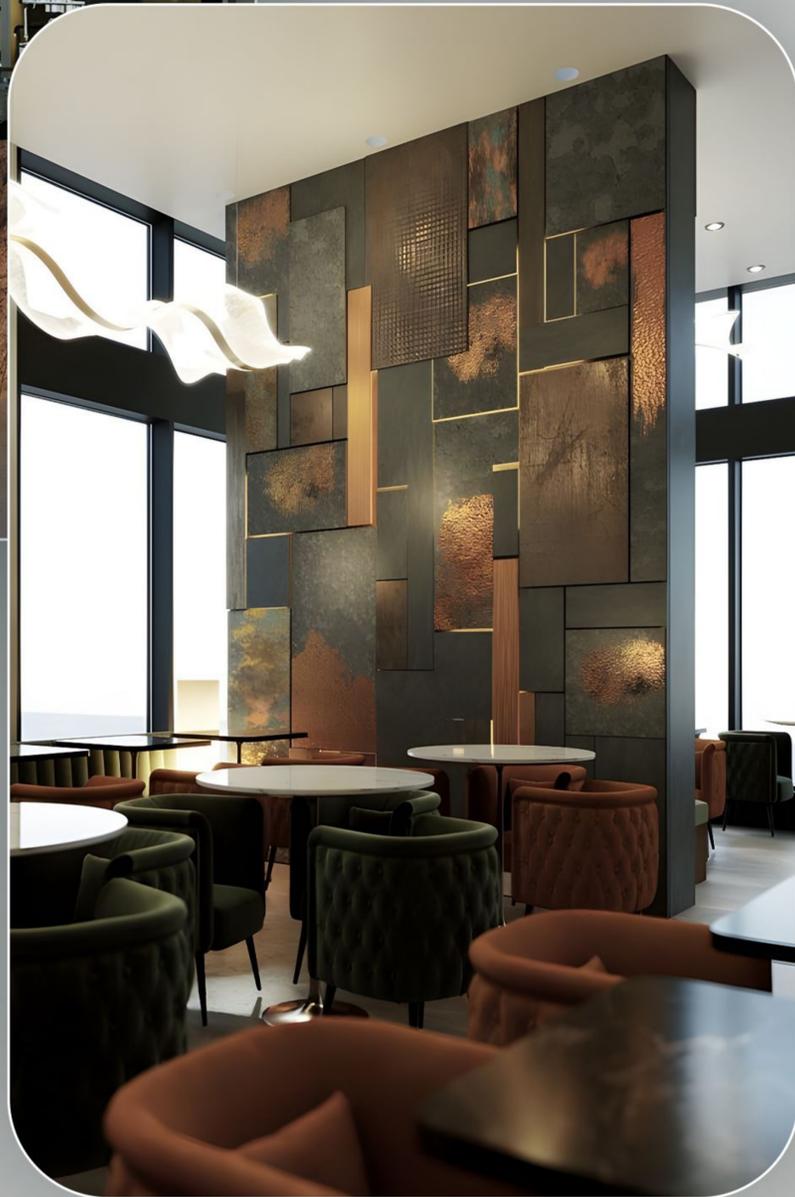
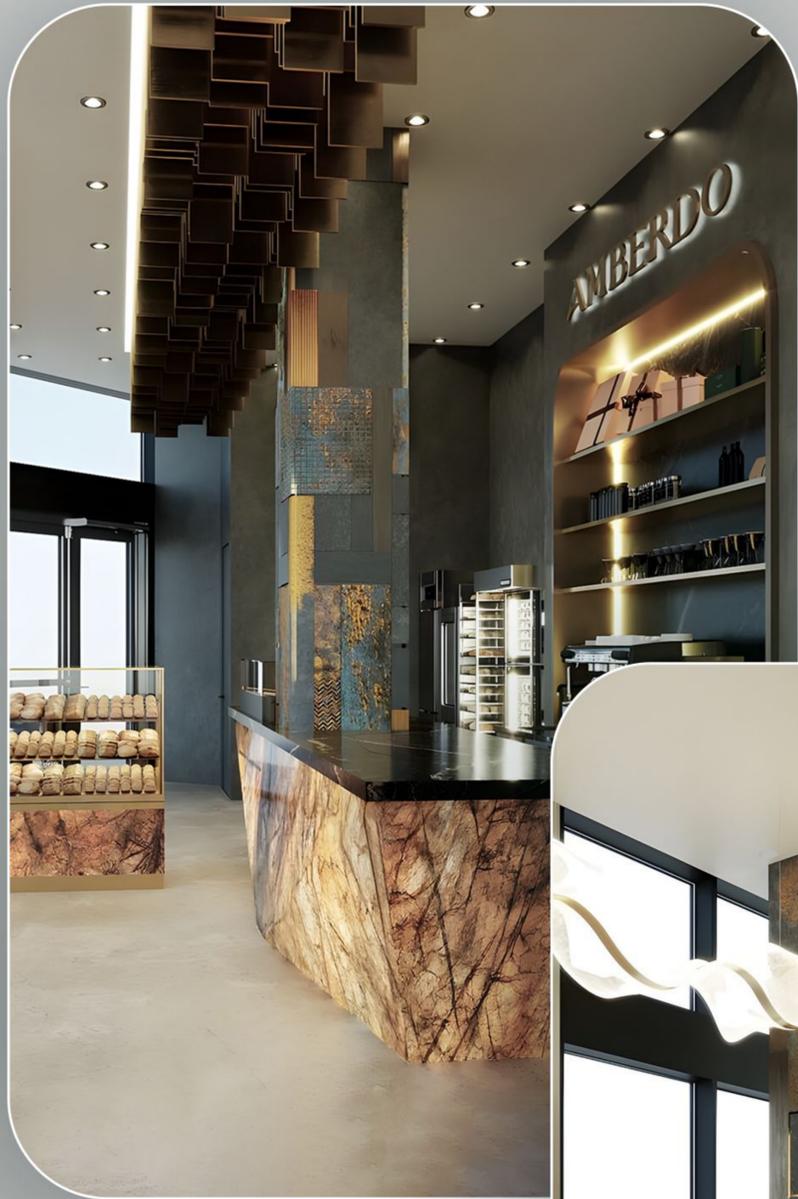
Operating Brand: **Amberdo Café & Bakery**

Province of Incorporation: **British Columbia**

Amberdo Café & Bakery is a Vancouver-based foodservice company operating a multi-location café network across British Columbia. The brand was developed with a focus on operational discipline, cost control, and scalable systems suitable for high-cost urban environments.

The network currently consists of eight (8) active operating locations, with additional units under development. Expansion has been strategically paced to align with operational readiness and financial sustainability rather than speculative growth.

The West Cordova project represents a strategic evolution of the brand consolidating bakery production internally while maintaining a strong retail presence.



Overview

Amberdo Café & Bakery, operating under Venice Café & Bakery Ltd. (British Columbia), is an established Vancouver-based multi-location café brand with eight active operating locations across the province.

The brand has been developed through disciplined operations, structured management, and a scalable platform suited to high-density urban markets.

The West Cordova opportunity represents a flagship hybrid concept within the Amberdo network, integrating:

- A centralized bakery production hub
- A full-service retail café and bar

This is not a speculative startup. It is a strategic expansion within an active and operating brand ecosystem, designed to integrate seamlessly with Amberdo's existing production and distribution network.



Key Investment Highlights

- Turn-key delivery scheduled for April
- Prime Gastown location within the iconic Woodward's development
- Positioned to benefit from increased downtown activity during upcoming FIFA World Cup events
- Fully built café, bakery, and bar with professional interior design
- Complete equipment package, furniture, and operational setup included
- Structured operational training and staffing support
- Six (6) months of complimentary head office coaching for the branch buyer
- Financing options available through Canadian banking institutions

This offering represents a structured, asset-based hospitality investment within a recognized and expanding brand platform suitable for both owner-operators and structured investors seeking a professionally developed opportunity in Downtown Vancouver.

Business Model

Hybrid Production + Retail

The West Cordova location operates under a dual-function structure:

1 Central Production Bakery Hub

2 Retail Café & Bakery

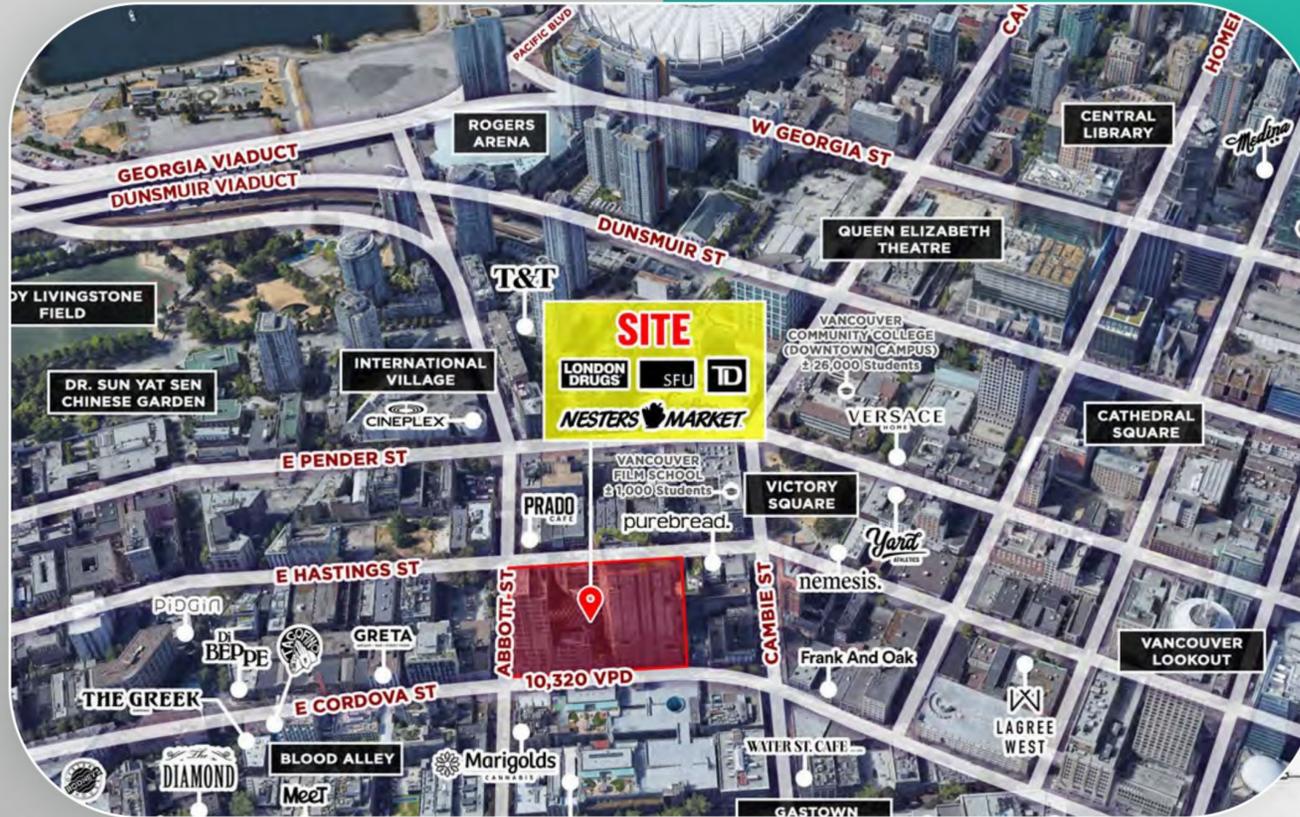
Revenue Channels:

- Retail café sales (dine-in, takeout, delivery)
- Internal bakery supply to 8 affiliated Amberdo locations
- Extended-day service enabled by commercial production infrastructure

This model reduces reliance on walk-in traffic alone and integrates built-in B2B demand from the existing network.

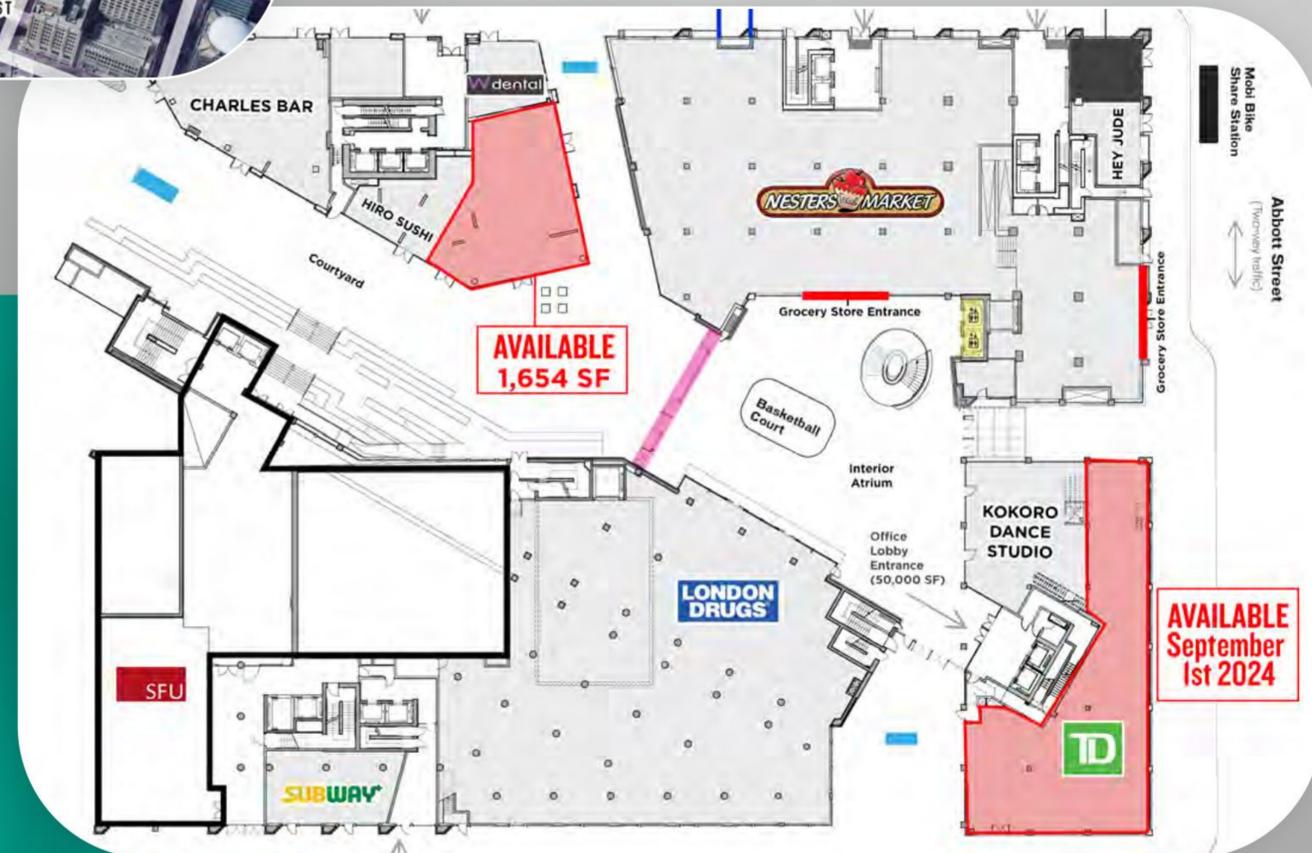
Location & Market Position

- ▶ Address: 146 West Cordova Street
- ▶ District: Gastown – Downtown Vancouver
- ▶ Building: Woodward's Mixed-Use Development



Premises

- ▶ Approx. 1,660 sq ft
- ▶ Direct street frontage
- ▶ High pedestrian visibility





Surrounding Demand Drivers

- ▶ SFU Vancouver Campus (directly across)
- ▶ London Drugs
- ▶ Nesters Market
- ▶ TD Bank
- ▶ Residential towers within Woodward's
- ▶ Gastown tourism corridor

Accessibility & Traffic

- ▶ ~5-minute walk to SkyTrain
- ▶ ~1 minute to major bus routes
- ▶ Approx. 4,633 pedestrians/day
- ▶ Approx. 10,320 vehicles/day

Strong exposure supports both brand visibility and retail traffic.

Lease Structure & Occupancy Strategy

The Premises (CRU-06 & CRU-07) are secured under a formally executed retail lease within the Woodward's mixed-use development.

Size: Approx. 1,660 sq. ft.

Primary Term: 10 years

Renewal Option: One (1) additional 5-year option

Fixturing Period: 180 days

Base Rent (Minimum Rent):

Years 1-2: \$30.00 per sq. ft.

Years 3-5: \$35.00 per sq. ft.

Years 6-8: \$37.00 per sq. ft.

Years 9-10: \$40.00 per sq. ft.

Six (6) months minimum rent-free period at commencement (tenant responsible for additional rent during this period).

Additional Rent:

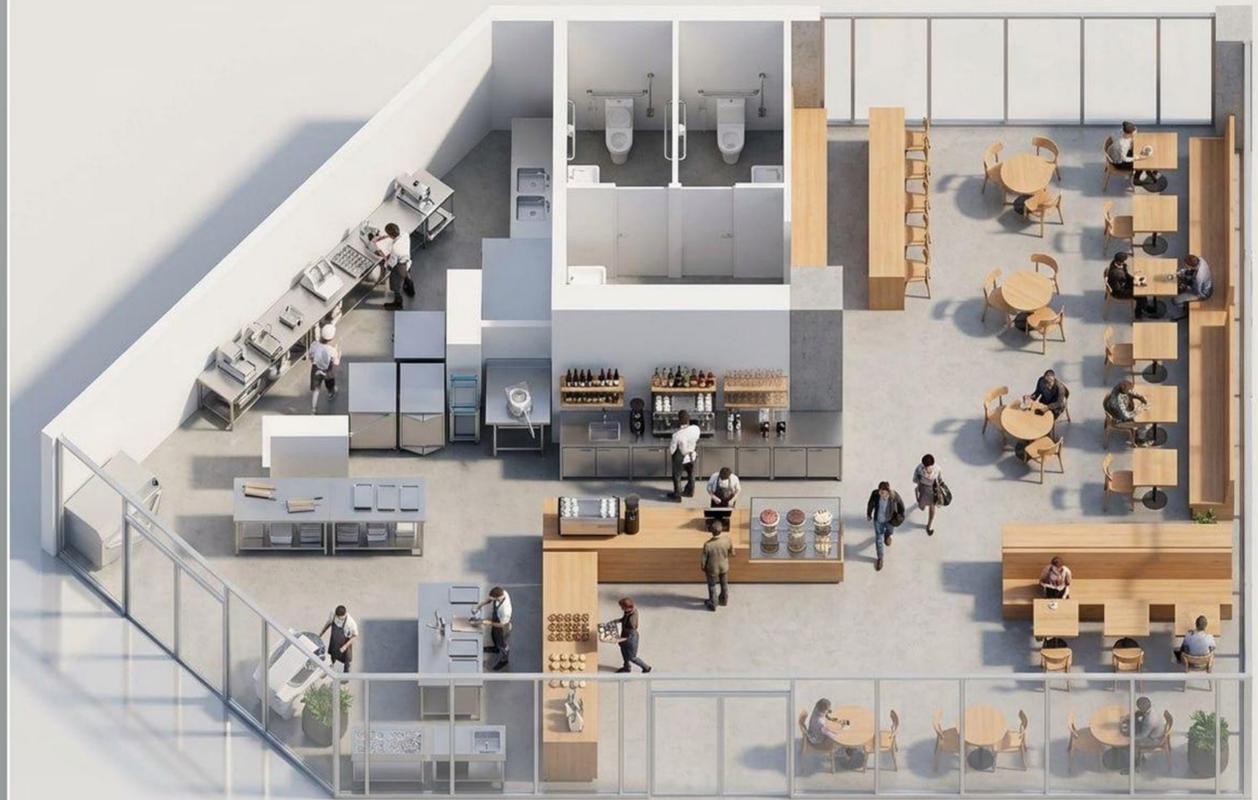
- ▶ Structured as a net lease.
- ▶ Tenant responsible for operating costs, property taxes, utilities, and applicable management fee.
- ▶ Estimated operating costs (2025): approx. \$17.84 per sq. ft. annually.
- ▶ Security Deposit: \$15,000
- ▶ Assignment: Subject to landlord approval per standard commercial provisions.

Design & Layout

Complete shell-to-turnkey buildout including:

- ▶ Dedicated commercial bakery production zone
- ▶ Retail café seating area
- ▶ Coffee bar
- ▶ Evening service capability
- ▶ Custom interior finishes
- ▶ Separate logistics entrance

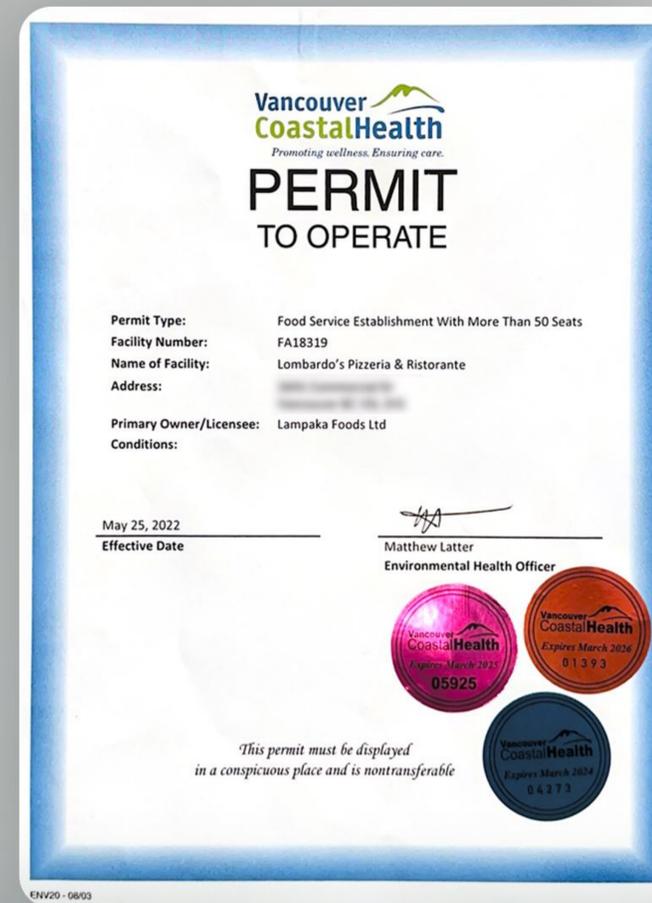




Licensing & Compliance

Required approvals include:

- ▶ City of Vancouver Business License
- ▶ Coastal Health Authority approval
- ▶ Liquor License (space designed for it; not included in Year One revenue projections) The premises previously supported similar commercial use, reducing regulatory timing risk.

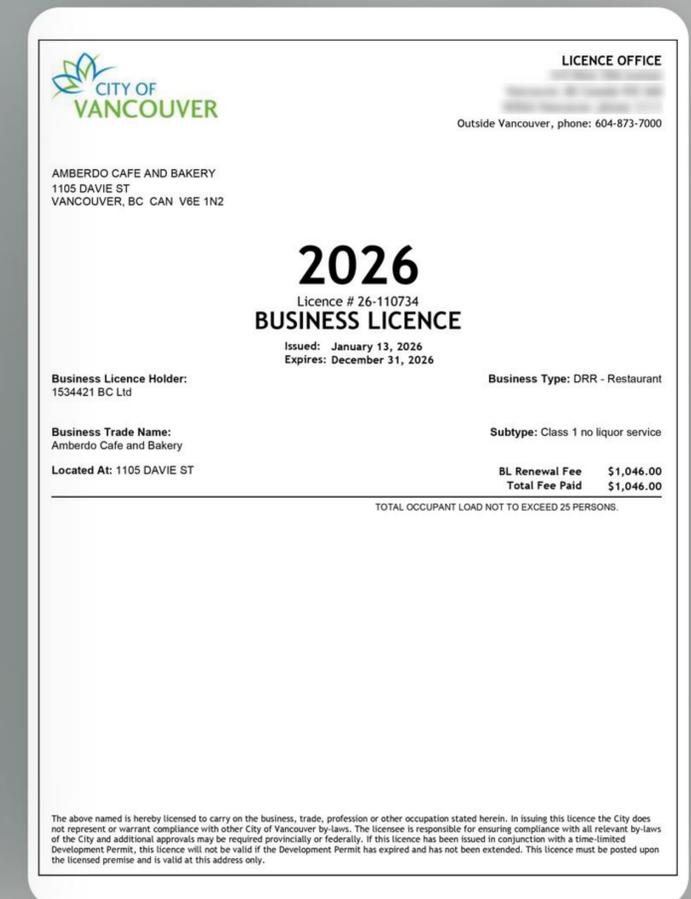
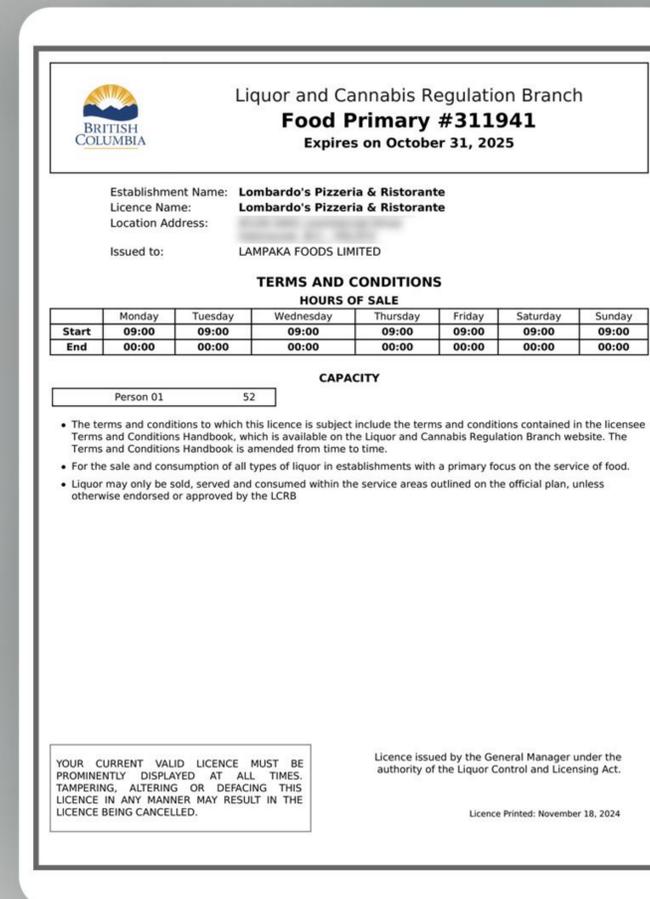


Equipment Included

Major equipment includes:

- ▶ Commercial combi oven
- ▶ Proofing equipment
- ▶ Refrigeration & freezer units
- ▶ Espresso machines & grinders
- ▶ Bakery prep stations
- ▶ Full POS system

All major equipment is included within the capital structure.





Marketing & Brand Promotion

- ▶ Google Ads
- ▶ Local Gastown activation
- ▶ Influencer campaigns (Instagram / TikTok / Facebook)
- ▶ Network-based brand promotion

Marketing is budgeted as an ongoing operational expense.

Training & Transition Support

Comprehensive operational onboarding includes:

- ▶ Bakery production training
- ▶ Café operations training
- ▶ Cost control systems
- ▶ HR and scheduling guidance
- ▶ Financial reporting framework

Suitable for both owner-operators and structured investors.





Investment Positioning

This opportunity offers:

- ▶ Prime downtown Gastown location
- ▶ Documented pedestrian & vehicle traffic
- ▶ Integrated retail + production model
- ▶ Built-in internal demand from 8 locations
- ▶ Fully capitalized buildout
- ▶ Conservative financial modeling
- ▶ Asset-based structure with transfer potential



Next Step for Coordination

Private tours, lease summaries, and detailed financial disclosures are available upon request.
To discuss pricing, acquisition structure, or to schedule a confidential viewing, please contact:

Listing Realtor Phone: +1 (778) 413-5050

Amberdo Café & Bakery Investment & Development Office



409 Granville St, Vancouver, BC V6C 1T2



[amberdo.ca](https://www.amberdo.ca)



info@amberdo.ca



+1 778 748 1000

www.amberdo.ca