



# CENTURY

4588 Fraser St  
Vancouver, BC

PROPERTY LEASING BROCHURE



**SITINGS REALTY LTD.**

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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8



# PROJECT SUMMARY

Located at Fraser Street & 29th Ave in the Kensington-Cedar Cottage neighbourhood, Century is a 100% leased 40,000 square foot mixed use development anchored by No Frills grocery store and Shoppers Drug Mart. Once one of Vancouver's oldest and most historic neighbourhoods, the area, now commonly referred to as "Fraserhood", is rapidly growing into Vancouver's newest & trendiest urban community. New residential developments, young families & professionals and a vibrant mix of retailers & restaurants now call Fraserhood home. Sitings is pleased to have represented the Landlord in the newest retail deal at Century and look forward to welcoming the new dental office coming soon! The leased retail unit is located in between Fraserhood's two largest anchor tenants, No Frill and Shoppers, with direct exposure to Fraser St., and ample underground Parking.



RARE  
OPPORTUNITY

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# DETAILS

⊕ Size: 1,432 SF - NOW LEASED!

⊕ Dental Office coming soon!

⊕ 139 Underground Parking Stalls + Free Street Parking

⊕ High exposure frontage on Fraser Street + parking wayfinding signage

⊕ Contact Listing Agent for Retail Inquiries

# AREA TENANTS



# DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN	TRADE AREA
2020 Population	80,915	355,382	696,409	57,494
2025 Population	85,472	374,217	731,366	59,704
2020 Daytime Population	53,908	400,114	807,122	37,846
2020 Average HH Income	\$109,389	\$108,244	\$107,098	\$105,448

**DAN CLARK**

Personal Real Estate Corporation  
Sitings Realty Ltd

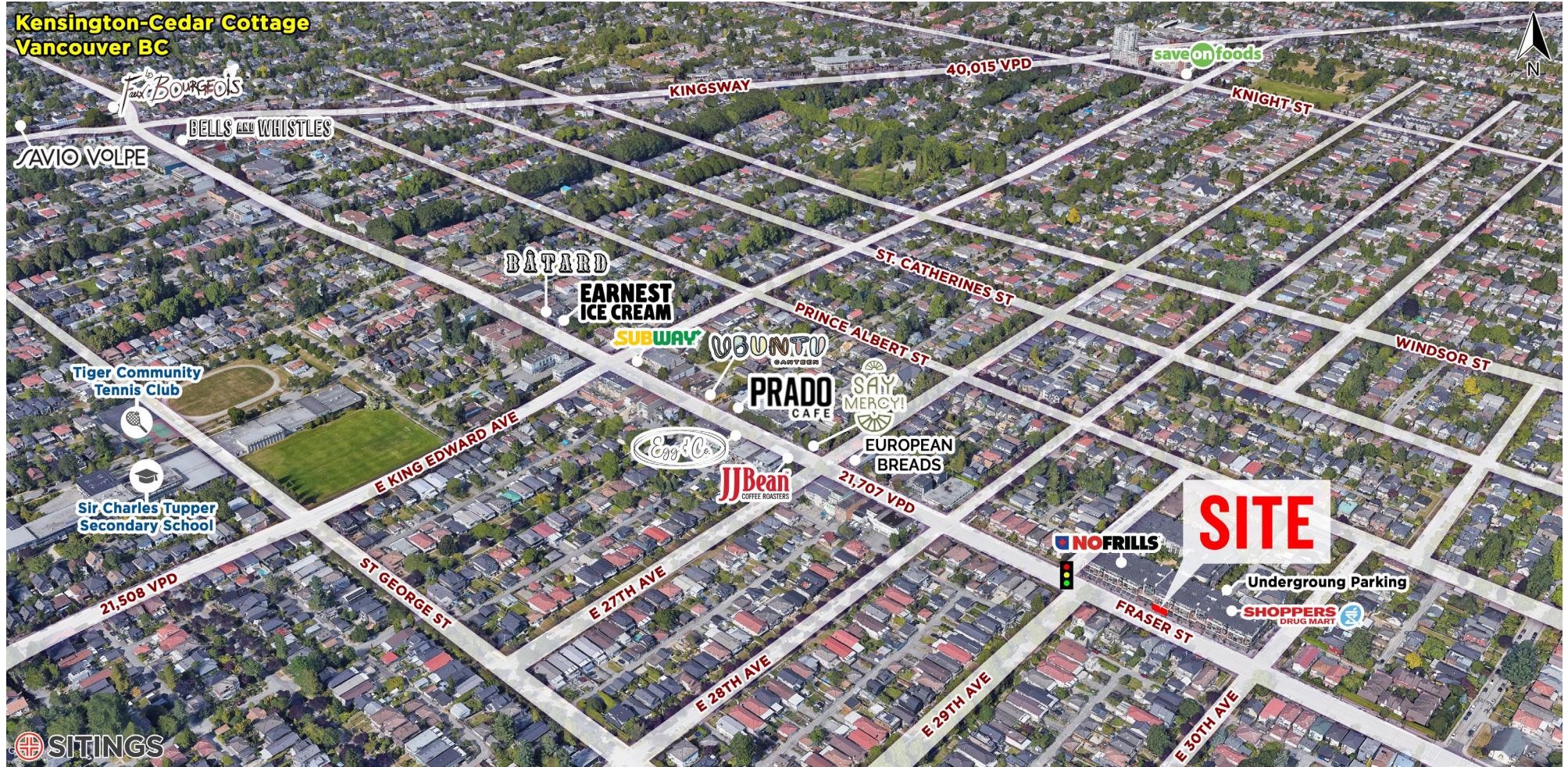
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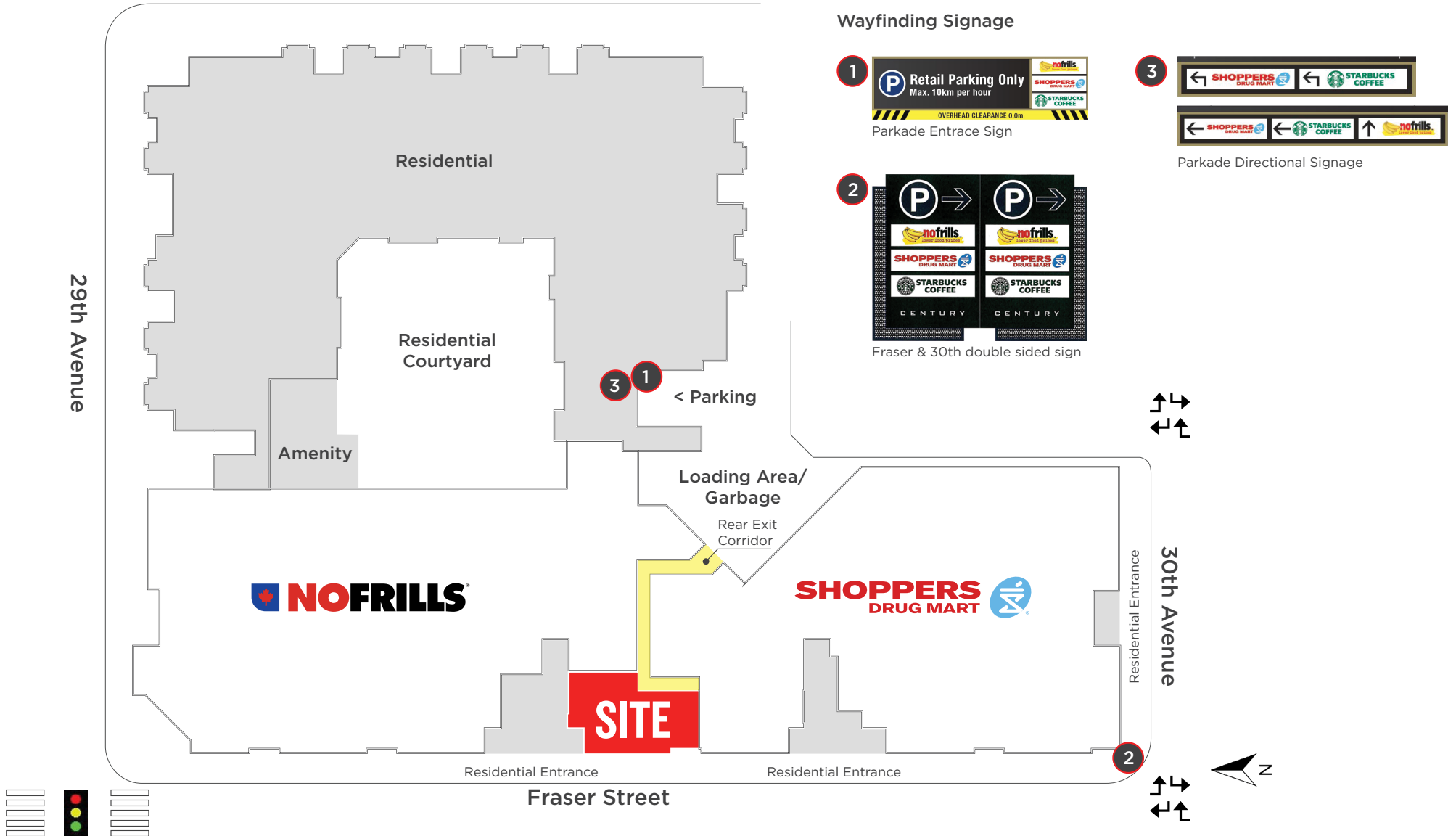
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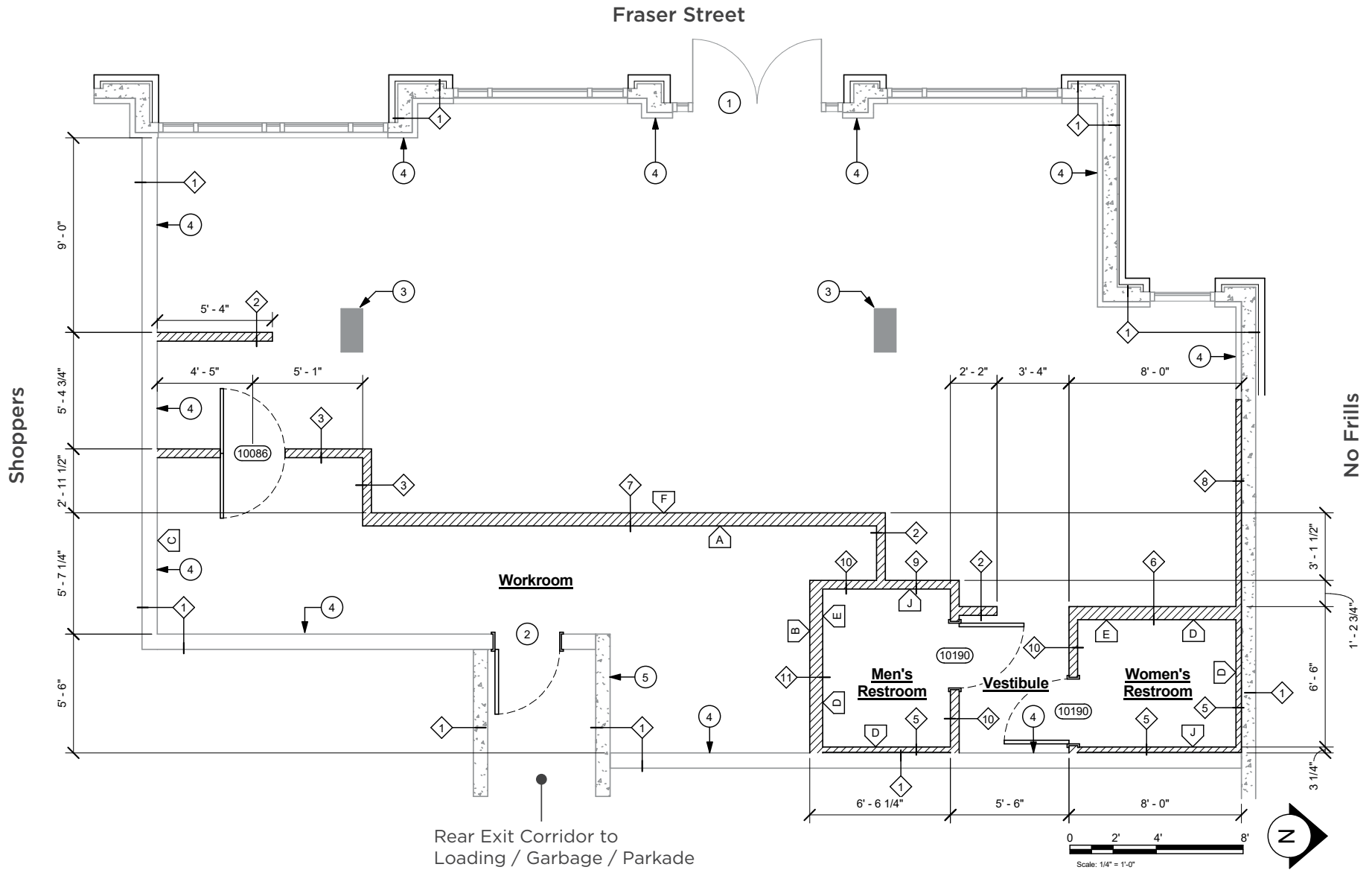




# SITE PLAN



# FLOOR PLAN





# PHOTOS

