



RETAIL LEASING BROCHURE

1316 KINGSWAY

VANCOUVER, BC

KAYLA MORROW

Senior Associate

604.416.5584

kayla@sitings.ca

SHELDON SCOTT

Personal Real Estate Corporation

604.788.1225

sheldon@sitings.ca

SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

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

SUMMARY

1316 Kingsway is located in Vancouver's vibrant Kensington-Cedar Cottage neighbourhood, a diverse and rapidly evolving community known for its strong local character and growing residential population.

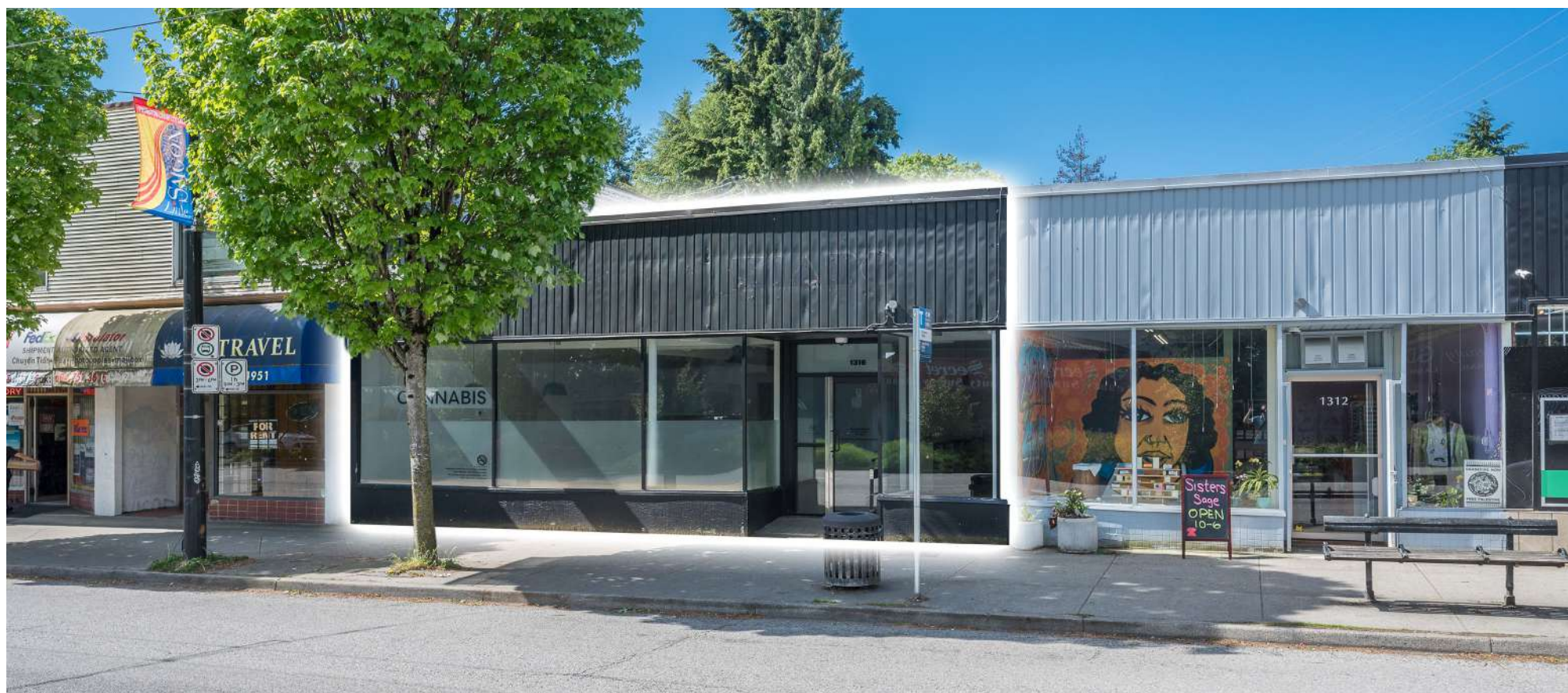
Positioned along Kingsway, one of Vancouver's primary commercial corridors, the property benefits from excellent visibility, prominent frontage, and exposure to significant vehicular and pedestrian traffic. The location offers convenient access to Downtown Vancouver, Burnaby, and surrounding neighbourhoods.

✚ Approx. 12,000 residences within 1 km radius

✚ Excellent exposure on Kingsway

✚ Area provides a great mix of local and national tenants

✚ Prominent signage opportunity



DETAILS

✚ Size:

✚ Main Floor: 1,500 – 2,927 SF (approx.)

Optional Storage: There is approximately 3,000 SF in a basement below

✚ Base Rent: Please Contact Listing Agents

✚ Additional Rent: \$20.50 PSF (2026 est.)

✚ Parking: Street parking only

✚ Available: Immediately

✚ Zoning: **C-2** which permits a wide range of retail, general office, business schools, and beauty/wellness.

✚ Ceiling Height: Up to 9'10"

AREA TENANTS



DOLLAR TREE



CIBC



HAKIM OPTICAL

DEMOGRAPHICS

DRIVE TIME	5 MIN	7 MIN	12 MIN
2025 Population	106,606	221,912	667,899
2030 Populations Projection	109,529	227,769	690,462
2025 Daytime Population	86,661	202,984	772,188
2025 Average HH Income	\$138,649	\$138,282	\$135,999

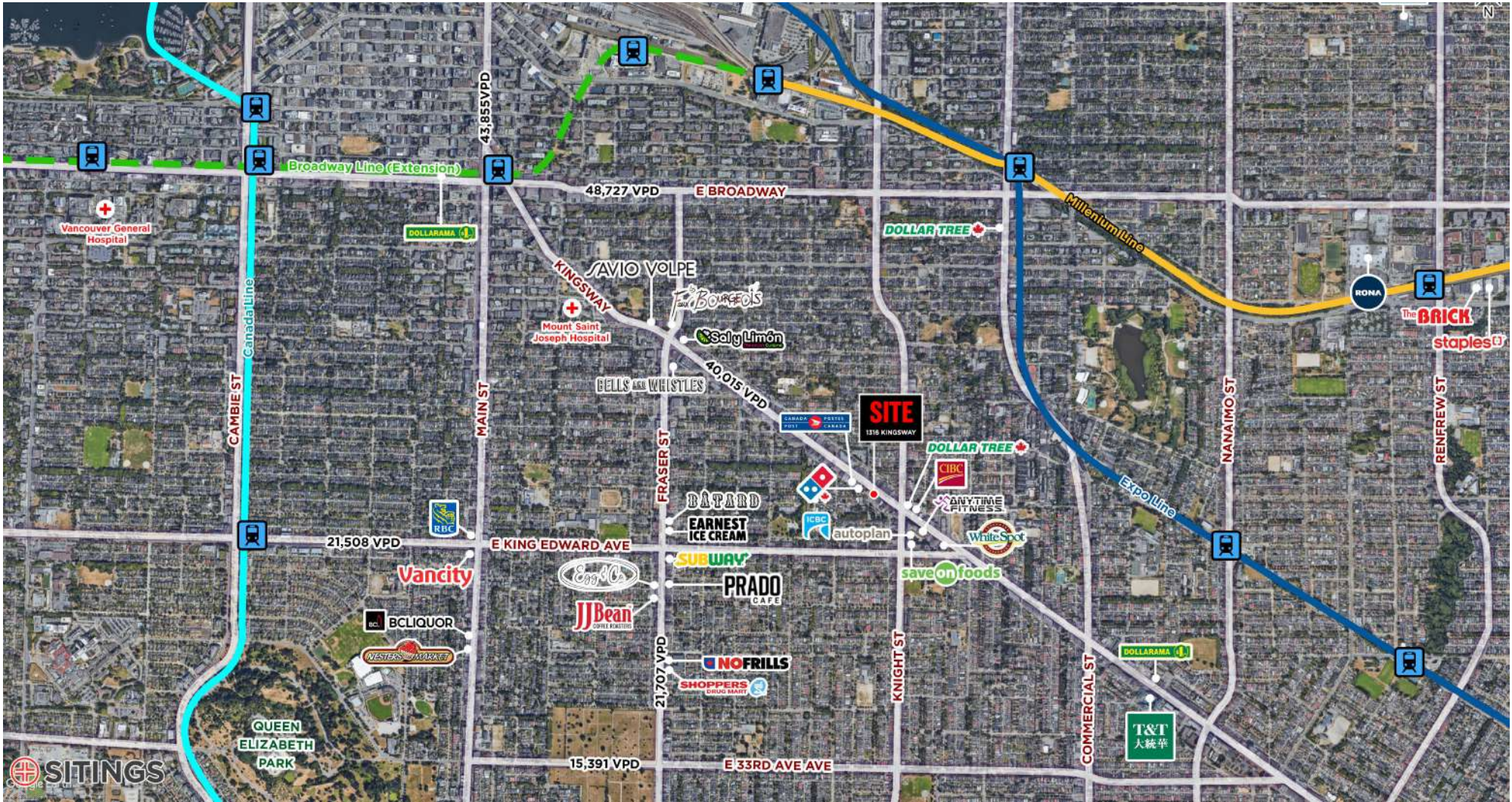
CONTACT

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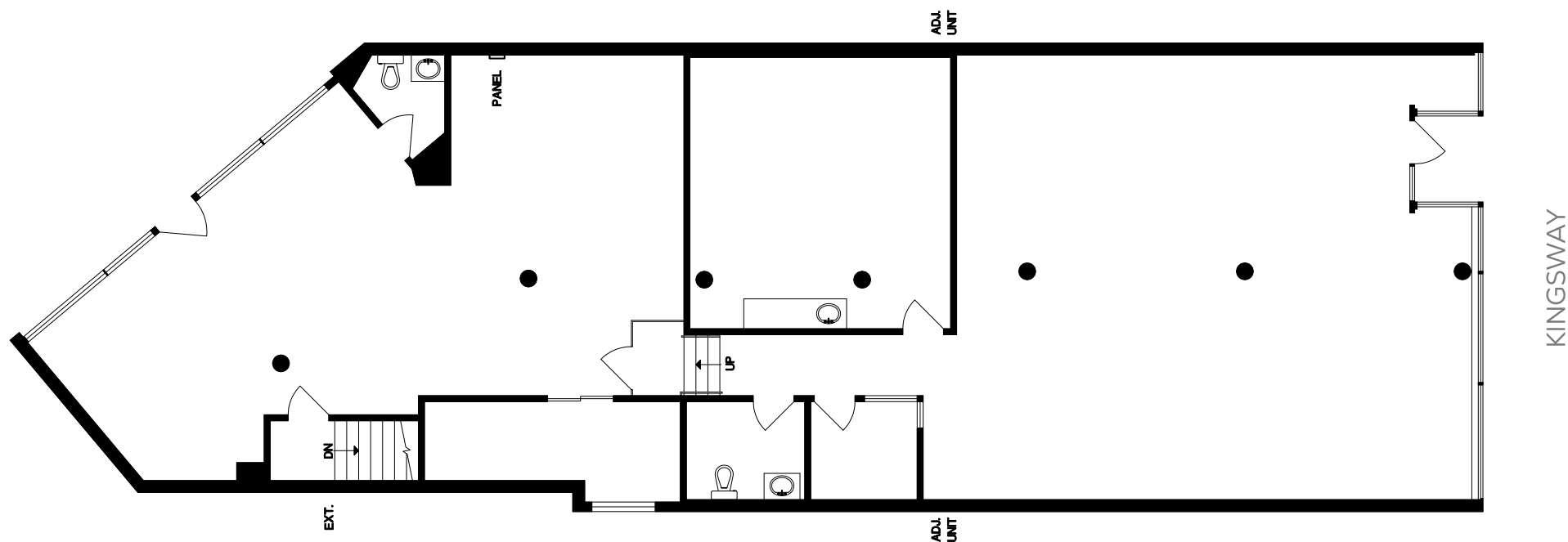
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FLOOR PLAN



INTERIOR PHOTOS

