



VANCOUVER, BC

ARJEN HEED Senior Associate

604.416.5583 arjen@sitings.ca KAYLA MORROW Senior Associate

604.416.5584 kayla@sitings.ca SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767 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
- + Central location within close proximity to engaging amenities
- + 31 market residential units over 5 storeys above the retail grade
- Commercial loading with rear "back of house" access



This document/email has been prepared by Sitings Realty Ltd, for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd, makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd, excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document/email is not an inducement and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.



PAPA JOHNS

DETAILS

+ Availability:	+ <u>Ceiling Heights:</u> Up to approx. 16 feet
 ♣ CRU 1: 1,496 SF <u>CRU 2:</u> 1,247 SF Total: 2,743 SF 	Commercial Parking: 3 commerical parking stalls off back lane
+ <u>Base Rent:</u> Contact Listing Agents	+ Ventilation shaft for kitchen exhaust

╬

+ Additional Rent: \$20.00 PSF (2026 est.)

AREA TENANTS

BELLS AND WHISTLES JAYBIRD

Sal y Limón

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

ANAPPE

MISHMISH

CONTACT

Estimated Completion: April 2026

DOLLARAMA

ARJEN HEED

Senior Associate Sitings Realty Ltd

KENSINGTON PHARMACY

604.416.5583 arjen@sitings.ca KAYLA MORROW

Chicken Chicken

Senior Associate Sitings Realty Ltd

604.416.5584 kayla@sitings.ca

This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. for advertising and general information including, but not timited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document of the information siting seasy Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.





Residential Exit Ramp to Residential Parkade Entrace lec. Close Commercial Commercial Parking Stall Recycling/Garbage CRU1 1,496 SF Commercial Commercial Parking Stall Bike Rack Commercial Parking Stall 19 Corrido CRU 2 1,247 SF 0 Class B Loading Residential Vestibule VIIIN Lobby Residential BC Hydro Recycling/Garbage PMT Residential/Parkade Exit

20' FUTURE LANE

This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document/email is obcument. A subject to errors and omissions and arrantees and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

SITE PLAN

KINGSWAY

SITINGS.CA 604.684.6767 4

RENDERINGS





This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all lability. For loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.



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.



This document/email has been prepared by Sitings Realty Ltd, for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd, for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd, for advertising and general information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.



AERIAL



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document/email is object to errors and omissions and any interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

SITINGS.CA 604.684.6767 7