



PRICE REDUCED

FOR SALE

5517 VICTORIA DRIVE

Vancouver, BC



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OPPORTUNITY

5517 Victoria Drive presents an outstanding opportunity for businesses seeking a high-profile location along the Victoria Drive Commercial Corridor in the desirable Kensington-Cedar Cottage neighborhood of Vancouver, BC. Offering a rare combination of visibility, accessibility, and community integration, this property is ideally positioned for long-term success. Strategically located on Victoria Drive, the site benefits from consistent foot traffic and excellent exposure. Its proximity to established residential neighborhoods, schools, and a diverse mix of prominent retailers enhances its appeal to a wide customer base. With seamless access to public transit and major roadways, the location ensures convenience for both customers and employees.

The premises offer a flexible, adaptable layout that can accommodate a range of commercial uses – from retail and service-based businesses to professional office spaces. Whether you are a new business aiming to make a bold first impression or an established brand looking to expand strategically, 5517 Victoria Drive offers a dynamic and accessible location in one of Vancouver's most vibrant communities.

- ✦ Strategically located adjacent to Victoria Square Shopping Centre, the subject enjoys proximity to a strong lineup of national and international tenants, including London Drugs, McDonald's, Starbucks, and CIBC
- ✦ A very well-established retail node attracts consistent daily traffic and provides built-in consumer draw for businesses in the area
- ✦ Positioned in one of Vancouver's most densely populated neighborhoods
- ✦ With prominent frontage and excellent visibility directly onto Victoria Drive – a major arterial route – this location offers outstanding signage opportunities and sustained exposure for any business
- ✦ The unit benefits from a high volume of both vehicular and pedestrian traffic

AREA TENANTS



LEGAL ADDRESS: PID: 025-007-181, STRATA LOT 14 DISTRICT LOT 707 GROUP 1 NEW WESTMINSTER DISTRICT STRATA
PLAN LMS4410

✚ Gross Rent: \$45,600 (April 1, 2025 to March 31, 2026)

 Monthly Strata Fees: \$458.53

 Lease Expiry: March 31, 2026

 Gross Taxes (2024): \$8,258.52

⚡ Additional: Tenant may continue month to month on same terms (\$3,800 per month gross) with Landlord consent

 Zoning: C-2 (Commercial District)*

 Assessed Value (2024): \$765,400.00

**Permitted Uses: Furniture or appliance store, grocery with liquor store, liquor store, retail store, small scale pharmacy, fitness centre, financial institution, health care office, beauty and health, restaurant, school*

+ Parking: The Strata Manager advises that 8 stalls are available for use for the commercial visitors on the main level. Further, the manager advises that 1 parking stall on the parkade level has been allocated to the Strata Lot. However, all purchasers are advised to obtain confirmation of the same by way of a Form B.

✚ Occupancy: The space is subject to a Lease that can be terminated with 5 months prior written notice

 Asking Price: \$779,000

DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2024 Population	37,059	119,706	455,441
2029 Population Projections	38,600	125,849	500,374
2024 Average HH Income	\$114,232	\$121,876	\$124,253
2029 Average HH Income Projections	\$135,412	\$143,561	\$147,275

CONTACT

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PHOTOS

