





We are Claridge Real Estate Advisors—  
Improving liveability for a better city.





# est. 2013

Managing Principal Yoyoe Lu and her team of real estate specialists are helping to create a more livable Vancouver, now and well into the future.

If you're a homeowner, we can give you an accurate estimate of the value of your property. With our industry insight, we're able to facilitate sales by putting you (the seller) in touch with interested buyers, comprised of a broad network of developers and other industry professionals.

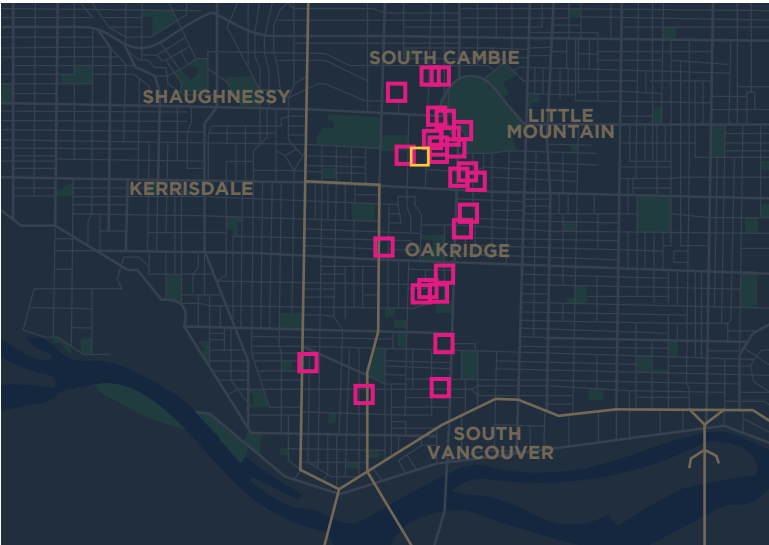
If you're a developer or investor, know that we have keen insight into market trends. This means we're able to provide projections of real estate value throughout Metro Vancouver. We also fully understand OCP protocol and know how and where to save costs associated with land development.

*Total Sites Assembled —*

60+

## Our niche in land assembly

We are the leading land assembly brokerage in Cambie Corridor Phase 3, expanding into Coquitlam, the Eastside and other municipalities of Greater Vancouver.



*Total Properties Assembled\* —*

170+

*Total Property Values Assembled —*

\$650,000,000+

\* According to Claridge records up to January 2020



# Expanding into different realms of commercial real estate

- Investment Property Sales
- Development Site Sales
- Research and Valuation
- Due Diligence and Consultation
- Business Advisory
- Corporate Solutions



An outdated neighborhood shopping mall will soon become a vibrant mixed-use development.

14 BUSINESS VANCOUVER COMMERCIAL REAL ESTATE

Biggest commercial real estate brokerages in B.C.  
Ranked by 1 Total number of B.C.-licensed commercial agents

Rank	Company	Agents
1	Claridge Real Estate Advisors Inc.	100
2	RE/MAX Commercial	85
3	Century 21 Commercial	75
4	Sotheby's International Realty	65
5	Macdonald Commercial	60
6	RE/MAX Commercial	55
7	Century 21 Commercial	50
8	Sotheby's International Realty	45
9	Macdonald Commercial	40
10	RE/MAX Commercial	35
11	Century 21 Commercial	30
12	Sotheby's International Realty	25
13	Macdonald Commercial	20
14	RE/MAX Commercial	15

In just six years, we have become one of the biggest players in the city. When people think about land assembly, they think about Claridge.



We are a proud partner of the B.C. chapter of the Urban Land Institute, a global organization that provides leadership in the responsible use of land.



We are the proud sponsors of a number of industry related organizations, such as Young Elites Vancouver Business Association.



# PAST

## Our future is being forged from Vancouver's past

Thousands of years before it was incorporated as a city in 1886, the region now known as Vancouver, British Columbia served as a home to a broad cross section of people. The area's proximity to a wealth of natural resources, and the fact that it's situated at the mouth of a major river next to the Pacific Ocean made it an ideal trading gateway to the East. In the latter half of the 20th century, a revitalized Canadian immigration policy made Vancouver, with all its pristine beauty, a magnet for newcomers.

1886

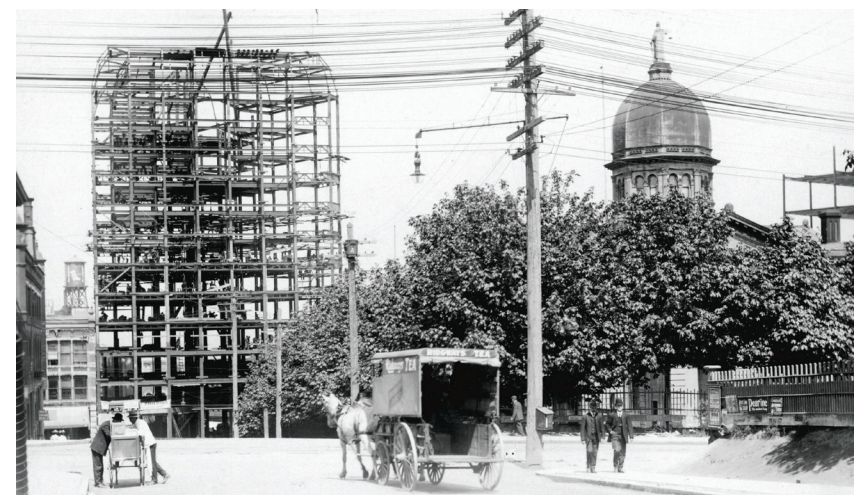


1867–1900

Gassy Jack opens the first saloon in 1867 near the Hastings Mill and the settlement of Gastown grows quickly around it. By 1886, the city is renamed "Vancouver" and the Canadian Pacific Railway is extended to the city, triggering an incredible surge of growth. The community of under 1000 settlers jumps to 13 700 by 1891.

**Pictured:** Looking West from the Hastings Mill in 1886.

1909



1900–1920

From the turn of the century to the beginning of WWI, Vancouver sees a surge in construction and migrants pour into the city. The modestly sized city grows to a substantial 115 000 people from the Burrard Inlet to the Fraser River.

**Pictured:** The construction of the Dominion Building at Hastings and Cambie.

1932



1920–1950

Construction soon booms again following a slump in growth due to enlistment. The municipalities of South Vancouver and Point Grey are amalgamated in 1929 and the total metro population reaches 304 000.

**Pictured:** The construction of the Burrard Bridge is completed.

1968



1950–1970

A post-WWII population boom sees the arrival of 100 000 immigrants as high rise buildings reshape the skyline. Land becomes scarce, and with improvements in highways, suburban development increases drastically. In 1971, the population of Metro Vancouver exceeds a million.

**Pictured:** An aerial view showing both shores of False Creek and the Granville and Burrard Bridge.

Past

Present

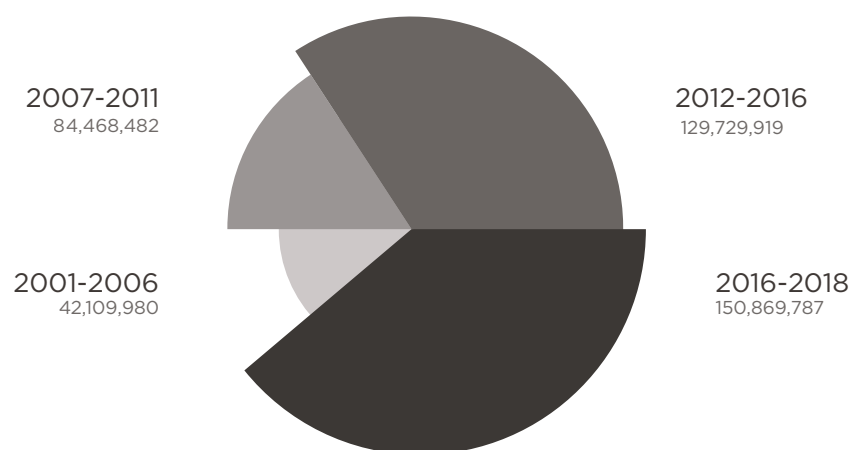
Future





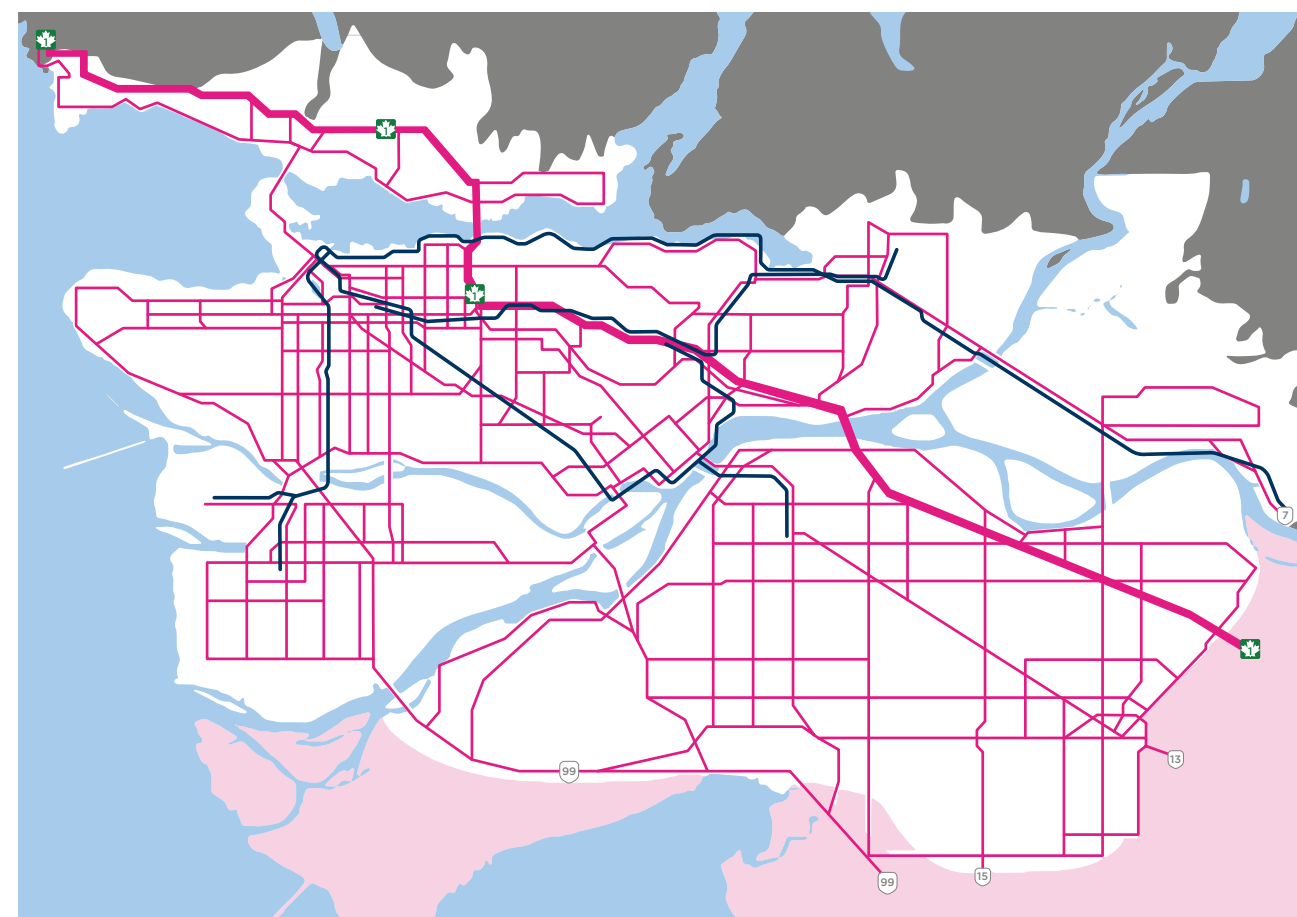
# PRESENT

Today, Vancouver is the most populous metropolitan area in Western Canada and the third most populous in Canada. This is due to a number of favourable characteristics, including its natural beauty, mild climate, ethnic diversity, liveability, prosperous economy (including tech, tourism and trade), excellent education opportunities and proximity to the U.S. border. Indeed, Vancouver seems to be well on its way to becoming on par with cities such as London, New York and Hong Kong. However, Vancouver has geographic factors which limit the growth of housing and commercial locations.



Number of Visitors to Vancouver Since 2001\*

\* According to Tourism Vancouver



□ Greater Vancouver & North Shore    ■ Agricultural Land Reserve    ■ Mountain Ranges    ■ Pacific Ocean  
 — Metro Vancouver Traffic    — Metro Vancouver Transit

Past    Present    Future





# FUTURE

At Claridge Real Estate Advisors, we have an innovative vision for Vancouver's future. As business and demand for housing here continues to grow, we are devoted to Land Assembly for the greater good. This means the transformation and brokering of properties around all of Metro Vancouver that might otherwise be underutilized. By optimizing the limited real estate that we have in Metro Vancouver, we believe Vancouver can comfortably expand with plenty of room for commercial, townhouse, mixed-use and multi-family homes for years to come. As a company, we've been doing it since 2013 and have an excellent track record that includes more than 60 assembled sites.

Past

Present

**Future**





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