


# GROCERY-ANCHORED RETAIL IN FRASERHOOD

## 1,587 SF CORNER UNIT

# ARLO

4470 Fraser Street, Vancouver, BC
Corner of Fraser Street & E 29th Avenue

STRAND LOCARNO Legacy SITINGS

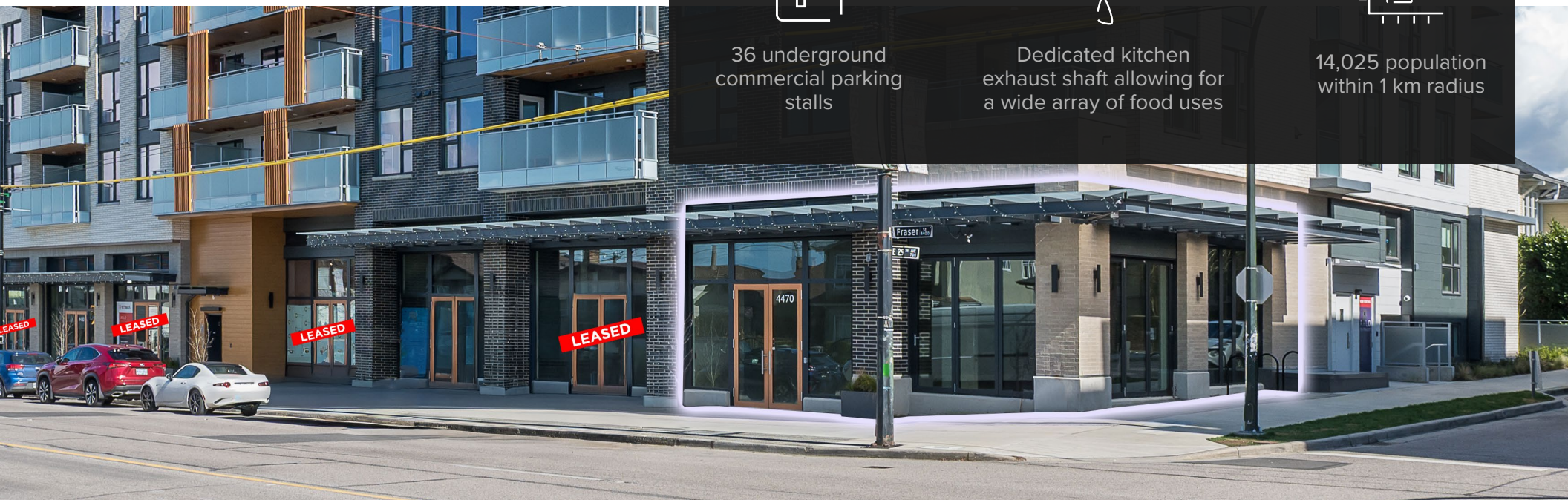
# THE OPPORTUNITY

Arlo is a newly completed mixed-use development by Strand and Locarno in the vibrant Fraserhood neighbourhood, spanning Fraser Street between E 28th and E 29th Avenue.

The project features 100 market rental suites above street-level retail. With one corner unit remaining, this is the final opportunity to join a tenant mix including Be Fresh Local Market, Tahini's, Hair Masters Vancouver, Tucci's, and more!

## Highlights

- Convenient access to commercial parking from CRUs via a dedicated commercial parking elevator
- Diverse and complementary tenant mix
- Class-B loading bay with rear access to each CRU
- CD-1 (850)
- Bi-folding storefront featured in corner CRU
- 17.5 ft. ceiling height
- 36 underground commercial parking stalls
- Dedicated kitchen exhaust shaft allowing for a wide array of food uses
- 14,025 population within 1 km radius



# LOCATION

## Restaurants/Cafés

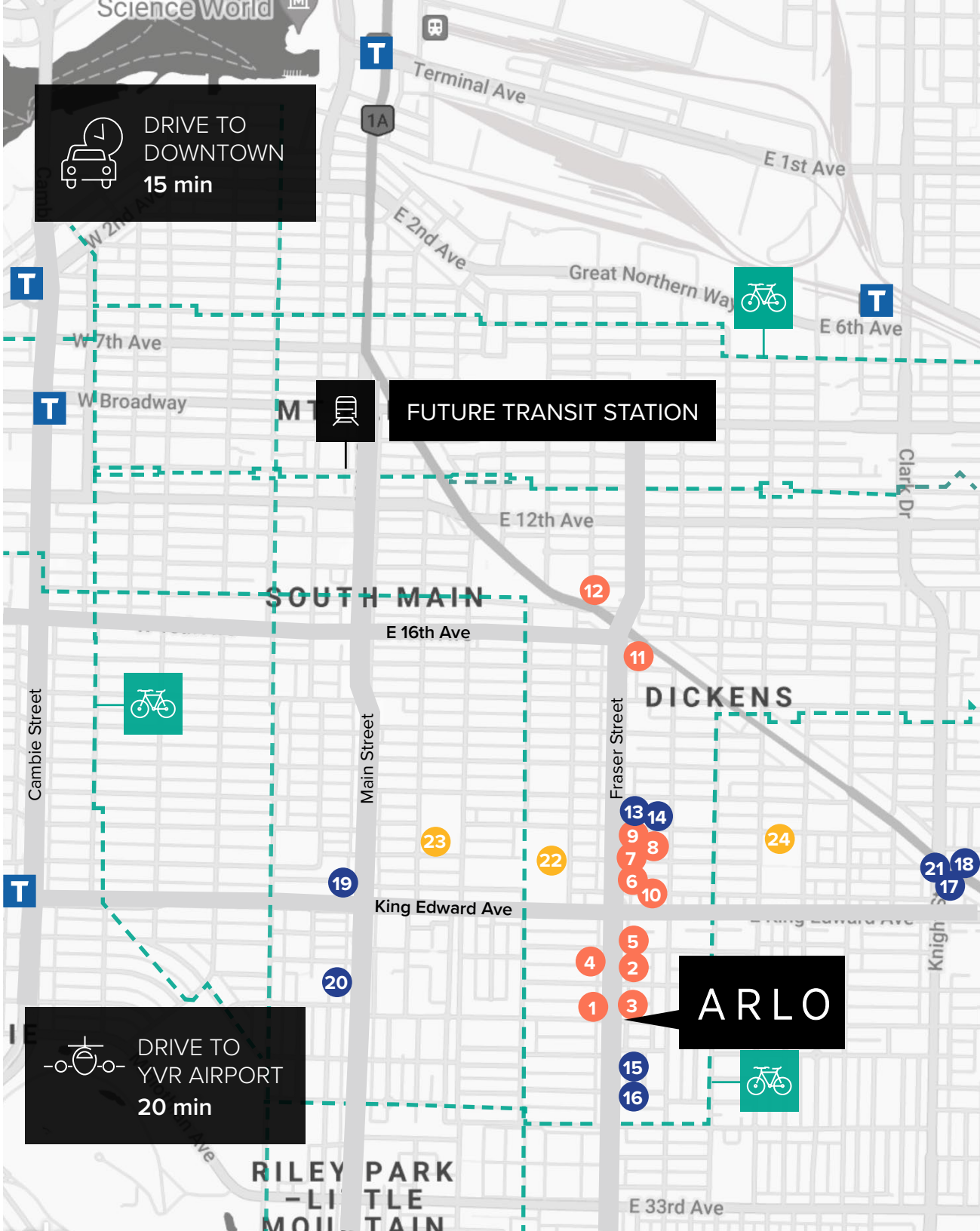
1. JJBean
2. Prado Café
3. Say Mercy
4. Pizza Carano
5. Ubuntu Canteen
6. Earnest Ice Cream
7. Nammos Estiatorio
8. Batard Bakery
9. Bonjour Vietnam
10. Tim Hortons
11. Bells & Whistles
12. Savio Volpe

## Retail

13. Niche Market
14. Beehive Hair Lounge
15. Dean's No Frills
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











# A THRIVING RETAIL NODE

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 cafés. 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.



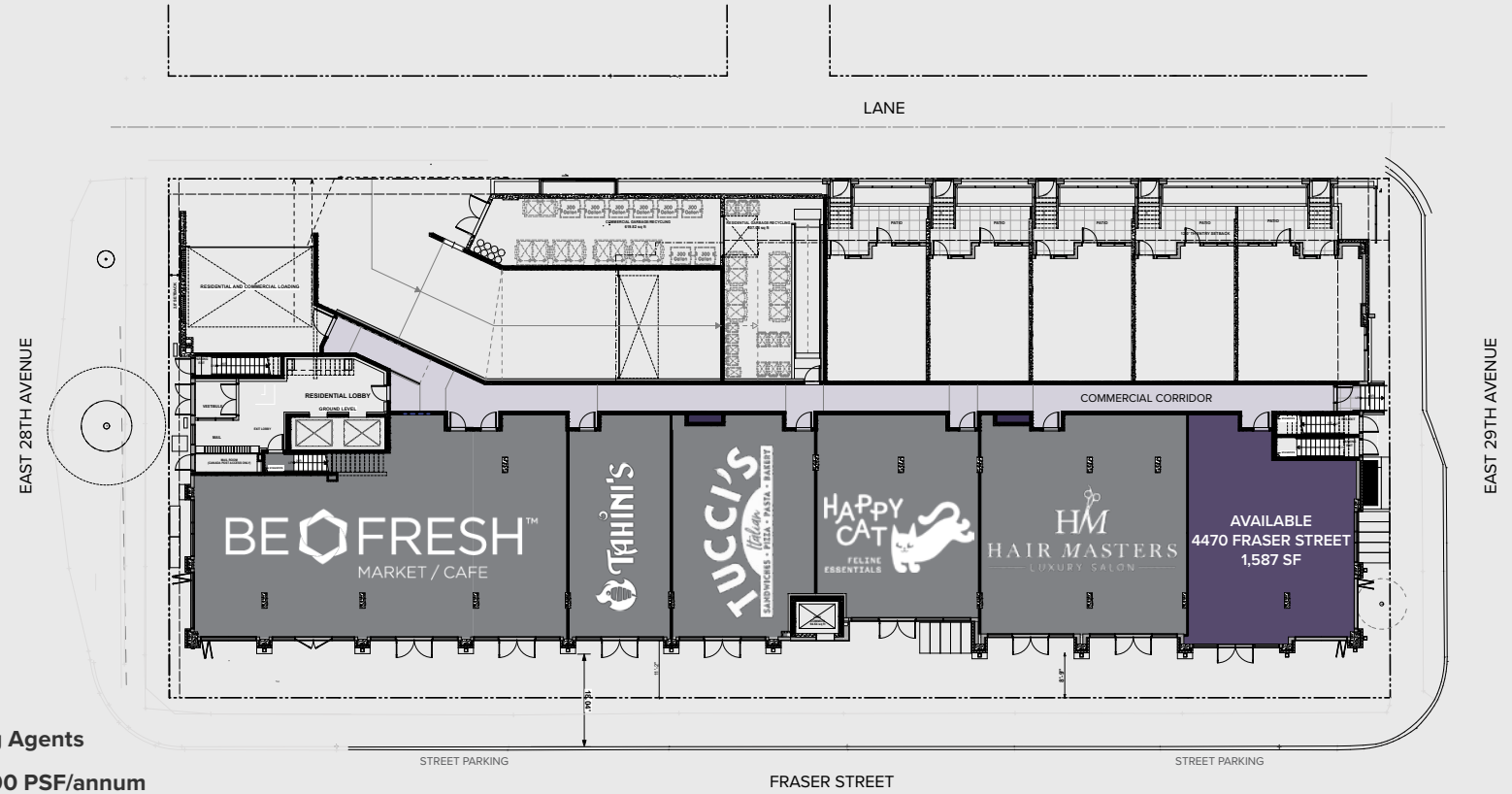





# FLOOR PLAN

## Availability

| Unit | SF |
|---|---|
| 4470 | 1,587 |




**Asking Rent: Please Contact Listing Agents**

**Additional Rent: Estimated at $24.00 PSF/annum**

# PROJECT TEAM

STRAND

Strand is a Vancouver-based finance, development, and investment company. Over its 50-year history, Strand has established a proven track record of delivering lasting value across North America. With more than 47,000 homes and dozens of award-winning communities completed, Strand's portfolio reflects both a breadth of expertise and trusted partnerships built over decades.

Guided by a forward-looking vision, a people-first approach, and an unwavering commitment to delivering on their promises, Strand continues to shape communities with a focus on quality, integrity, and enduring impact.

**Stranddev.com**

LOCARNO Legacy

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 throughout 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.

SITINGS

Whether project leasing, strata pre-sales, or representing tenants, Sitings 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.

**Sitings.ca**



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