



THE FRASER

3875 Fraser Street, Vancouver, BC

New 1,547 SF unit with kitchen exhaust

RETAIL LEASING BROCHURE



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PROJECT SUMMARY

The Fraser is ideally positioned in the distinctive and emerging Fraserhood community, known for its vibrant arts and innovation scene in East Vancouver. This neighbourhood has rapidly evolved into a culinary hotspot, including some of the city's finest new eateries and cafes, as well as providing a great environment for boutique businesses and local restaurants.

Located at the heart of the Riley Park Little Mountain area, The Fraser spans across East 22nd and East 23rd, ensuring a steady flow of foot traffic and convenient access to Main Street. This transit-friendly location is well-served by multiple bus routes along Fraser Street, King Edward Ave, and Kingsway, with the future Mount Pleasant SkyTrain Station, just minutes away. Additionally, the location offers ease of commuting to downtown, whether by bike or car.

- Built in clientele with 125 residential units above
- Strong co-tenancy and many amenities in the area



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DETAILS

✦ <u>Size:</u> 1,547 SF	✦ <u>Available:</u> Immediately
✦ <u>Basic Rent:</u> Contact Listing Agents	✦ <u>Additional Rent:</u> \$23.00 (est)
✦ Ventilation shaft for kitchen exhaust in place and 400 amp power	✦ <u>Commercial Parking:</u> 43 underground stalls, with convenient access via dedicated parking elevator
✦ <u>Ceiling Height:</u> approx. 16 feet	✦ Commercial loading with rear “back of house” access
✦ Open floor plan	

AREA TENANTS



DEMOGRAPHICS

	5 MIN	7 MIN	12 MIN
2022 Population	106,995	212,084	609,519
2027 Populations Projections	116,855	232,892	662,845
2022 Daytime Population	93,523	192,725	703,954
2022 Average HH Income	\$123,374	\$122,744	\$121,620

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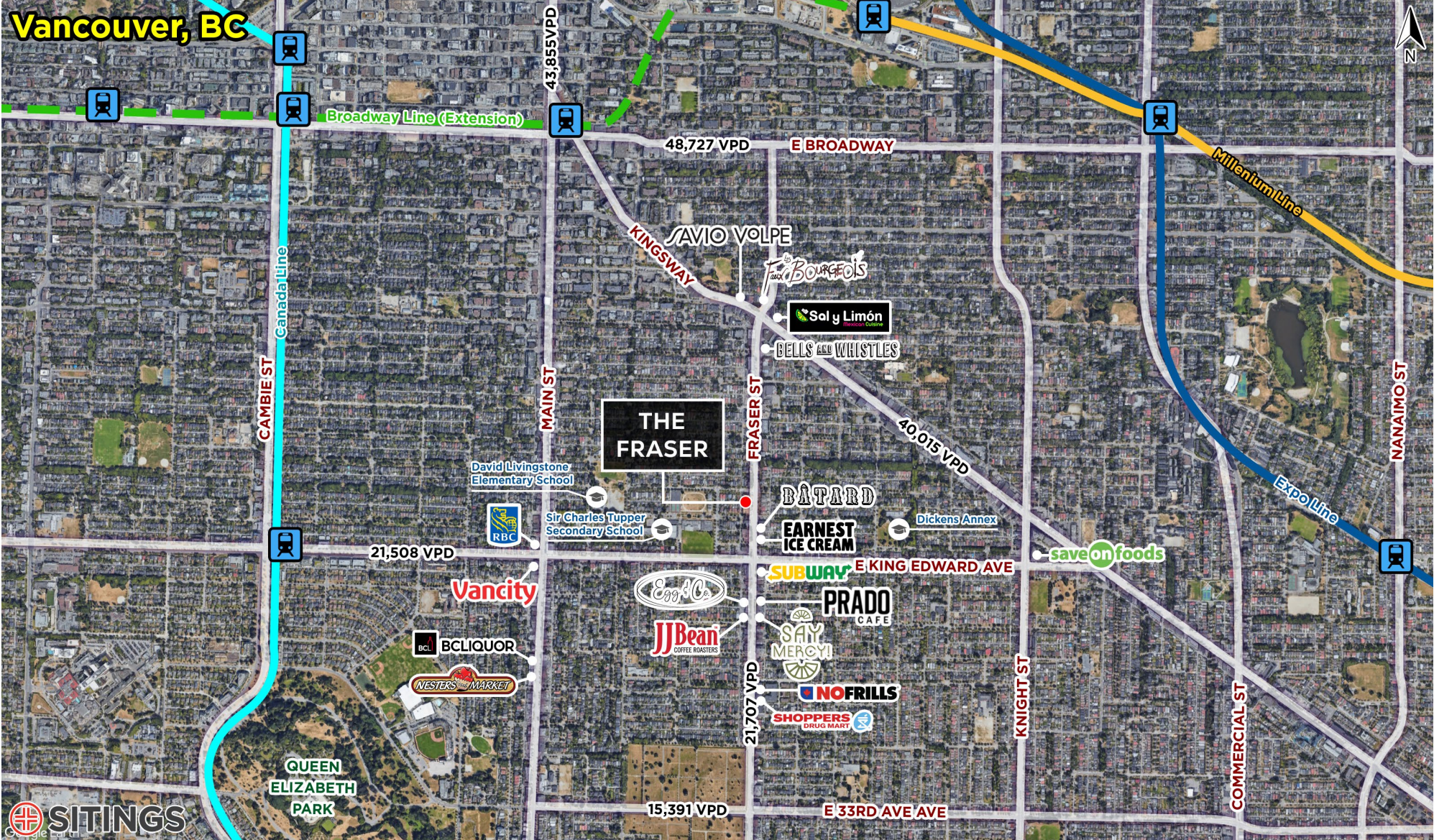
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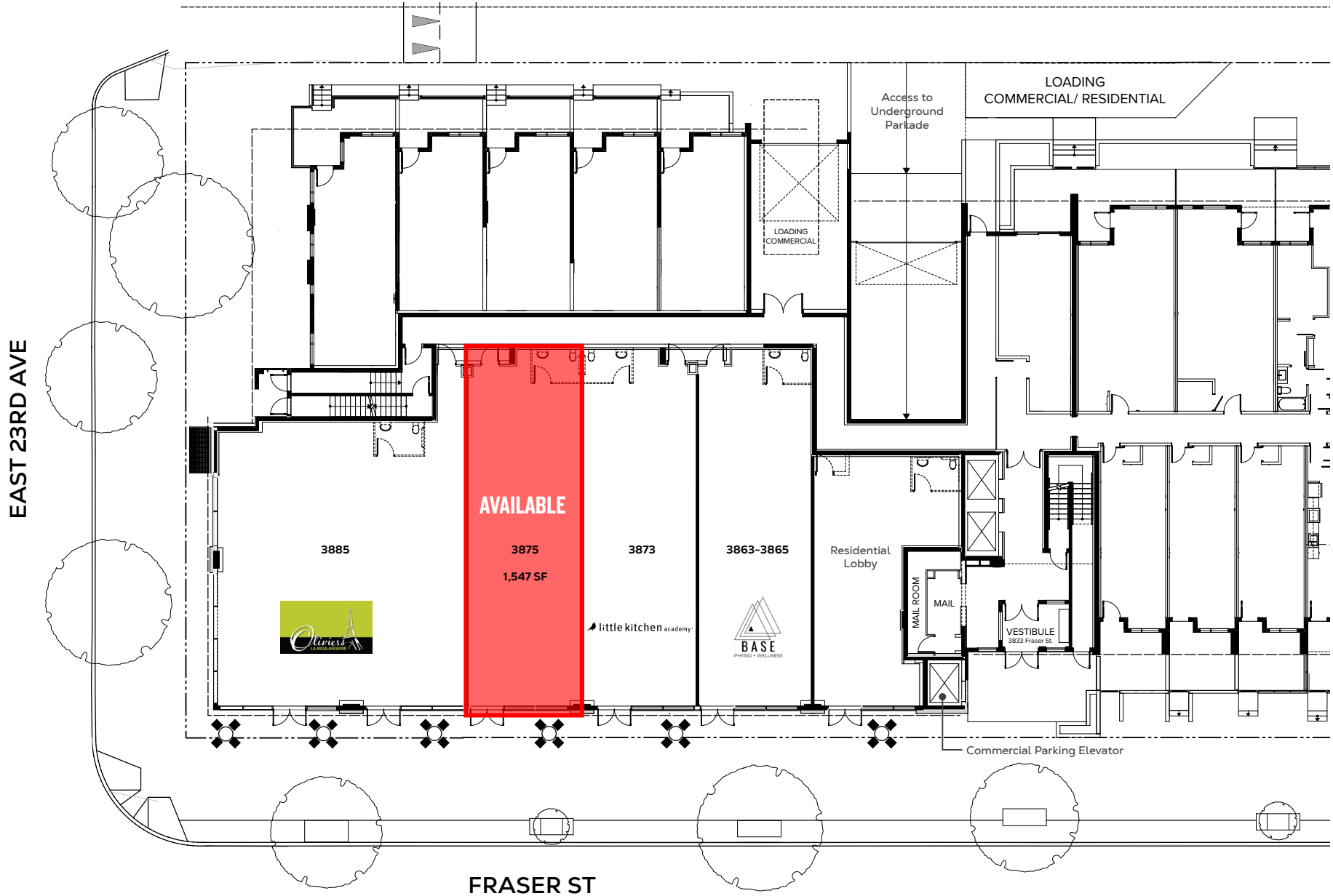


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FLOOR PLAN





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