



**5454
FRASER ST**

Vancouver, BC

PRE-LEASING BROCHURE

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

PROJECT SUMMARY

5454 Fraser St. is a new mixed-use development ideally positioned in the emerging Fraserhood community, known for its vibrant arts & as a culinary hub in East Vancouver. This neighborhood has and continues to rapidly evolve into a highly sought after area to live for young families & professionals.

Running North/South, Fraser Street is an important arterial road linking to major road networks such as Kingsway, E 41st Ave, West Broadway and King Edward Avenue. Additionally, this transit-friendly locale is well served by multiple bus and bike routes offering easy connection to downtown, Oakridge and the future Mount Pleasant SkyTrain station.

5454 Fraser will add 66 residential units above 4,969.26 SF of retail and is centrally located amongst neighbouring retailers, including BuyLow, Shoppers Drug Mart, No Frills grocery store, multiple banks, as well as some of the city's finest new eateries (including Michelin star restaurants), cafes and boutique retailers.



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DETAILS

✚ Available Size: 4,969.26 SF of retail – demising options:

3 Units:

CRU 1:	1,927.69 SF
CRU 2:	1,855.20 SF
CRU 3:	1,186.38 SF
TOTAL:	4,969.26 SF

4 Units:

CRU 1:	1,615.10 SF
CRU 2:	1,164.10 SF
CRU 3:	1,104.54 SF
CRU 4:	1,085.51 SF
TOTAL:	4,969.26 SF

✚ Rents: Contact Listing Agent

✚ Timing for Completion: Q1 2027

✚ Retail below 66 new residential units

✚ Parking: 7 commercial stalls underground

AREA TENANTS



DEMOGRAPHICS

	1 KM	3 KM	5 KM
2023 Population	16,916	176,041	434,391
2028 Populations Projections	16,746	191,542	466,605
2023 Daytime Population	10,815	125,412	402,092
2023 Average HH Income	\$129,018	\$129,681	\$125,536

CONTACTS

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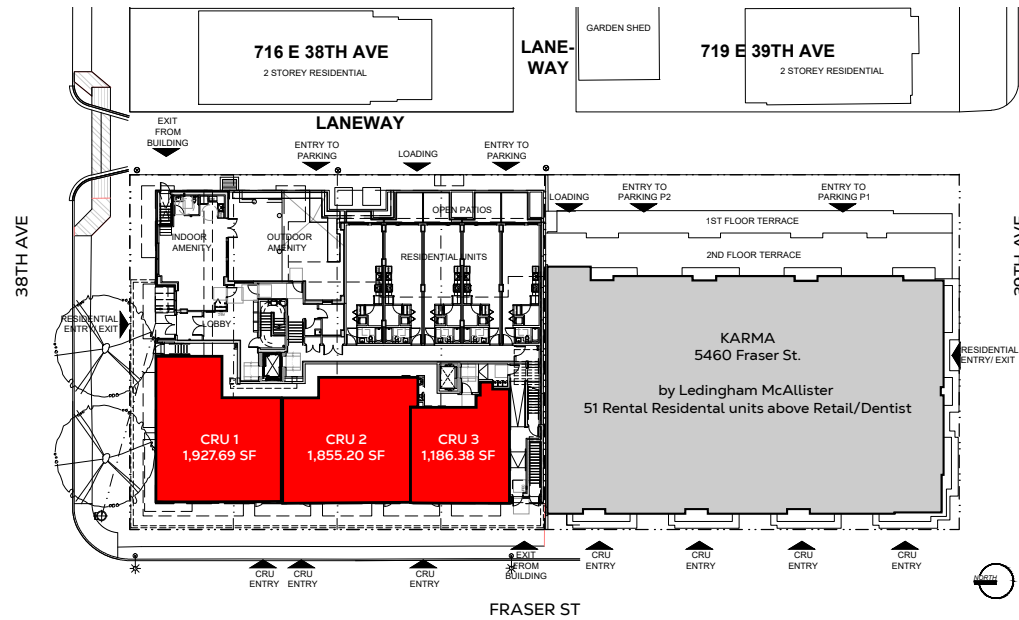
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AERIAL



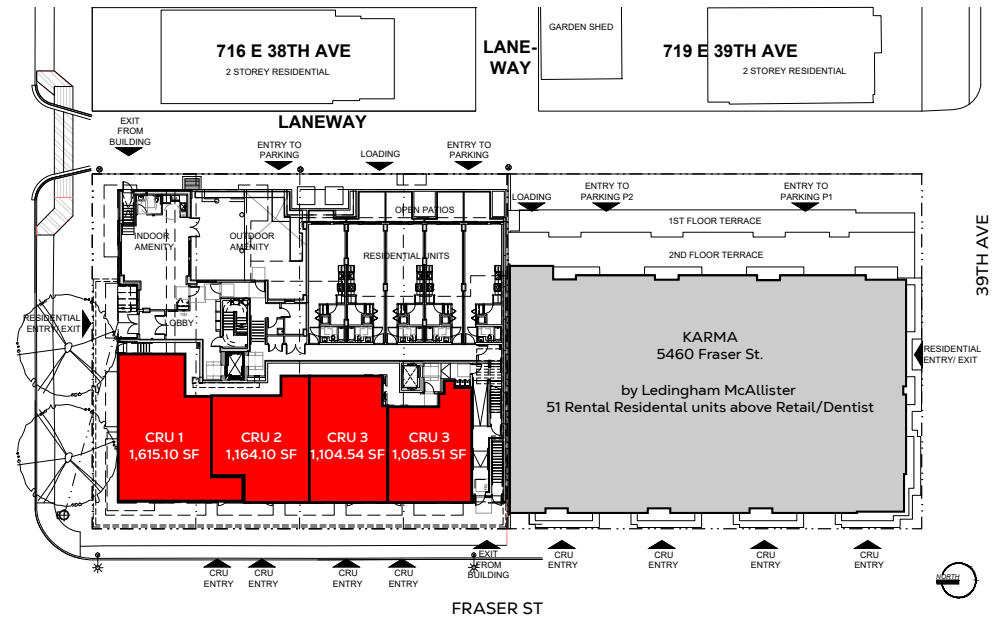
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BLOCK PLAN



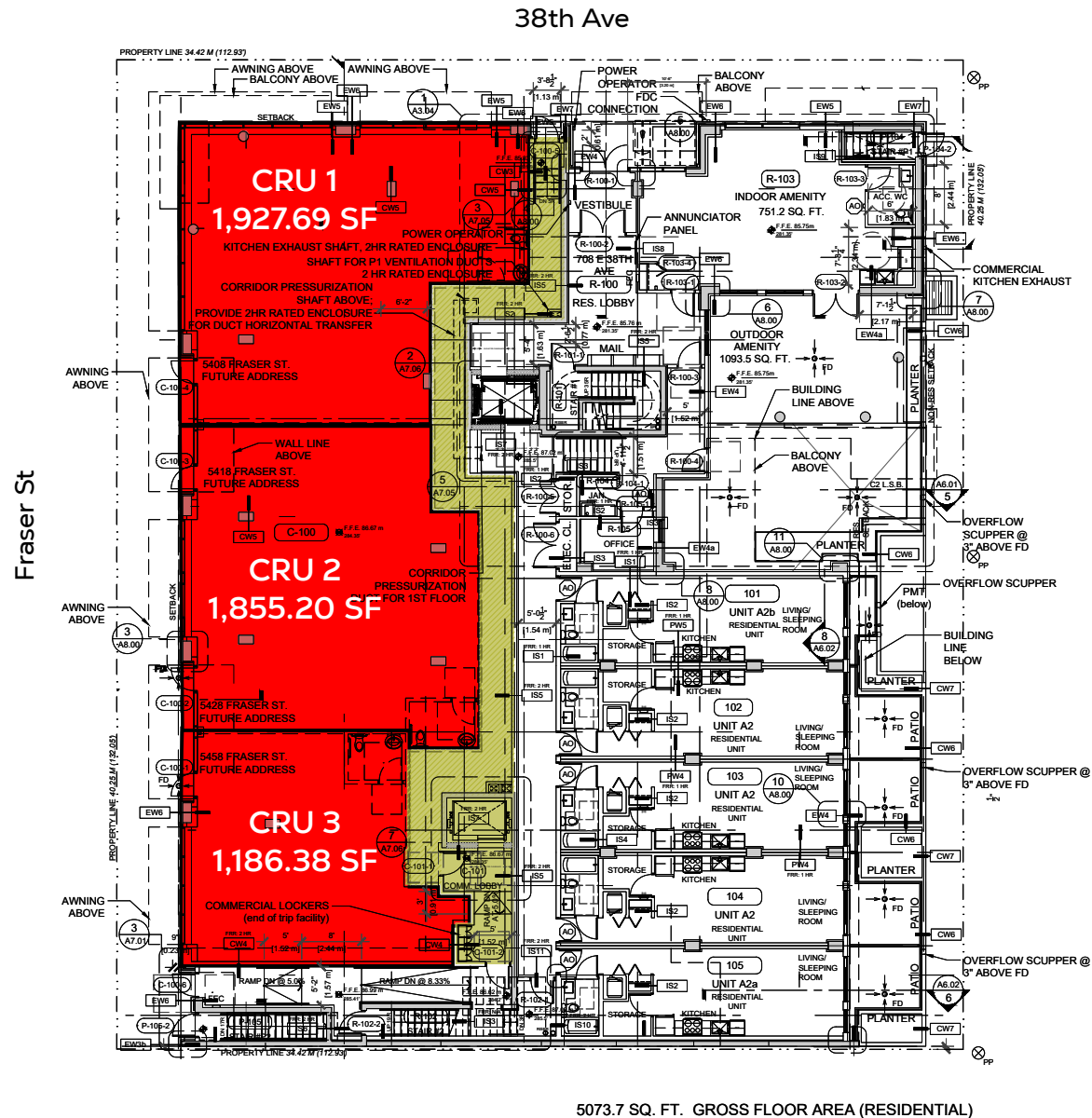
◀ FLOOR PLAN - 3 UNITS

FLOOR PLAN - 4 UNITS ▶

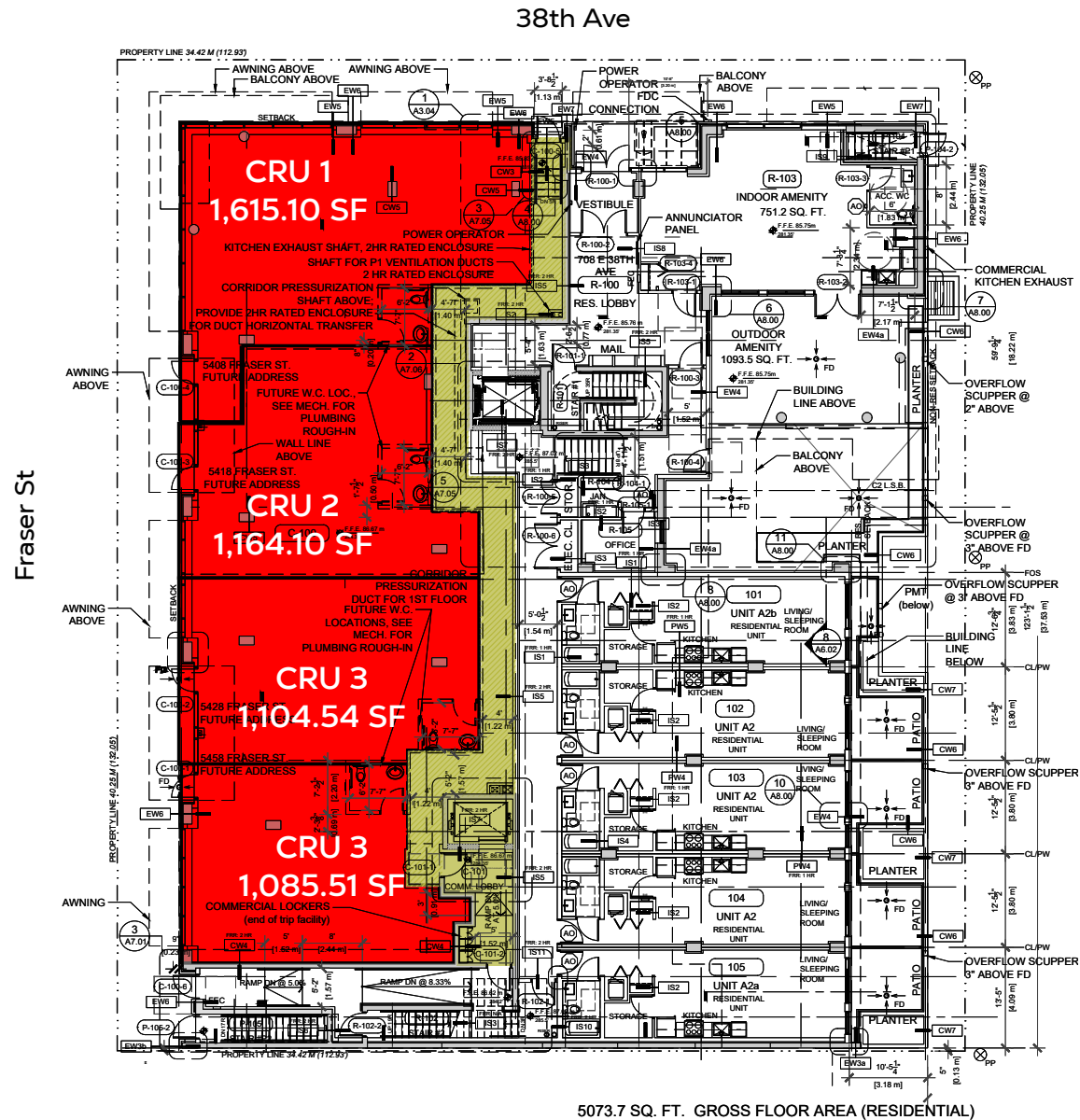




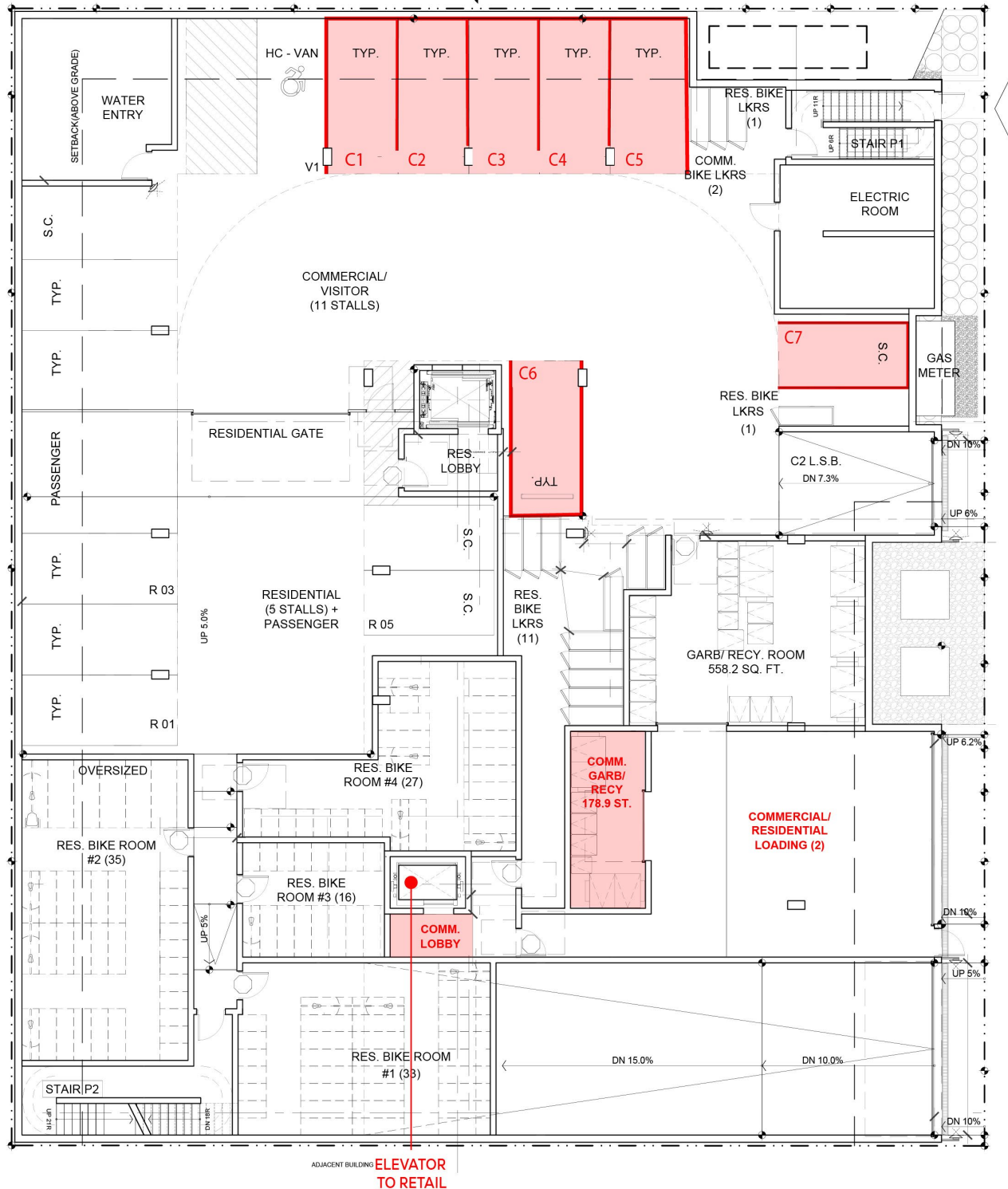
FLOOR PLAN OPTION #2 - 3 UNITS



FLOOR PLAN OPTION #3 - 4 UNITS



PARKING PLAN

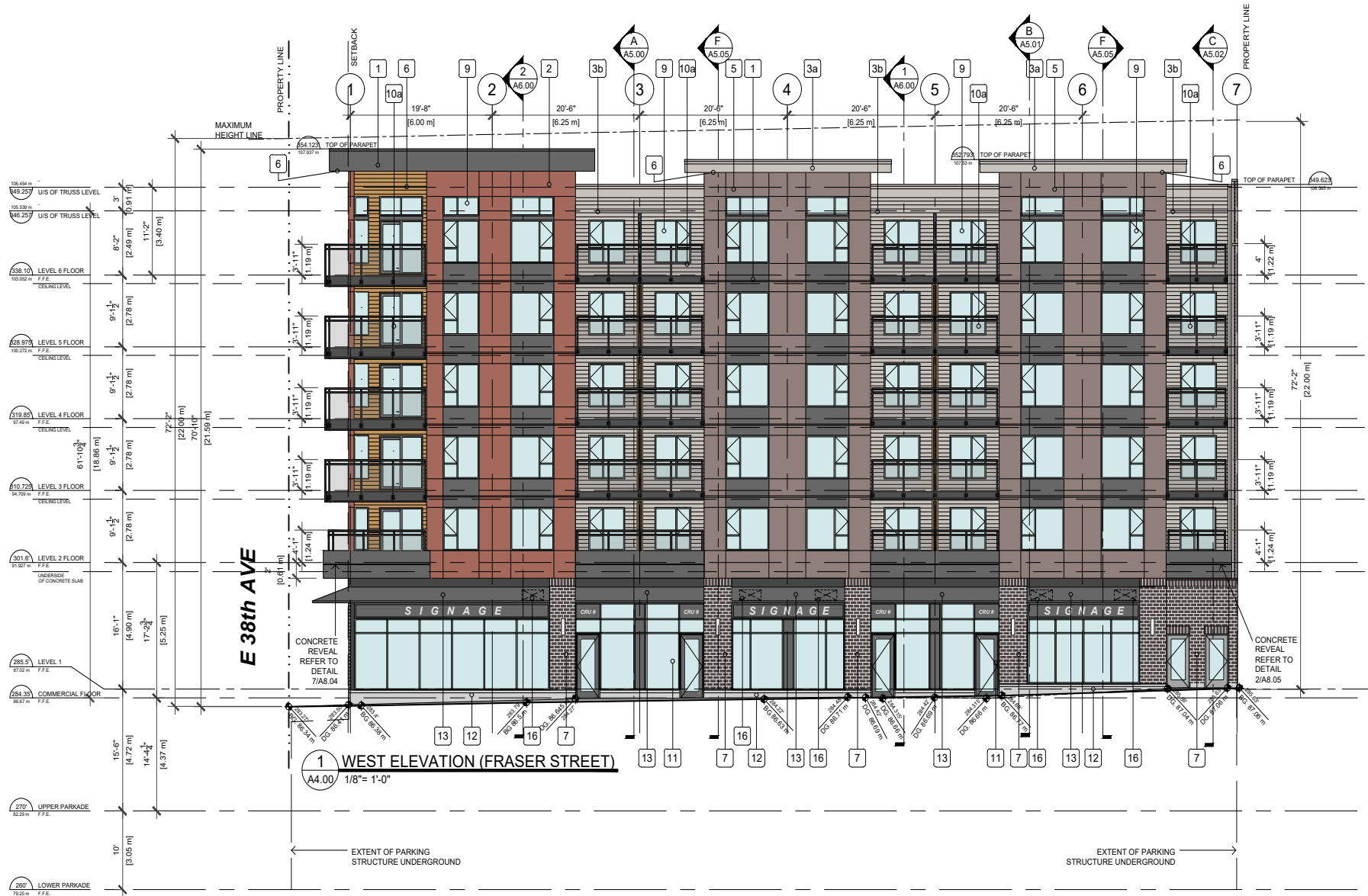


RENDERING



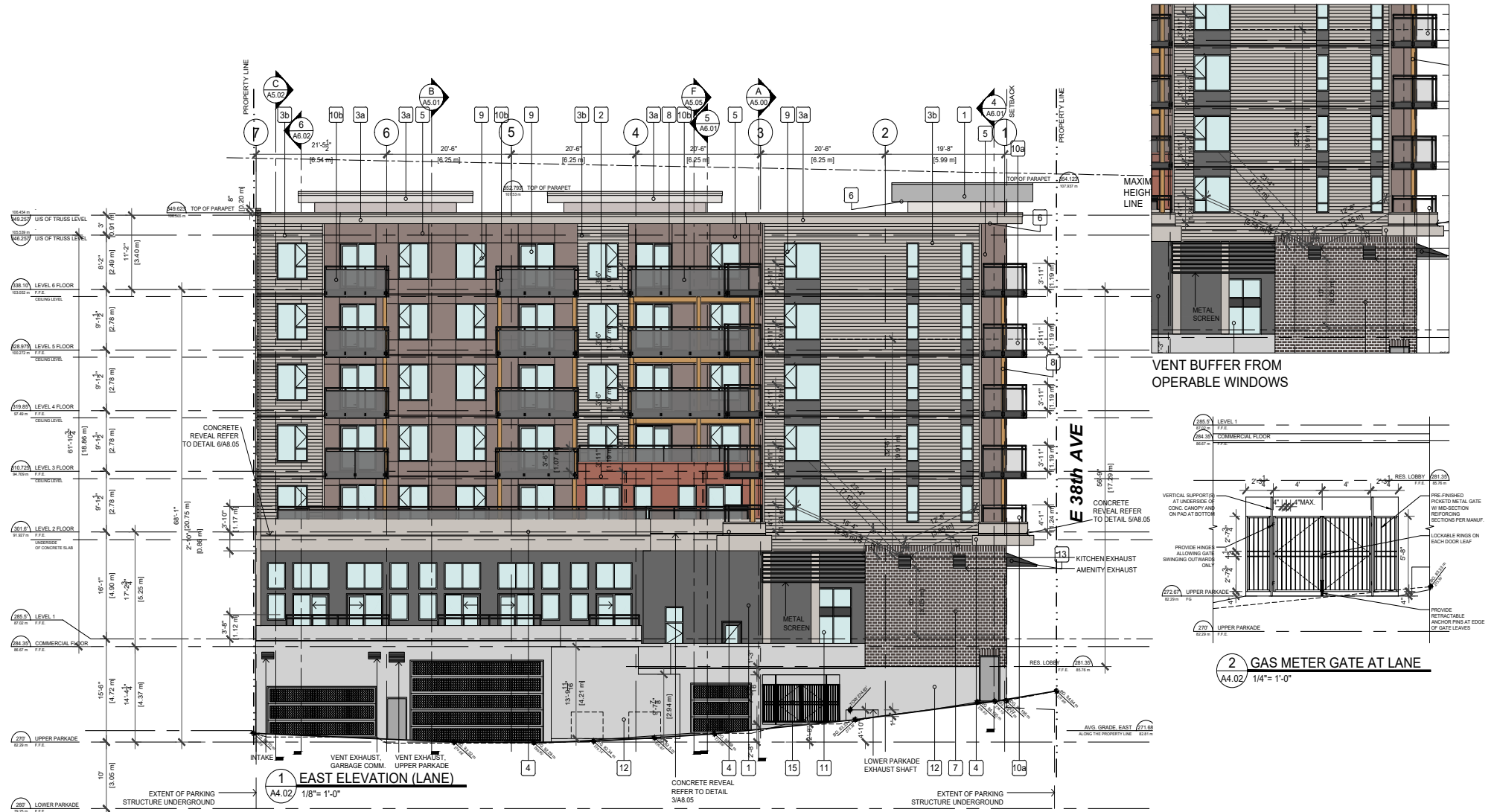
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WEST ELEVATION



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EAST ELEVATION



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