



NEW RETAIL SPACE FOR LEASE IN FRASERHOOD!

**940 KINGSWAY**

VANCOUVER, BC



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

# PROJECT SUMMARY

940 Kingsway is ideally located at the intersection of Kingsway & St Catherines Street on one of Vancouver's major thoroughfares. The project will offer retailers access to ample pedestrian and vehicle traffic, with several transit options within walking distance providing connectivity to the rest of Vancouver and Burnaby.

- ✚ Up to 2,743 SF of high exposure retail space
- ✚ 31 market residential units over 5 storeys above the retail grade
- ✚ Central location within close proximity to engaging amenities
- ✚ Commercial loading with rear "back of house" access



DETAILS

⛶ Availability:	⛶ <u>Ceiling Heights:</u> Up to approx. 16 feet
⛶ CRU 1: 1,496 SF	
CRU 2: 1,247 SF	⛶ <u>Commercial Parking:</u> 3 commerical parking stalls off back lane
Total: 2,743 SF	
⛶ <u>Base Rent:</u> Contact Listing Agents	⛶ Ventilation shaft for kitchen exhaust
⛶ <u>Additional Rent:</u> \$20.00 PSF (2026 est.)	⛶ <u>Estimated Completion:</u> April 2026

AREA TENANTS



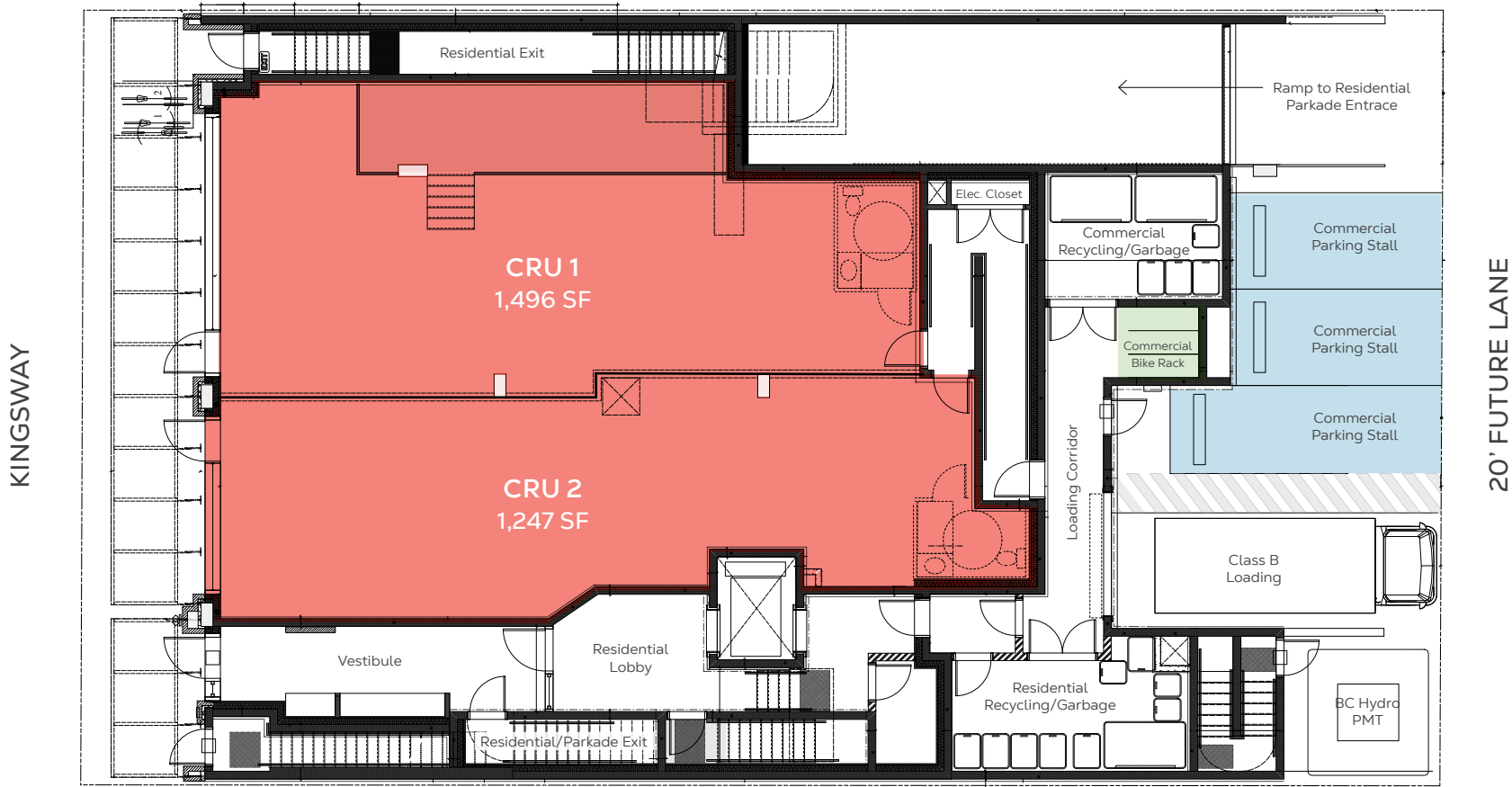
DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2024 Population	22,858	88,382	426,045
2029 Populations Projections	24,346	99,780	504,253
2024 Average HH Income	\$132,765	\$131,628	\$128,726
2029 Average HH Income Projections	\$158,718	\$155,966	\$153,463

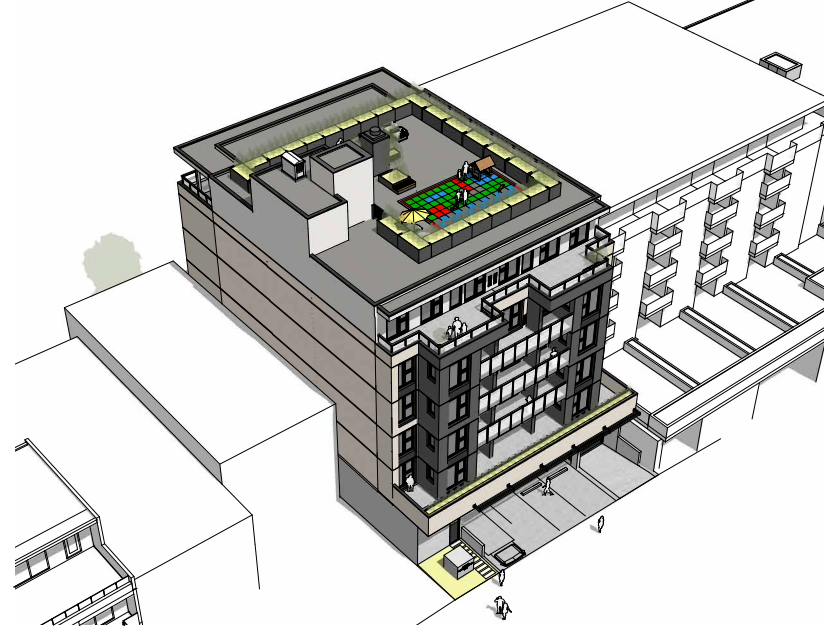
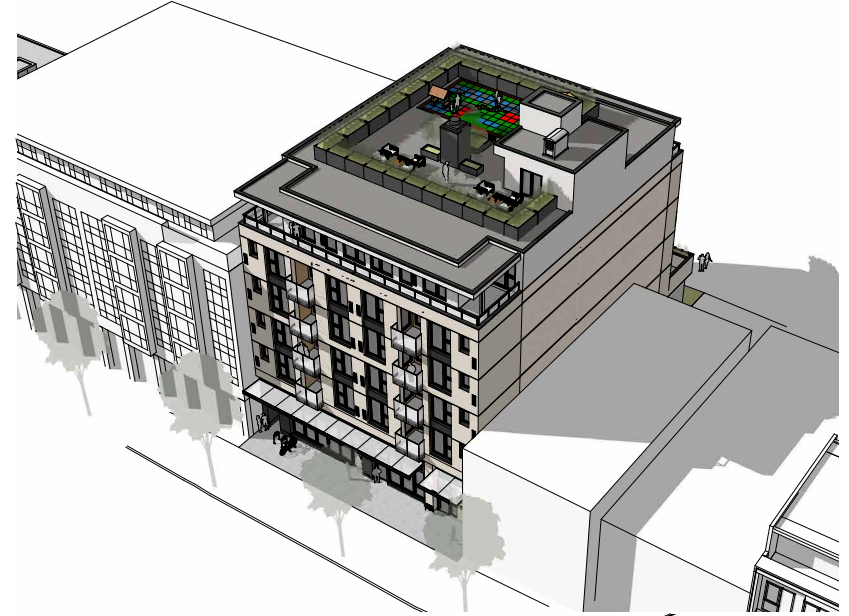
CONTACT

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SITE PLAN

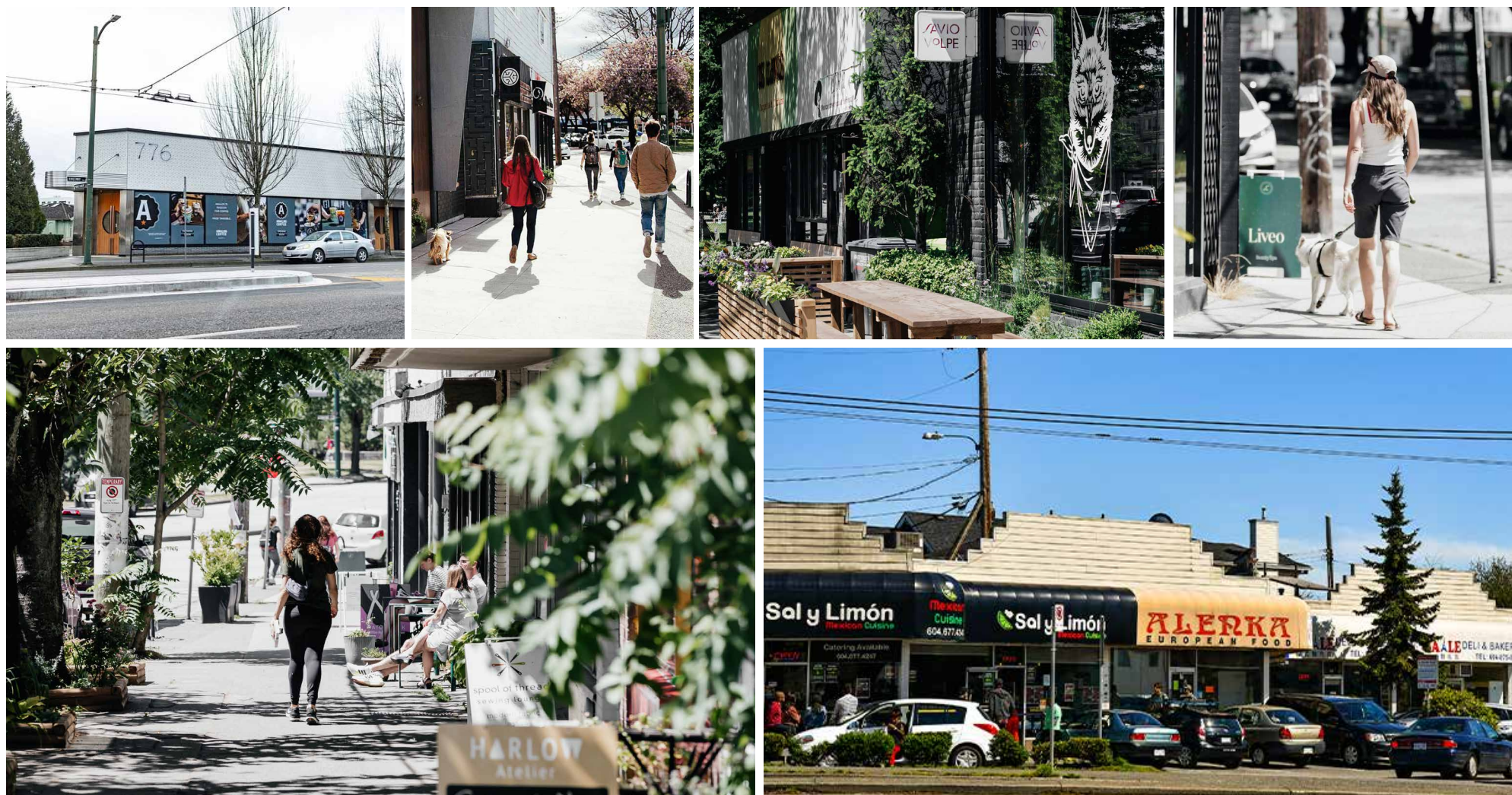


# RENDERINGS



# THE NEIGHBOURHOOD

940 Kingsway is situated in the vibrant Fraserhood neighbourhood, one of Vancouver's fastest growing and diverse communities. Fraserhood is supported by a strong local businesses, and in recent years, undergone a significant transformation with the arrival of new residential projects and top-tier street front retail. 940 Kingsway is centrally located, offering unparalleled access to Downtown Vancouver, Burnaby, and Richmond.



# AERIAL

