



AMBERDO  
CAFE & BAKERY  
ESTD 2020

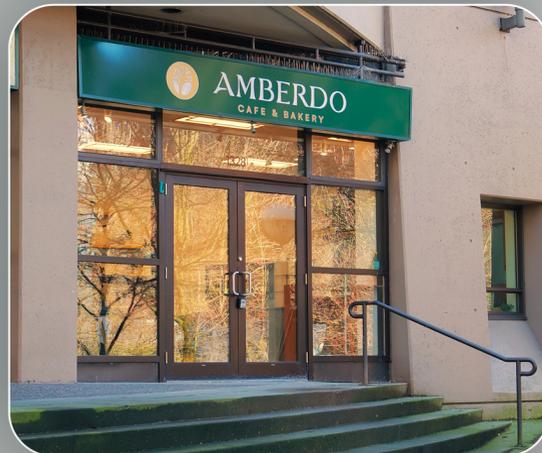


AMBERDO  
CAFE & BAKERY

# *West Georgia*

Investment Opportunity

1328 West Georgia Street, Vancouver, BC  
**Downtown Vancouver | Prime Urban Corridor**



# Company Background

Legal Entity: **JAVI Coffee and Bakery Company 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 has been built on disciplined operations, professional management, and scalable systems designed for high-density urban markets.

The West Georgia location represents a premium downtown retail position within a high-profile residential tower, combining exceptional pedestrian exposure with built-in daily demand from residents, office workers, and tourism-driven foot traffic.

# Overview

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## *Ready for Immediate Handover*

Amberdo Café & Bakery is an established and growing café brand operating multiple locations across British Columbia. The West Georgia opportunity presents a fully built, professionally designed urban café positioned in one of Downtown Vancouver's highest-traffic corridors.

**This location is complete and ready for immediate handover and operation.**

**No construction delays. No development risk.**

**A fully equipped hospitality space prepared for immediate revenue generation.**



# Key Investment Highlights

- **Fully constructed turnkey café — ready for immediate transfer**
- Prime Downtown Vancouver location on West Georgia corridor
- Located at the base of a residential tower with built-in daily customer demand
- High pedestrian exposure in one of Vancouver's busiest commuter corridors
- Specialty coffee, premium beverages, and fresh sandwich offerings
- Fully furnished and professionally designed interior
- Complete equipment and operational setup included
- Brand license and launch support provided
- Financing options available through Canadian lenders

**This offering represents a structured, asset-based hospitality investment within an established and expanding brand platform.**



# Business Model

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## Urban Café Format

The West Georgia location operates as a streamlined, high-efficiency urban café designed for consistent downtown demand.

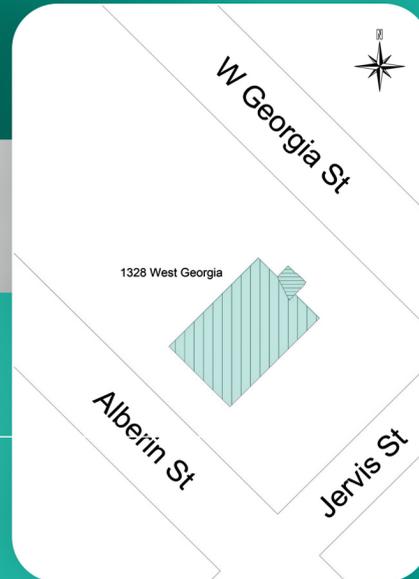
### Primary service focus includes:

- Specialty coffee and premium beverages
- Fresh sandwich and light meal offerings
- Retail café dine-in and takeout service
- Grab-and-go food service for commuter traffic
- Bakery items supplied through the Amberdo network

The concept is optimized for high-volume pedestrian flow, fast service efficiency, and strong daily repeat traffic from surrounding residential and office populations.

# Location & Market Position

- ▶ Address: 1328 West Georgia Street
- ▶ District: Downtown Vancouver



## Premises

- ▶ Approx. 603 sq ft
- ▶ Direct street frontage
- ▶ High pedestrian visibility
- ▶ Located at ground level of a residential tower
- ▶ Built-in residential customer base
- ▶ Prime West Georgia commuter corridor exposure

**This location sits within one of Vancouver's most active commercial and residential zones.**



# Surrounding Demand Drivers

- ◆ Burrard SkyTrain Station
- ◆ Royal Centre Tower
- ◆ Bentall Centre Office Complex
- ◆ Financial District corridor
- ◆ Shangri-La Hotel Vancouver
- ◆ Hyatt Regency Vancouver
- ◆ Vancouver Convention Centre
- ◆ Coal Harbour waterfront
- ◆ Stanley Park access via West Georgia
- ◆ Alberni Street luxury retail corridor
- ◆ CF Pacific Centre
- ◆ Robson Street shopping district

**These surrounding anchors generate continuous daily demand from residents, professionals, commuters, and visitors.**

# Accessibility & Traffic

- ◆ 3 minute walk to Burrard SkyTrain Station
- ◆ Direct access to major West Georgia bus routes
- ◆ Immediate connection to Burrard and Georgia arterial corridors
- ◆ High walkability downtown location
- ◆ Estimated 7,500 – 4,500 pedestrians per day
- ◆ Estimated 18,000 – 10,000 vehicles per day
- ◆ Direct commuter link to Lions Gate Bridge and downtown core



# Lease Structure & Occupancy Strategy

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The premises are secured under an active commercial lease within a prime residential tower development.

## Lease Term Structure

- Total lease structured in two consecutive 5-year periods
- Currently operating within the first 5-year term
- Second 5-year renewal term pre-defined

### Base Rent – Current Term

- ▶ Year 1 — \$38 PSF
- ▶ Year 2 — \$39 PSF
- ▶ Year 3 — \$40 PSF
- ▶ Year 4 — \$41 PSF
- ▶ Year 5 — \$42 PSF

### Renewal Term (Second 5 Years)

- ▶ Year 1 — \$43 PSF
- ▶ Year 2 — \$44 PSF
- ▶ Year 3 — \$45 PSF
- ▶ Year 4 — \$46 PSF
- ▶ Year 5 — \$47 PSF

Estimated approximately \$25.20 PSF (2023 estimate) payable on a triple net basis.

Detailed lease documentation available to qualified buyers.

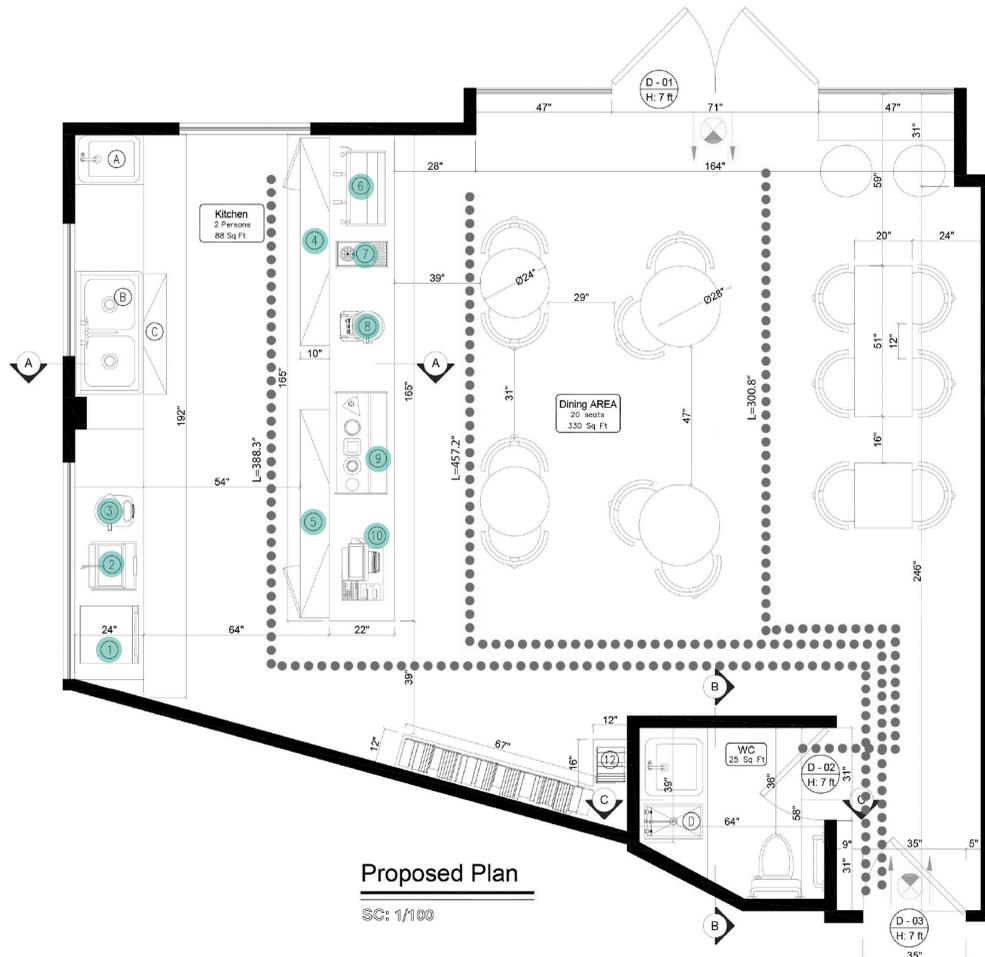
# Design & Layout

Complete professional café build-out including:

- ▶ Service counter and coffee bar
- ▶ Customer seating area
- ▶ Retail display area
- ▶ Custom interior finishes
- ▶ Electrical and lighting systems
- ▶ Plumbing and service infrastructure

**Designed for efficient service flow and strong street-level brand presence.**





**Proposed Plan**

SC: 1/100

1	Microwave	over the counter
2	Panini Grill	over the counter
3	CRANDDI Commercial Smart Smoothie Blender - 2200W 9.5"(W)*11"(D)19"(H) 120V, K80TS	over the counter
4	Freezer 48" - 48"   Depth: 29.9"   Height: 35-36"	under the counter
5	FridgeFreezer 48" - 48"   Depth: 29.9"   Height: 35-36"	under the counter
6	Coffee Machine 2 groups - Dimensions:30.7" (W) x 19.68"(H) x21.25" (D)	over the counter
7	Coffee Grinder	over the counter
8	ome Dispense Rinser with Side Spray, 7 by 24", Stainless Steel	over the counter
9	Cake Display	over the counter
10	Cash	over the counte

# Licensing & Compliance

Required approvals include:

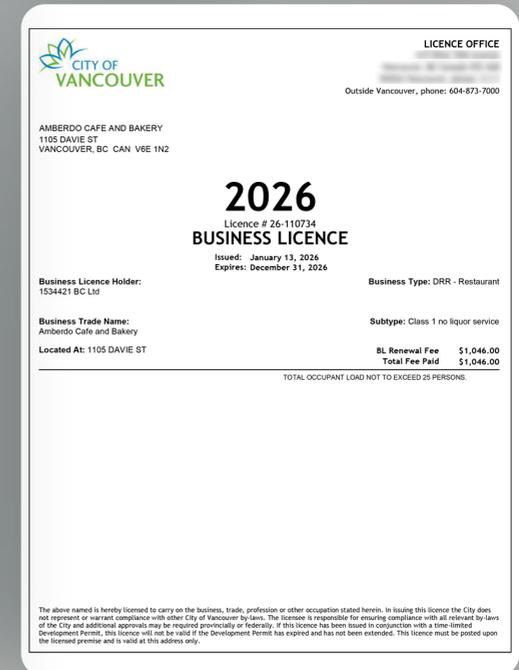
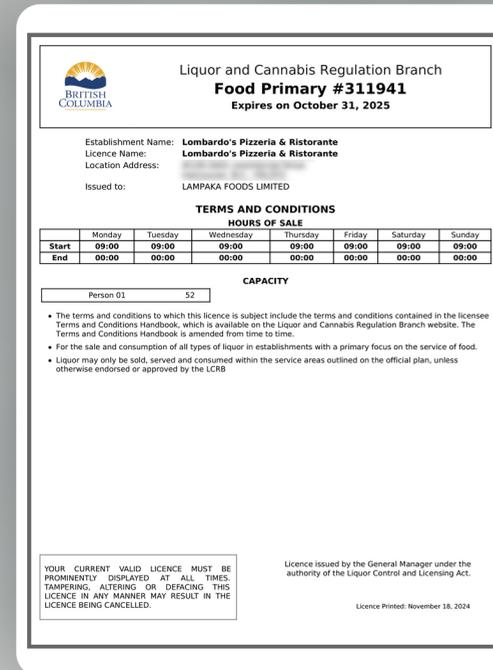
- ▶ City of Vancouver Business License
- ▶ Coastal Health Authority approval
- ▶ Liquor License (space designed for future activation)



# Equipment Included

- ▶ Full commercial kitchen infrastructure
- ▶ Professional coffee equipment
- ▶ Refrigeration and display units
- ▶ Service counter infrastructure
- ▶ Operational fixtures
- ▶ Full POS system

**All equipment included in transfer.**





## Marketing & Brand Promotion

- ▶ Digital advertising campaigns
- ▶ Local activation marketing
- ▶ Social media promotion
- ▶ Network-based brand exposure

**Marketing structured as ongoing operational support.**

## Training & Transition Support

- ▶ Launch and onboarding support
- ▶ Operational procedures training
- ▶ Cost control systems
- ▶ HR and scheduling guidance
- ▶ Financial reporting framework

**Fully supported transition for owner-operators or investors.**





# Investment Positioning

This opportunity offers:

- ▶ Prime Downtown Vancouver location
- ▶ Ground-level retail within residential tower
- ▶ High commuter exposure
- ▶ Fully built turnkey hospitality asset
- ▶ Immediate operational readiness
- ▶ Established brand platform
- ▶ Strong long-term urban demand

**A rare opportunity to acquire a premium downtown café location that is fully built, operationally ready, and positioned for immediate revenue generation.**



## 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



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