



FOR LEASE | 1,169 SF RETAIL UNIT ON KINGSWAY

# 2737 KINGSWAY

VANCOUVER, BC



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# PROJECT SUMMARY

Position your business in one of Vancouver's fastest growing urban corridors with high-profile visibility along Kingsway. Frame is a new mixed use building featuring premium ground floor retail units. A rare opportunity to secure new retail space in a highly connected and evolving neighbourhood. With strong foot traffic, excellent transit access, and future residential density, this unit is ideal for service-based retailers, food & beverage operators, medical and wellness users, and boutique specialty retail.

Highlights include:

- ✦ Expansive floor to ceiling glazing for maximum exposure
- ✦ Ample street parking along Kingsway
- ✦ Ceiling heights approximately 14'7" (13'5" at rear slab)
- ✦ Prime corner at Kingsway & Earles Street
- ✦ 10 minute walk to 29th Avenue SkyTrain Station



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## DETAILS

✦ Address: 2737 Kingsway, Vancouver, BC

✦ Available: Immediately

✦ Base Rent: Contact Listing Agent

✦ Additional Rent: \$25.00 PSF

✦ Zoning: CD-1 (806)

✦ Size: 1,169 SF

✦ Power: 150 amp @ 600/347V, 3 phase, 4W

✦ Parking: 1 stall available for monthly rental at market rates

✦ Commercial Kitchen: Designated horizontal discharge louvre to the back lane. Tenant responsible for the supply and installation of kitchen exhaust hood(s), ecology unit exhaust fan, makeup air unit and all NFPA 96 exhaust ductwork from the kitchen exhaust hood(s) to the horizontal discharge louver location. Tenant is responsible for obtaining all necessary approvals to operate a kitchen within the premises.

## CONTACT

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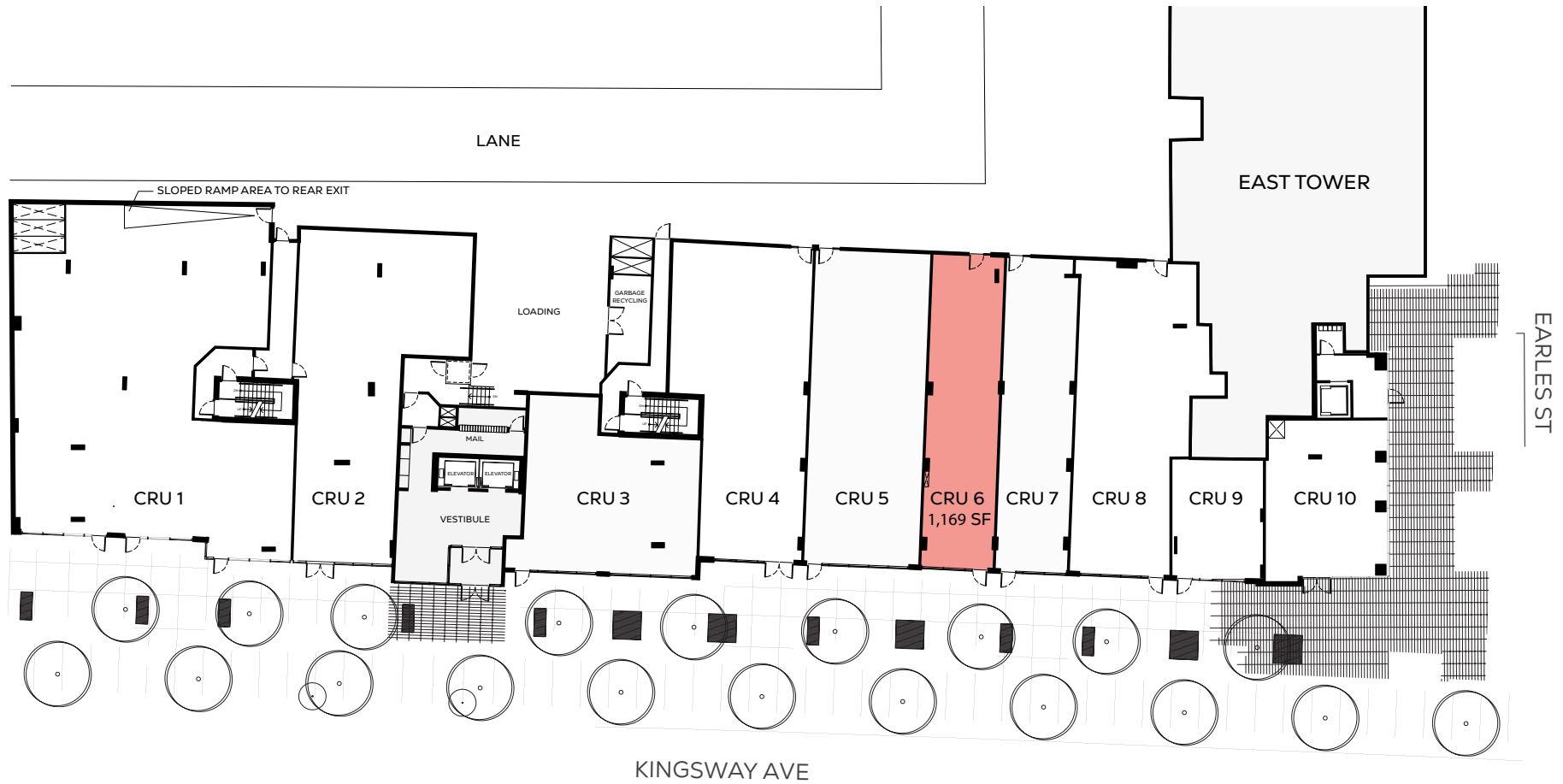
## AREA TENANTS



## DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2025 Population	42,340	131,494	480,445
2030 Populations Projections	43,058	134,224	497,329
2025 Average HH Income	\$119,446	\$121,727	\$130,700
2025 Daytime Population	30,299	92,142	440,322

# FLOOR PLAN



# LOCATION



# PHOTOS

