



CUSHMAN &
WAKEFIELD



HIGH VISIBILITY FRONTAGE TO CAMBIE STREET

5636
CAMBIE STREET
VANCOUVER, BC

THE OPPORTUNITY

5636 Cambie is located at the geographic “centre” of the City of Vancouver and the Canada Line, in the affluent Vancouver West side, across the street from Oakridge Park, one of Canada’s premier high-end shopping destinations. 5636 Cambie presents a rare opportunity for retailers to join a rapidly expanding retail hub while also offering tenants a high-visibility location on Cambie Street—a major traffic corridor—to further enhance your brand’s visibility.

The Property is also easily accessible by driving and by transit as it is located across the street from the busy Oakridge station on the Canada Line and serviced by various bus routes including the R4 rapidbus to/from UBC, the second busiest bus route in Metro Vancouver.

SALIENT DETAILS

5636 Cambie Street: 7,139 SF

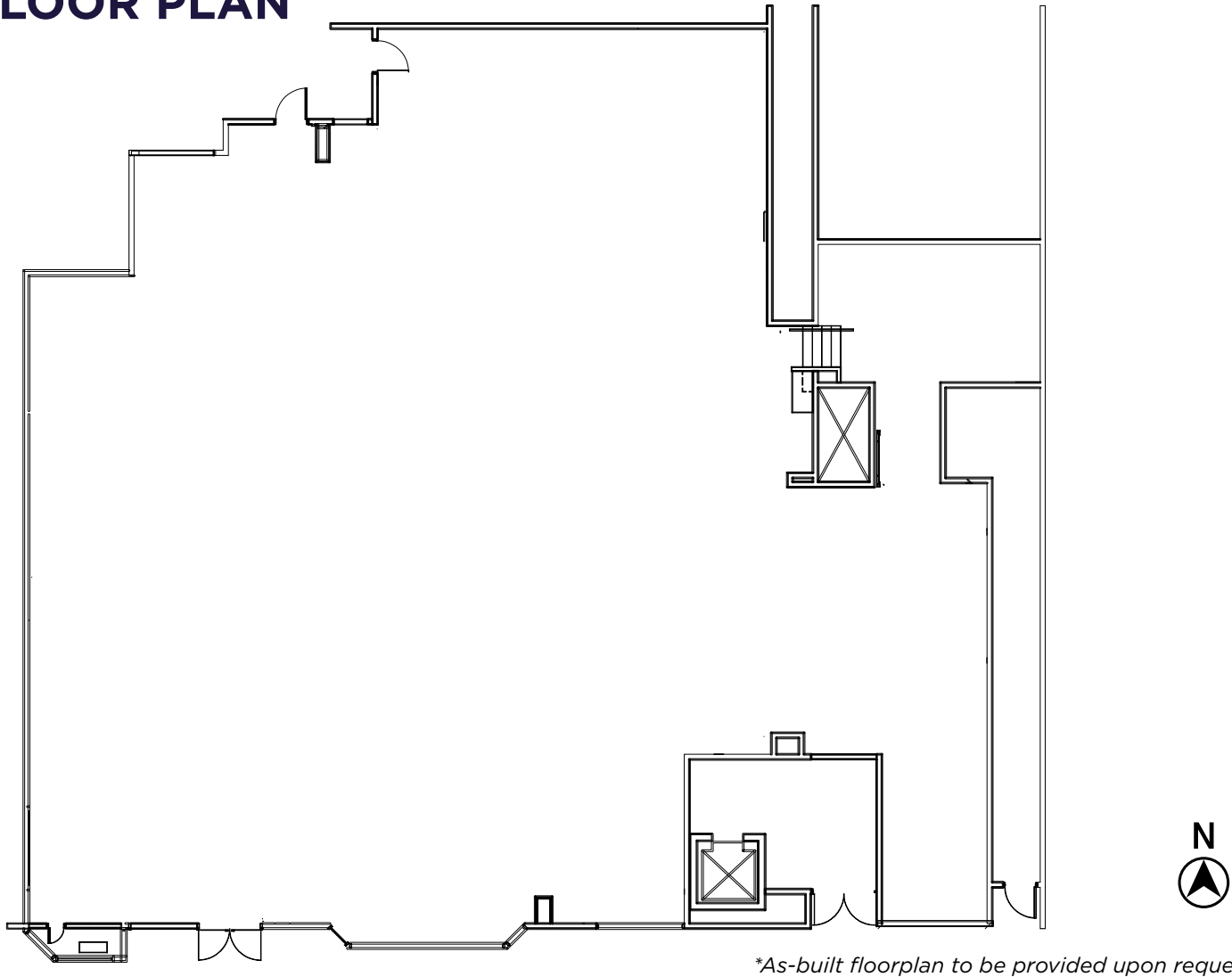
Additional Rent: \$25.94 (2026 Est.)

Available: April 1, 2027

Basic Rent: Contact Listing Agent

Zoning: C-2

FLOOR PLAN



OAKRIDGE TOWN CENTRE

Designated as one of only 17 Municipal Town Centres within Metro Vancouver, the Oakridge area around 41st Avenue and Cambie Street is identified as a significant urban centre in Metro Vancouver and a priority location for concentrated growth with the most significant concentration of density within the City of Vancouver’s Cambie Corridor Plan. The area is centred around Oakridge Park, the dynamic newly completed redevelopment of the former Oakridge Centre Mall which was previously one of North America’s top-performing shopping centres and the key retail node serving Vancouver’s highly affluent westside areas of Shaughnessy, Dunbar, Kerrisdale, etc.



LEGEND

★

5636 Cambie Street

TRANSIT STATIONS & STOPS

1

Oakridge-41st Avenue Station

2

King Edward Station

3

Langara-49th Avenue Station

4

R4 RapidBus Stop (Oakridge-41st)

PRIMARY SCHOOLS & HIGHER EDUCATION

5

Crofton House School (Private School)

6

Vancouver College (Private School)

7

St. George's School (Junior Private School)

8

St. George's School (Senior Private School)

9

Langara College

HOSPITALS

10

BC Children's Hospital

11

BC Women's Hospital

PARKS/RECREATION

12

Queen Elizabeth Park

13

VanDusen Botanical Garden

14

Hillcrest Park/Centre

15

Pacific Spirit Park

16

Langara Golf Course



Highways 1, 7, 1A, and 99 are indicated.

Geographic labels include Outer Vancouver Harbour, Inner Vancouver Harbour, English Bay, and Fraser River.

Neighborhoods shown include Shaughnessy Neighbourhood, Dunbar Neighbourhood, Kerrisdale Neighbourhood, and Oakridge Park.

Key locations marked include UBC (University of British Columbia), Vancouver International Airport, and various transit stations and stops.

Numbered locations (1-16) correspond to the legend entries for schools, hospitals, and parks.

Transit lines shown include West Coast Express, Expo Line, Millennium Line, Canada Line, Future Broadway Subway Line, and R4 Line.

A legend in the bottom left corner explains the symbols for transit lines and the R4 Line.

A compass rose is located in the bottom right corner.

DEMOGRAPHICS WITHIN 3KM RADIUS

Average HH Income
\$150,765

Skytrain Passengers
Cambie-41st Station (2023)
2.333M

R4 RapidBus Passengers
8.803M

Total Population
158,307

Daytime Population
125,089

Population Growth (2019 - 2024)
11.9%



For more information, please contact:

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