

# FRASER COMMONS

701 SE Marine Dr, Vancouver, BC

Last Unit Remaining

PROPERTY LEASING BROCHURE



**SHELDON SCOTT**  
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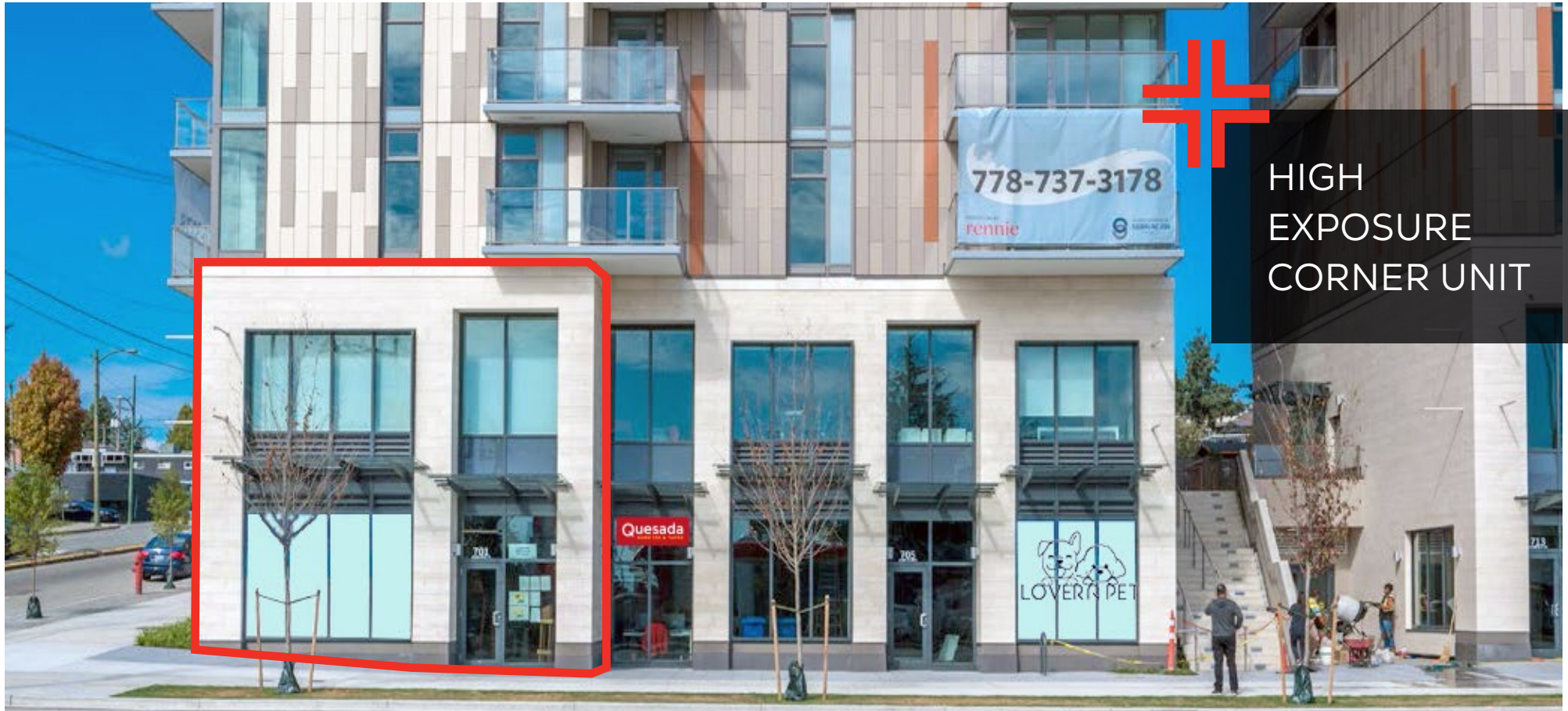
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# PROJECT SUMMARY

The commercial component of Fraser Commons is 19,533 SF in size comprising 12,182 SF of ground floor retail units and 7,371 SF of office units.. Highlights include:

- Area tenants include: Real Canadian Superstore, Canadian Tire, Best Buy, Starbucks and McDonald's
- High visibility and exposure at the corner of SE Marine Drive and Fraser Street
- 46 parking stalls dedicated for the retail component
- Mega project comprising 4 high density buildings including 363 residential units and daycare
- Fair market lease rates
- Well serviced by public transit



HIGH EXPOSURE CORNER UNIT



## DETAILS

✦ Available Size: 1,783 SF

✦ Available: Immediately

✦ Base Rent: Please Contact Listing Agent

✦ Additional Rent: \$15.00 PSF (est. for 2023)

✦ Zoning: CD-1 (679) | Comprehensive Development District.

✦ Commercial Parking: 46 parking stalls (directly behind ground floor commercial units)

## PROJECT TENANTS



## DEMOGRAPHICS

	3 MIN	7 MIN	12 MIN
2022 Population	25,568	149,338	481,454
2027 Populations Projections	28,028	164,162	528,420
2022 Daytime Population	20,609	129,295	498,454
2022 Average HH Income	\$117,313	\$112,132	\$113,811

## CONTACT

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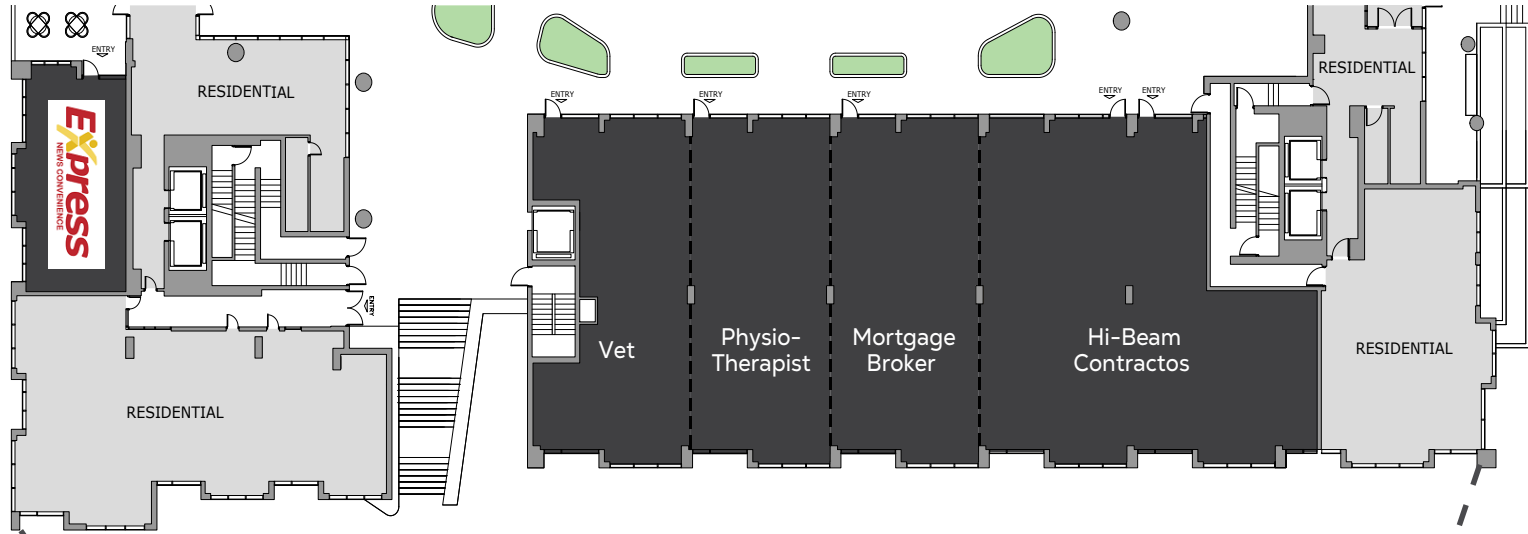
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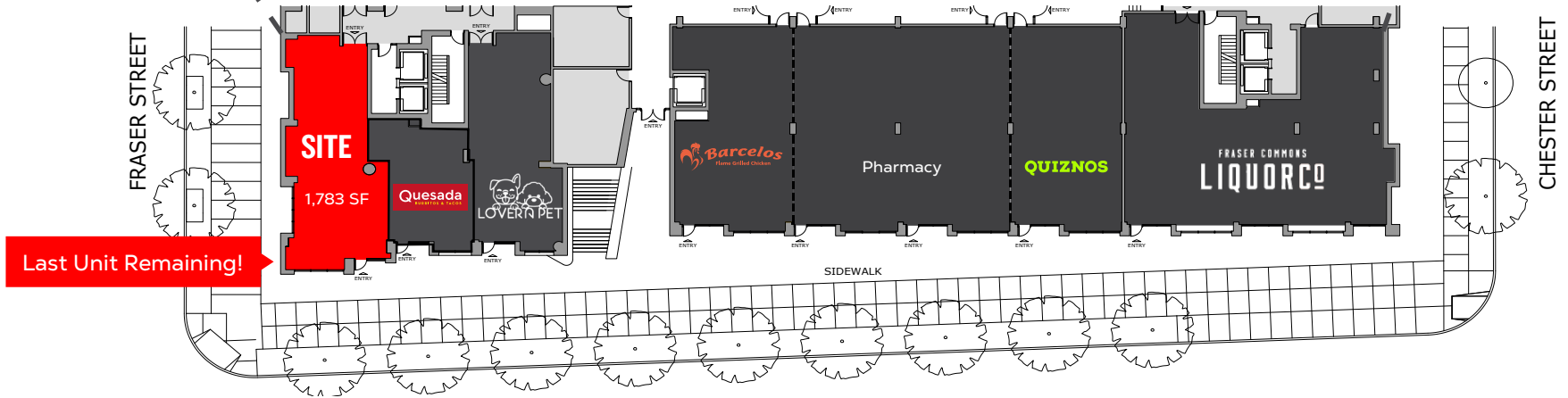
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# SITE PLAN

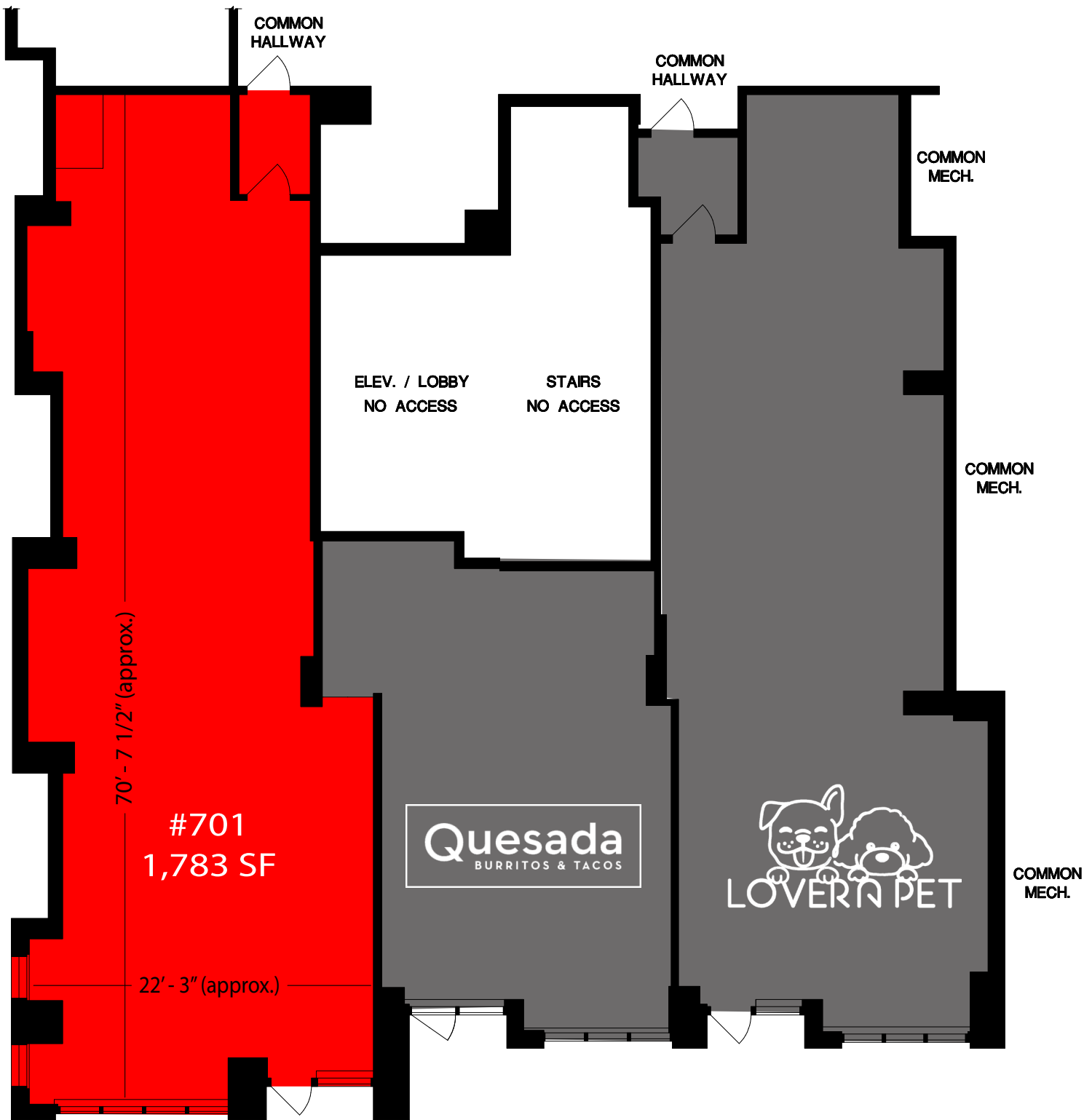
## Second Floor



## Ground Floor



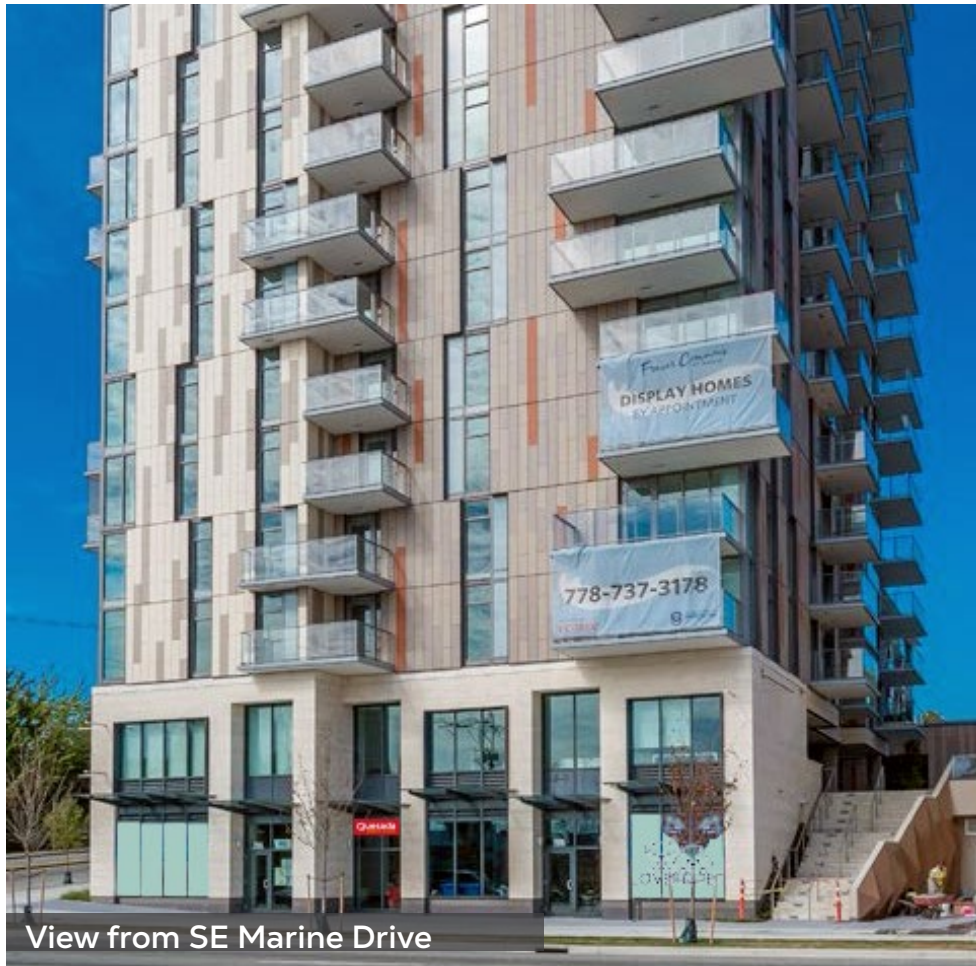
# FLOOR PLAN



# LOCATION OVERVIEW

Fraser Commons is ideally situated in one of the City of Vancouver's fastest growing neighbourhoods:

- Fraser Commons sits at the heart of Sunset neighbourhood, a community experiencing significant population growth.
- Fraser Commons is less than a 4-minute drive to Marine Drive Canada Line Station and bus loop providing direct access throughout Metro Vancouver.
- Real Canadian Superstore is less than a 5 minute drive away and provides a strong shadow anchor to the retail component of Fraser Commons.
- The Sunset Community Centre, schools, and the Fraserview Golf Course are nearby.



View from SE Marine Drive



View from Fraser Street



SE Marine Drive, facing West





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