3543 FRASER STREET

Vancouver, BC



FOR LEASE

3,500 SF OPEN AREA SHOWROOM FRONTING FRASER STREET

CUSHMAN & WAKEFIELD







OVERVIEW

An opportunity to lease 3,500 SF of showroom space at 3543 Fraser Street, a street front commercial unit in Vancouver's Riley Park neighbourhood. The space is built out as a full showroom with an open floor plate, a reception area at the front, and a back office. The unit is fully serviced with HVAC throughout, existing plumbing in place, and a rear exit for staff and deliveries. A rear yard provides on site parking. Frontage along Fraser offers prominent signage exposure. The space suits a showroom retailer, design or trades supplier, studio, service business, or any user who benefits from an open display environment with direct customer access.

PROPERTY HIGHLIGHTS

- Open showroom with reception and back office
- Rear yard with on-site parking
- Prominent Fraser Street frontage with signage opportunity
- HVAC and existing plumbing in placet



PROPERTY PHOTOS



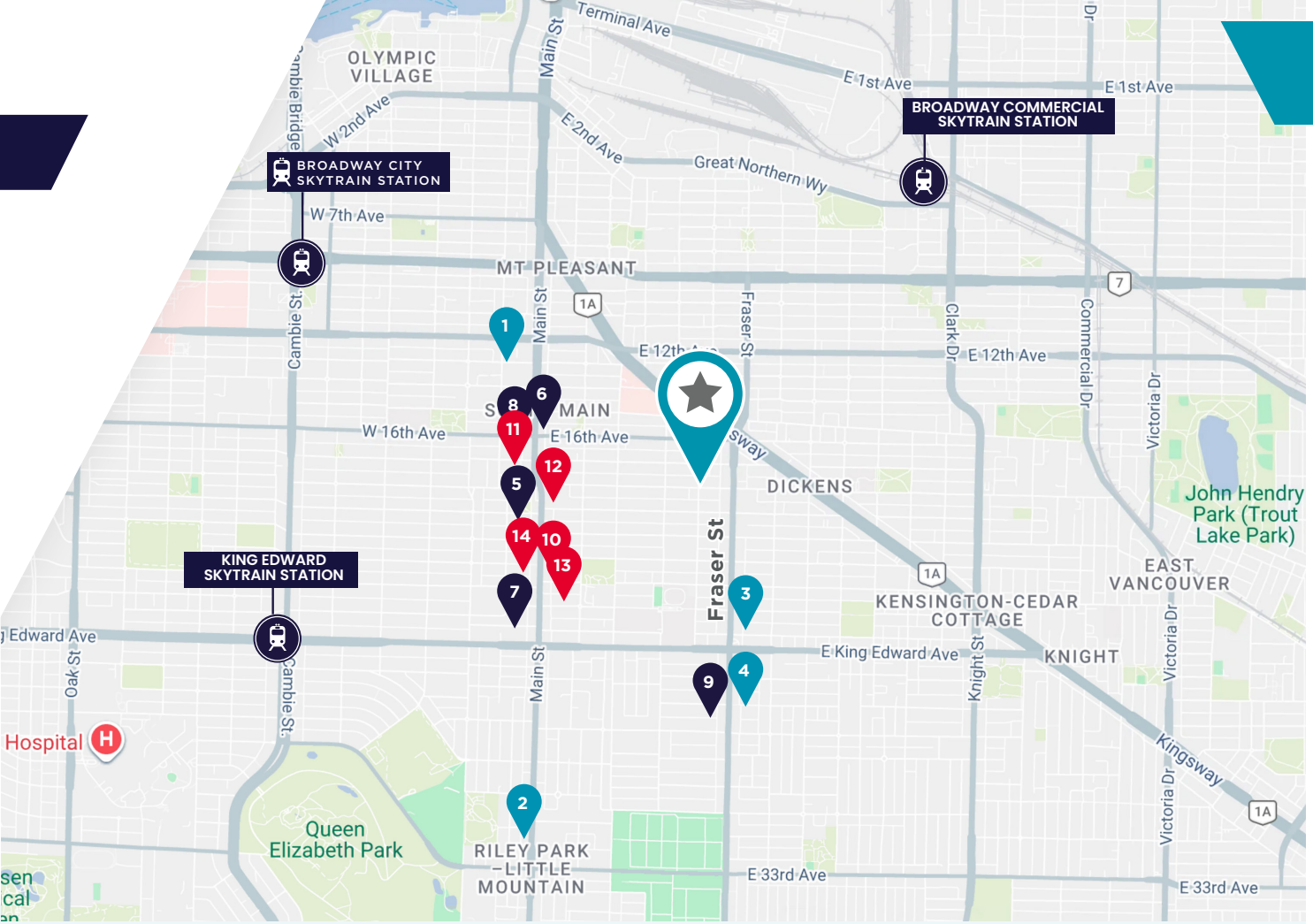


SALIENT DETAILS

SIZE	±3,500 SF
PARKING	On-site
ZONING	C-2A
BASIC RENT	Contact Listing Agents
ADDITIONAL RENT	$10.64/SF/YR
YEAR BUILT	1977







LOCATION

The property fronts Fraser Street, a dense neighbourhood retail corridor serving Riley Park, Kensington-Cedar Cottage, and Mount Pleasant. Daily needs are met on foot, with grocers, cafes, restaurants, and independent retailers lining the surrounding blocks. The 8 Fraser bus stops at the door and runs north to Waterfront Station downtown, while the 19 connects west to Stanley Park and east to Metrotown Station. Kingsway and East Broadway are minutes away, providing arterial access across the city and connections to Highway 1 via Clark Drive.

CAFES & BAKERIES

1 49th Parallel Café & Lucky's Doughnuts
2 Breka Bakery & Café – Main Street
3 Bâtard Boulangerie & Café Moderne
4 Prado Coffee – Fraser Street

RESTAURANTS

5 Published on Main
6 Anh and Chi
7 The Acorn Restaurant
8 SUYO Modern Peruvian
9 Between 2 Buns – Fraser Street

RETAILERS

10 Front & Company
11 Welk's General Store
12 Vancouver Special
13 Strategies Games & Hobbies
14 Forerunners – Main Street

DEMOGRAPHICS

62
TRANSIT SCORE
GOOD TRANSIT

78
BIKE SCORE
VERY BIKEABLE

95
WALK SCORE
WALKER'S PARADISE

For more information, please contact:

MATTHEW HO
Personal Real Estate Corporation
Associate Vice President
+1 604 608 5935
matthew.ho@cushwake.com

STEVEN LAM
Personal Real Estate Corporation
Associate Vice President
+1 604 608 5929
steven.lam@cushwake.com

Cushman & Wakefield
Suite 1200 - 700 West Georgia Street
PO Box 10023, Pacific Centre
Vancouver, BC V7Y 1A1

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