

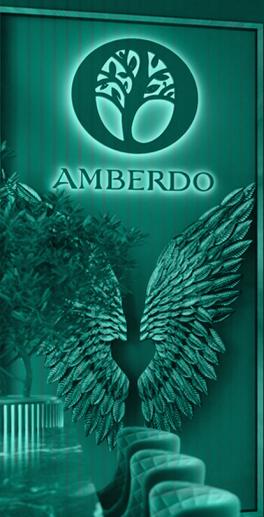


AMBERDO

CAFE & BAKERY

Richards

Investment Opportunity



508 Richards Street, Vancouver, BC
Downtown Vancouver



Company Background

Legal Entity: **Florence Coffee and Bakery LTD.**

Operating Brand: **Amberdo Café & Bakery**

Province of Incorporation: **British Columbia**

Amberdo Café & Bakery is a Vancouver-based hospitality brand operating multiple premium locations across British Columbia. The brand is built on disciplined operations, structured management, and scalable systems designed for high-density urban markets.

The Richards project represents a flagship downtown expansion within a brand-new mixed-use development, offering exceptional visibility, built-in residential demand, and immediate access to Vancouver's financial core, transit infrastructure, and tourism corridors.

Overview

The Richards location introduces a premium upscale café, restaurant, and bar concept positioned within one of Downtown Vancouver's most strategically connected commercial corridors.

This is not a speculative retail opportunity — it is a secured, professionally structured commercial space within a newly constructed development designed specifically for long-term hospitality operations.



Key Investment Highlights

- Brand-new commercial retail unit
- Prime downtown corner exposure
- Located within a newly built mixed-use development with 140 residential units above
- Strategic positioning between Gastown, the Financial District, and Waterfront transit hub
- Turn-key café, restaurant, and bar with full professional hospitality build-out
- Complete construction, equipment, and operational setup included
- Long fixturing period secured to reduce startup costs
- **Estimated turn-key delivery scheduled for May 2026**
- Strong market timing aligned with continued tourism and downtown recovery
- Premium hospitality positioning — not a budget or value concept

The Richards location is positioned as an upscale brunch-focused dining destination serving Downtown Vancouver’s professional, affluent, and visitor market.

The concept is structured for full day-to-night operations, maximizing revenue across brunch, lunch, dinner, and evening bar service.



Business Model

Full-Service Café Restaurant & Bar

The Richards location operates as a full-service luxury hospitality venue.

Primary revenue drivers include:

- Premium brunch dining
- Full-service restaurant operations
- Evening bar and beverage service
- Office lunch and after-work clientele
- Residential population within the building
- Tourism and transit-driven demand

The concept is designed for high-margin premium dining, not volume discount service.

Location & Market Position

- ▶ Address: 508 Richards Street
- ▶ Intersection: Richards & West Pender
- ▶ District: Downtown Vancouver Financial Core

Premises

- ▶ Approx. 970 sq ft
- ▶ Brand-new mixed-use development by Onni Group
- ▶ 140 residential units above commercial retail
- ▶ Prime street-level frontage
- ▶ High-visibility corner exposure

This location functions as a gateway between Vancouver's financial district, waterfront, and transit network.



Surrounding Demand Drivers

Immediate walking distance to:

- ◆ Waterfront Station (regional transit hub)
- ◆ Granville SkyTrain Station
- ◆ CF Pacific Centre Shopping Mall
- ◆ Bentall Centre office complex
- ◆ Royal Centre Tower
- ◆ Hyatt Regency Vancouver
- ◆ Vancouver Convention Centre
- ◆ Coal Harbour waterfront

These anchors generate consistent daily demand from professionals, residents, and international visitors.

Accessibility & Traffic

- ◆ 4-3 minute walk to Granville SkyTrain Station
- ◆ 5-4 minute walk to Waterfront Station (Expo, Canada Line, SeaBus)
- ◆ Multiple major bus routes within one block
- ◆ Estimated 9,000 – 5,000 pedestrians per day
- ◆ Estimated 16,000 – 9,000 vehicles per day

This location benefits from exceptional commuter and tourism exposure.



Lease Structure & Occupancy Strategy

Lease Summary

Lease Term: 10 years

- **Fixturing Period: 120 days**
- **Commencement: Upon expiry of fixturing period**
- **Operating Costs: approx. \$19.50 PSF (triple net, based on 2024 estimate)**

Base Rent

- ▶ **Year 1-2: \$45 PSF — \$4,635/month**
- ▶ **Year 3-4: \$47 PSF — \$4,841/month**
- ▶ **Year 5-6: \$49 PSF — \$5,047/month**
- ▶ **Year 7-8: \$51 PSF — \$5,253/month**
- ▶ **Year 9-10: \$53 PSF — \$5,459/month**

Tenant pays proportionate share of operating costs, property taxes, utilities, and building management.

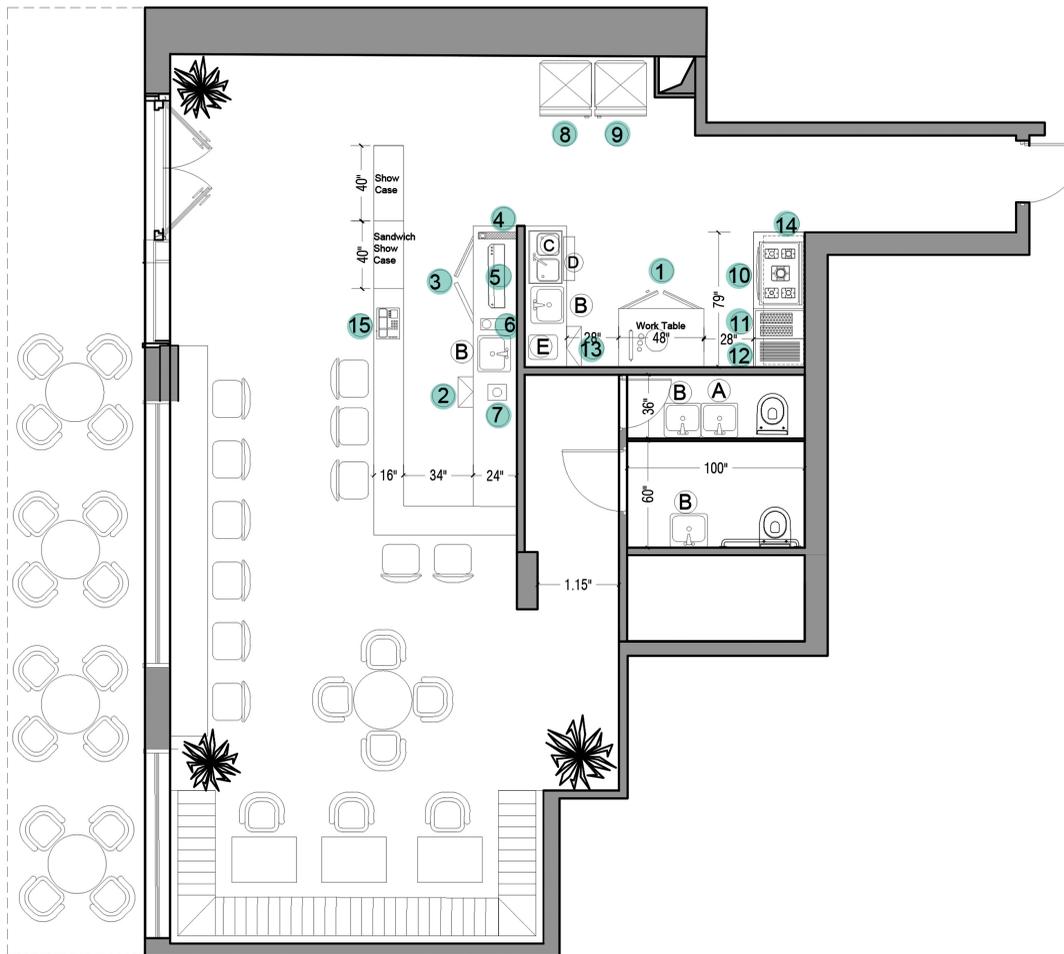
Design & Layout

Designed for full café, restaurant, and bar operations:

- ▶ Modern open rectangular layout
- ▶ 16–14 ft ceiling height
- ▶ Full glazing and street visibility
- ▶ Restaurant-grade mechanical systems
- ▶ Commercial ventilation infrastructure
- ▶ Dedicated bar counter and beverage service area
- ▶ Dining layout for table service
- ▶ Premium interior finishes

The space supports a high-end dining environment optimized for brunch and evening hospitality.





1. Freezer 48"
2. Ice maker (under the counter)
3. Fridge 48"(under the counter)
4. Pitcher Rinser
5. Coffee mashine
6. Coffee Grinder
7. Blender
8. Fridge(over the Floor)
9. Freezer(over the Floor)
10. Master chef stove(over the counter)
11. Grill(over the Floor)
12. Fryer(over the Floor)
13. Dish washer (under the counter)
14. Exhaust hood(over the Floor)
15. Cash

Licensing & Compliance

Required approvals include:

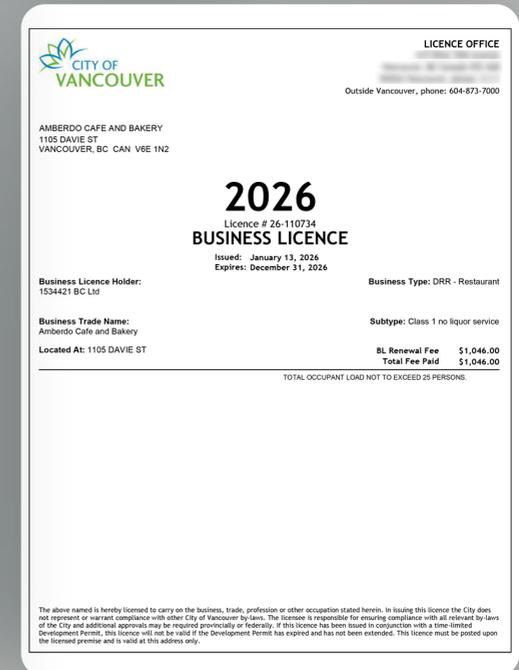
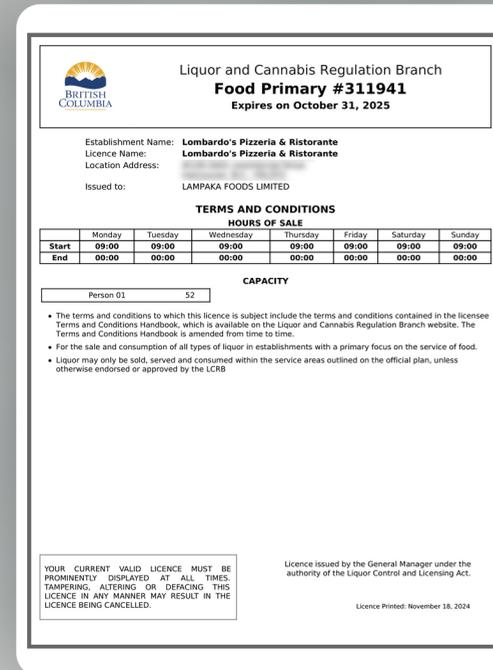
- ▶ City of Vancouver Business License
- ▶ Coastal Health Authority approval
- ▶ Liquor License (space designed for bar service)



Equipment Included

- ▶ Full commercial kitchen infrastructure
- ▶ Restaurant-grade cooking equipment
- ▶ Professional bar and beverage systems
- ▶ Refrigeration and display units
- ▶ Coffee systems
- ▶ Dining furniture and seating
- ▶ Interior finishes
- ▶ Full POS system
- ▶ Commercial Ventilation Hood – Level 2

The Level 2 hood significantly enhances operational capacity, supporting full restaurant cooking and hot food production.





Marketing & Brand Promotion

- ▶ Digital marketing campaigns
- ▶ Downtown brand positioning
- ▶ Influencer and social media strategy
- ▶ Network-based promotion

Training & Transition Support

- ▶ Launch support
- ▶ Operational setup guidance
- ▶ Restaurant and bar operations training
- ▶ Brunch program training
- ▶ Upscale service standards training
- ▶ Cost control systems
- ▶ Financial reporting framework

Delivered as a ready-to-operate business upon completion.





Investment Positioning

This opportunity offers:

- ▶ Premium upscale brunch-focused café restaurant and bar
- ▶ Prime Downtown Vancouver location
- ▶ Brand-new commercial development
- ▶ High-density residential integration
- ▶ Exceptional transit connectivity
- ▶ Long fixturing period reducing startup risk
- ▶ Fully built turn-key hospitality asset
- ▶ Strong tourism and financial district exposure

A rare opportunity to secure a luxury hospitality location in one of Vancouver's most dynamic commercial corridors.



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