

ARLO

RETAIL UNITS FOR PRE-LEASE

28th Avenue & Fraser Street
4400 Fraser Street, Vancouver, BC





Artist rendition. All renderings/pictures are for illustration purposes only

THE OPPORTUNITY

Arlo is a new mixed-use development by Strand and Locarno in the vibrant Fraserhood neighbourhood at the corner of Fraser and E 28th Avenue. The project will feature 100 new market residential rental suites with retail opportunities at grade. The retail component will offer local businesses the opportunity to thrive in this growing neighbourhood.

Occupancy
Q4 2025

Highlights



Prominent location
on Fraser Street



14,025 population
within 1 km radius



36 underground
commercial parking stalls



Convenient access to commercial
parking from CRU's via a dedicated
commercial parking elevator



Ventilation shafts for
kitchen exhaust in place
for select units



Class-B loading bay with
rear access to each CRU



17.5 ft. to 19 ft
ceiling heights



LOCATION

Restaurants/Cafés

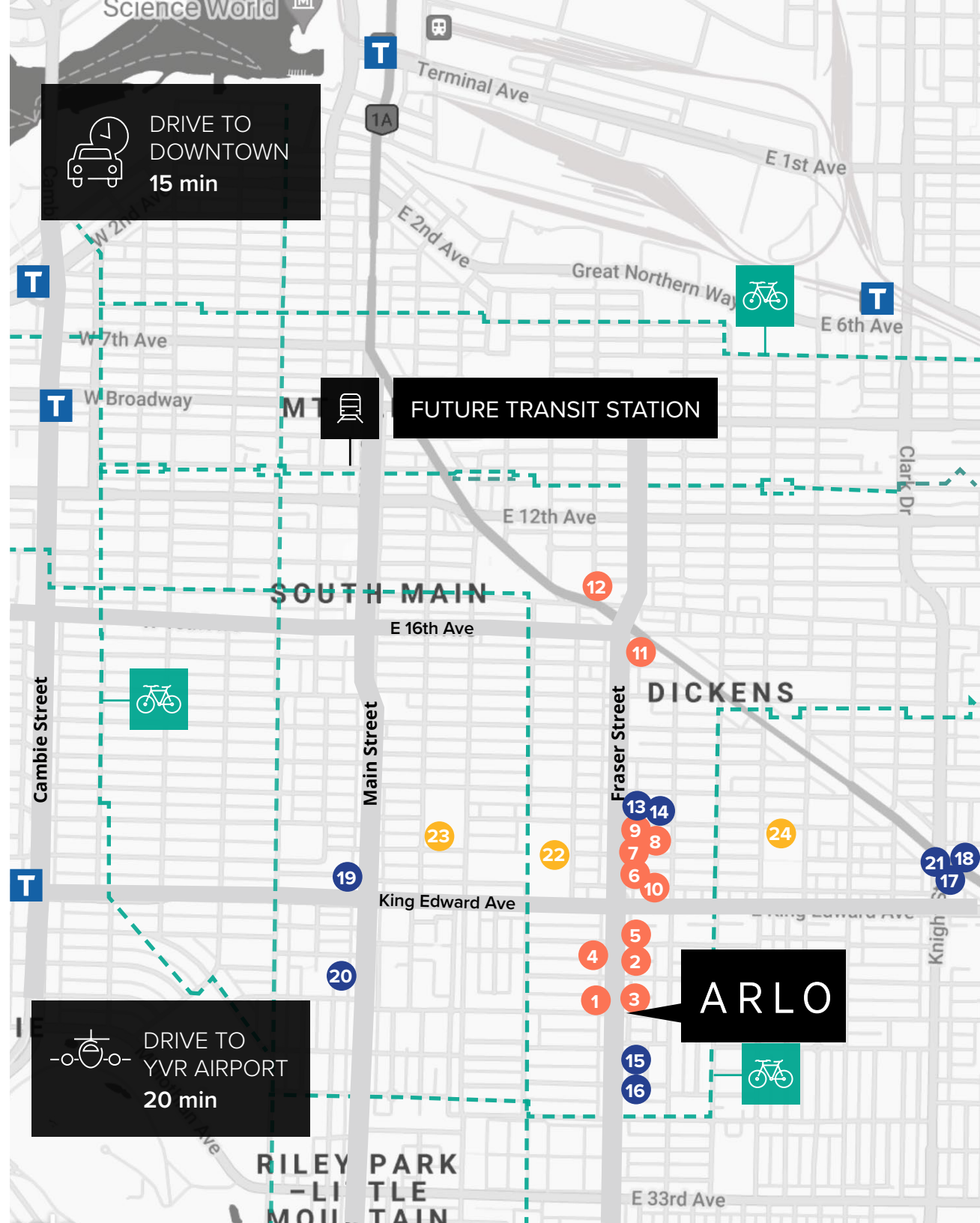
- 1 JJBear
- 2 Prado Café
- 3 Say Mercy
- 4 Pizza Carano
- 5 Ubuntu Canteen
- 6 Earnest Ice Cream
- 7 Nammos Esiatorio
- 8 Batard Bakery
- 9 Bonjour Vietnam
- 10 Tim Hortons
- 11 Bells & Whistles
- 12 Savio Volpe

Retail

- 13 Niche Market
- 14 Beehive Hair Lounge
- 15 Dean's NoFrills
- 16 Shoppers Drug Mart
- 17 Save-on-Foods
- 18 Famous Foods
- 19 Royal Bank
- 20 Vancity
- 21 TD Bank

Schools

- 22 Sir Charles Tupper Secondary School
- 23 David Livingstone Elementary School
- 24 Charles Dickens Annex





Arlo is situated in the unique and up-and-coming Fraserhood. Fraserhood is a community full of creatives and innovators in East Vancouver. The neighbourhood has quickly become a culinary hub home to the city's best new restaurants and cafes. It's a place where boutique businesses and local restaurants thrive.

Arlo spans an entire city block between East 28th and East 29th in the heart of the Riley Park Little Mountain area allowing for ample foot traffic and easy access to Main Street. This transit friendly location has multiple bus routes along Fraser and King Edward, and is within close proximity to the King Edward Canada Line Station. Arlo is also conveniently located just a short bike ride or drive away from downtown with ample bike routes taking you throughout the city.



A THRIVING
RETAIL NODE

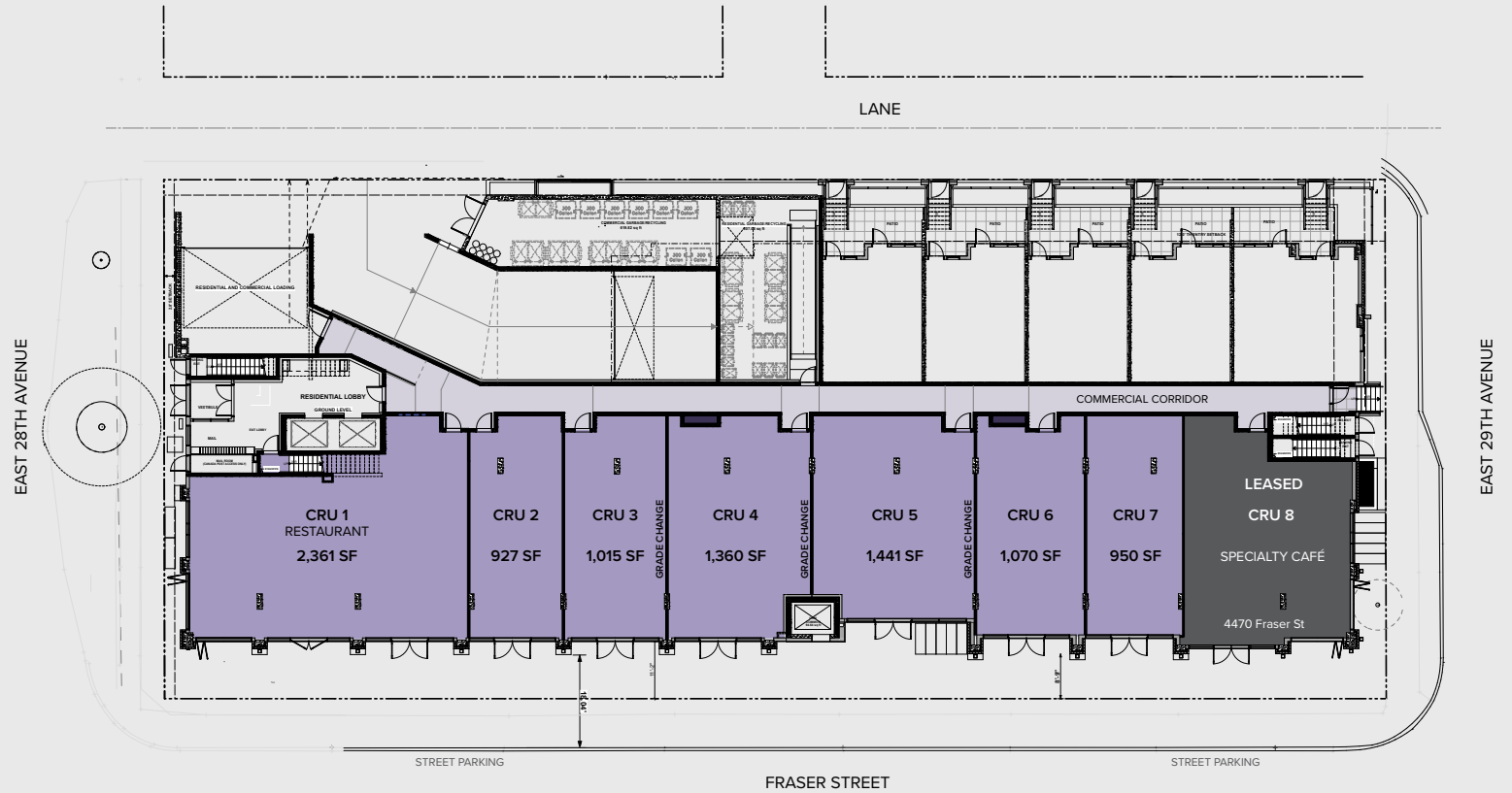


FLOOR PLAN

Level 1

CRU	SF
1	2,361
2	927
3	1,015
4	1,360
5	1,441
6	1,070
7	950
8*	LEASED

* SPECIALTY CAFÉ



| PROJECT TEAM



Strand is a Vancouver-based finance, development, and investment company active across North America. Strand has established a track record of success over its more than 47 years in markets across the continent.

Founded in 1976, Strand's story is one underpinned by consistent achievement in development and real estate investment. To date, Strand has delivered a portfolio of over 43,000 homes. Over the course of nearly five decades, and hundreds of communities, Strand has developed an intuitive understanding of long-term market dynamics and local trends that have allowed it, like its buildings, to stand the test of time.

From the earliest beginnings of Strand's history, our people have collaborated with some of the best minds in the business. As a result, Strand wields deep relationships in virtually every real estate discipline and has a reputation for the successful delivery of projects that have consistently exceed expectations while honoring the commitments it has made to all stakeholders.

Deeply invested locally, Strand is developing more than \$4 billion in rental and market projects in Metro Vancouver alone that are comprised of over 4,000 homes, 500,000 square feet of commercial space and 1 million square feet of industrial floor area. Here, as in all markets, Strand brings a global sensibility to everything the company does, with a commitment to current and timeless design and the best in city-building; all to build projects with fastidiously designed details that ensure the functionality of every home while preserving an understated elegance – ultimately creating more inspiring life experiences for all who interact with them now and into the future.

Stranddev.com



Locarno is a family-owned 4th generation landlord and real estate developer based in Vancouver with roots dating back to the 1920s when our founder began buying and developing properties in recognizable locations though out West Point Grey, Dunbar, Kitsilano, and East Vancouver.

Today, Locarno specializes in the acquisition, development and operation of commercial and mixed-use buildings in key locations within both established and growing neighbourhoods.

Our strategy is to hold properties for the long-term and we pride ourselves on producing high quality projects that will maintain their appeal for generations.



Whether project leasing, strata pre-sales, or representing tenants, Sittings Realty work in partnership with all of our clients throughout the complete process. We provide in-depth knowledge, strong industry relationships, honesty, professional support and a track record for success to every project we undertake.

Sittings.ca



Artist rendition. All renderings/pictures are for illustration purposes only

ARLO

DAVID KNIGHT

Partner
 Personal Real Estate Corporation
 604 416 5581
david@sitings.ca

KAYLA MORROW

Senior Associate
 604 416 5584
kayla@sitings.ca

SITINGS REALTY LTD

1595 - 650 W Georgia St
 Vancouver, BC V6C 2R6
 604 684 6767
sitings.ca

This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimensions herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

