



5055 Joyce Street



Project Summary

5055 Joyce Street offers a premier opportunity for retailers seeking a high-profile location in a thriving East Vancouver neighbourhood. Situated right next to the Joyce-Collingwood SkyTrain Station, this **38-story** mixed-use development features **360 residential rental units**, ensuring exceptional foot traffic and unparalleled visibility.

- Located next to the Joyce-Collingwood Skytrain Station, one of the Lower Mainland's busiest transit stations:
 - 5 million annual boardings in 2023 (6th busiest Skytrain Station in the Lower Mainland)
 - Terminus station for R4 41st Ave RapidBus – 8,843,000 annual boardings in along bus route in 2023 (2nd busiest bus route)
- High traffic street front retail with CD zoning to allow for variety of uses
- Corner unit opportunity located next to Tim Hortons



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Details

⊕ Availabe Size: 1,381 SF

⊕ Parking: 13 commercial parking stalls

⊕ Basic Rent: Please contact agents

⊕ Available: Q1 2025

⊕ Additional Rent: \$21.00 PSF (est.)

⊕ Patio opportunity

Co-Tenant

Tim Hortons

Neighbourhood Tenants



Demographics

	1 KM	5 KM	7 KM
2023 Population	30,406	392,473	618,450
2028 Population Projection	32,747	425,469	673,232
2023 Daytime Population	19,125	352,698	621,848
2023 Average HH Income	\$105,290	\$115,814	\$118,729

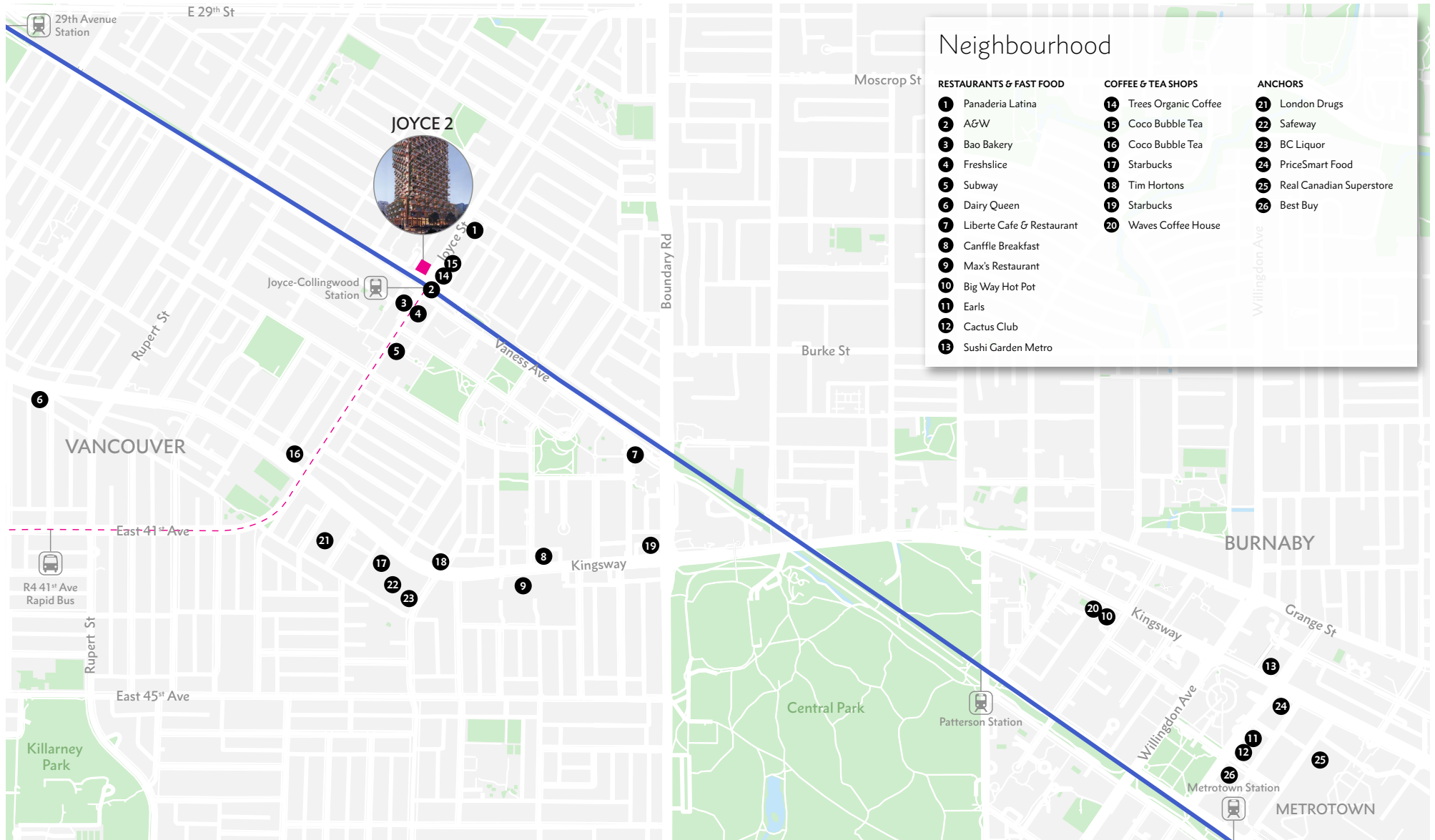
Contact

BRANDON SIBAL

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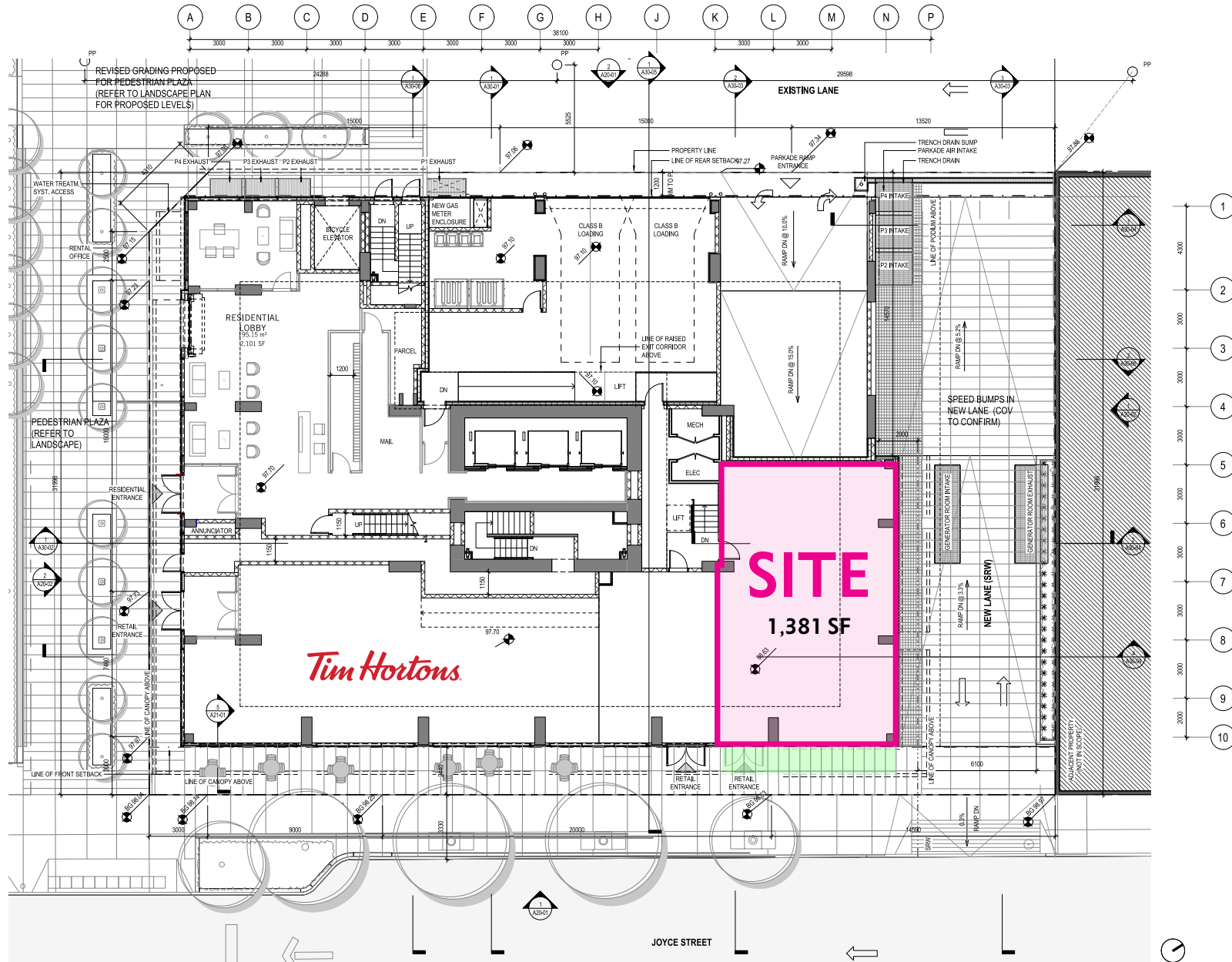
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Aerial



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Site Plan



Photos

