SITINGS

LEDINGHAM McALLISTER
Building BC since 1905



KARMA 2

5454 Fraser Street
Vancouver, BC

PRE-LEASING BROCHURE

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PROJECT SUMMARY

Karma 2 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.

Karma 2 will add 66 residential units above approximately 4,780 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.



DEMISING OPTIONS AVAILABLE

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DETAILS

- Available Sizes:

  Option 1:

  CRU 1 - 5408: 1,485 SF*
  CRU 2 - 5418: 545 SF*
  CRU 3 - 5458: Under Negotiation

  Option 2:

  CRU 1 & 2 - 5408: 2,030 SF*
  CRU 3 - 5458: Under Negotiation

  Gross up to be added

- Rents: Contact Listing Agents
- Timing for Completion: Q1 2027
- Retail below 66 new residential units
- Parking: 7 commercial stalls underground

AREA TENANTS

NOFRILLS · SHOPPERS DRUG MART · BREKA BAKERY & CAFÉ · AQUAVENTURES SWIM CENTRE · BUY-LOW FOODS · Tim Hortons · DOLLARAMA

DEMOGRAPHICS

	1 KM	3 KM	5 KM
2025 Population	18,919	196,626	480,120
2030 Populations Projections	19,163	203,173	494,829
2025 Daytime Population	12,606	144,083	451,898
2025 Average HH Income	$144,205	$143,295	$141,099

CONTACTS

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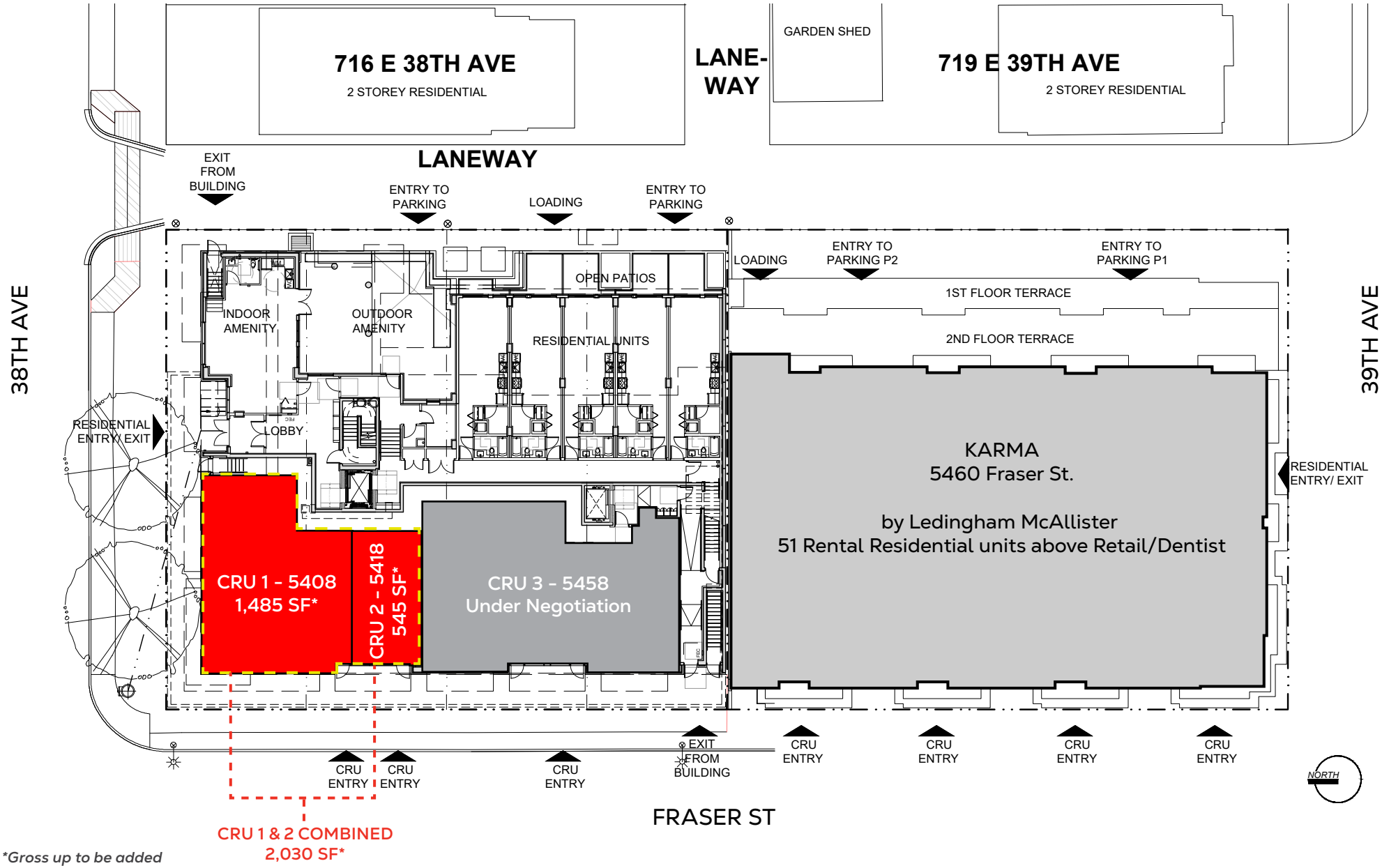
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AERIAL



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BLOCK PLAN

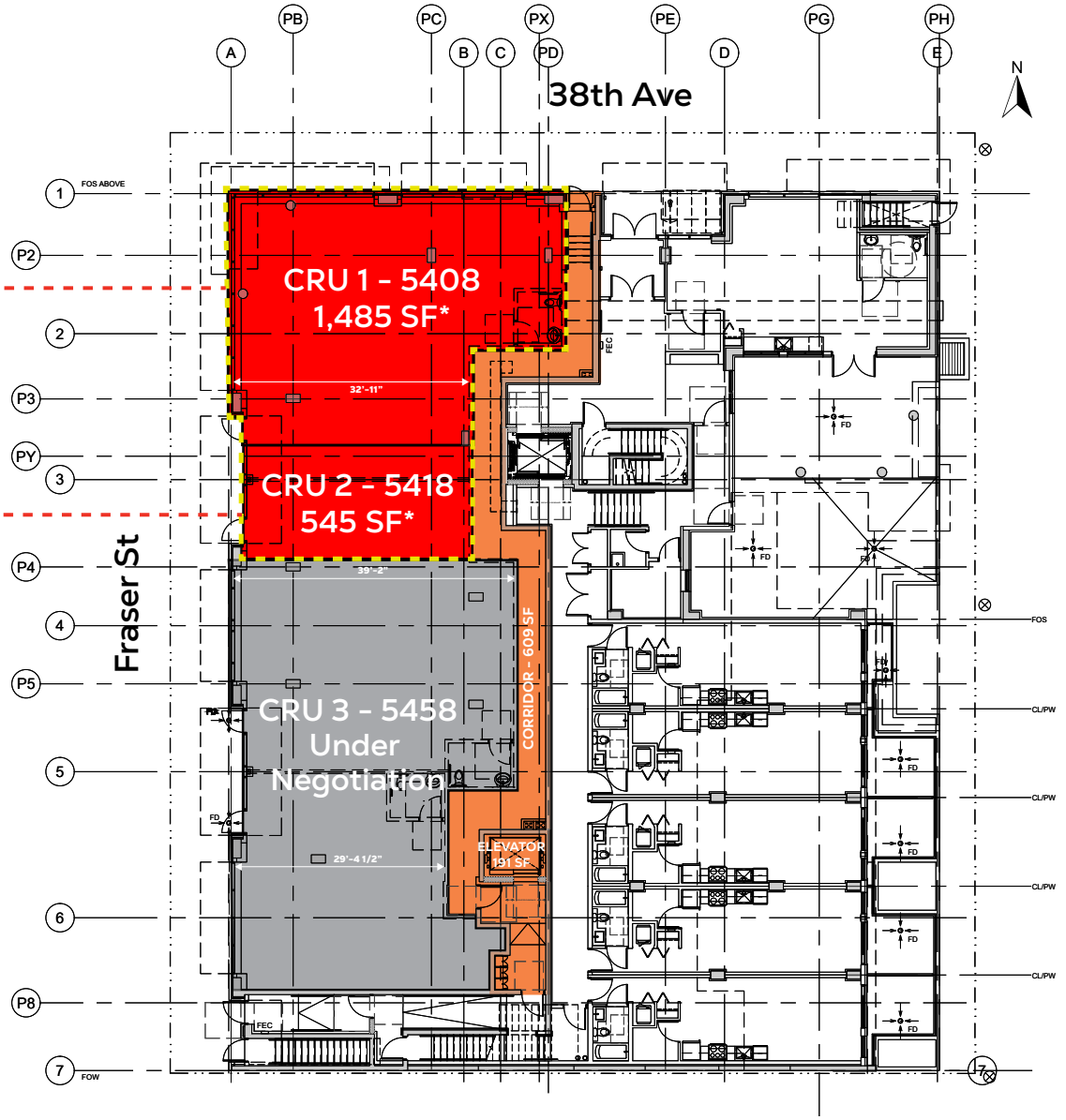


Gross up to be added

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FLOOR PLAN OPTIONS

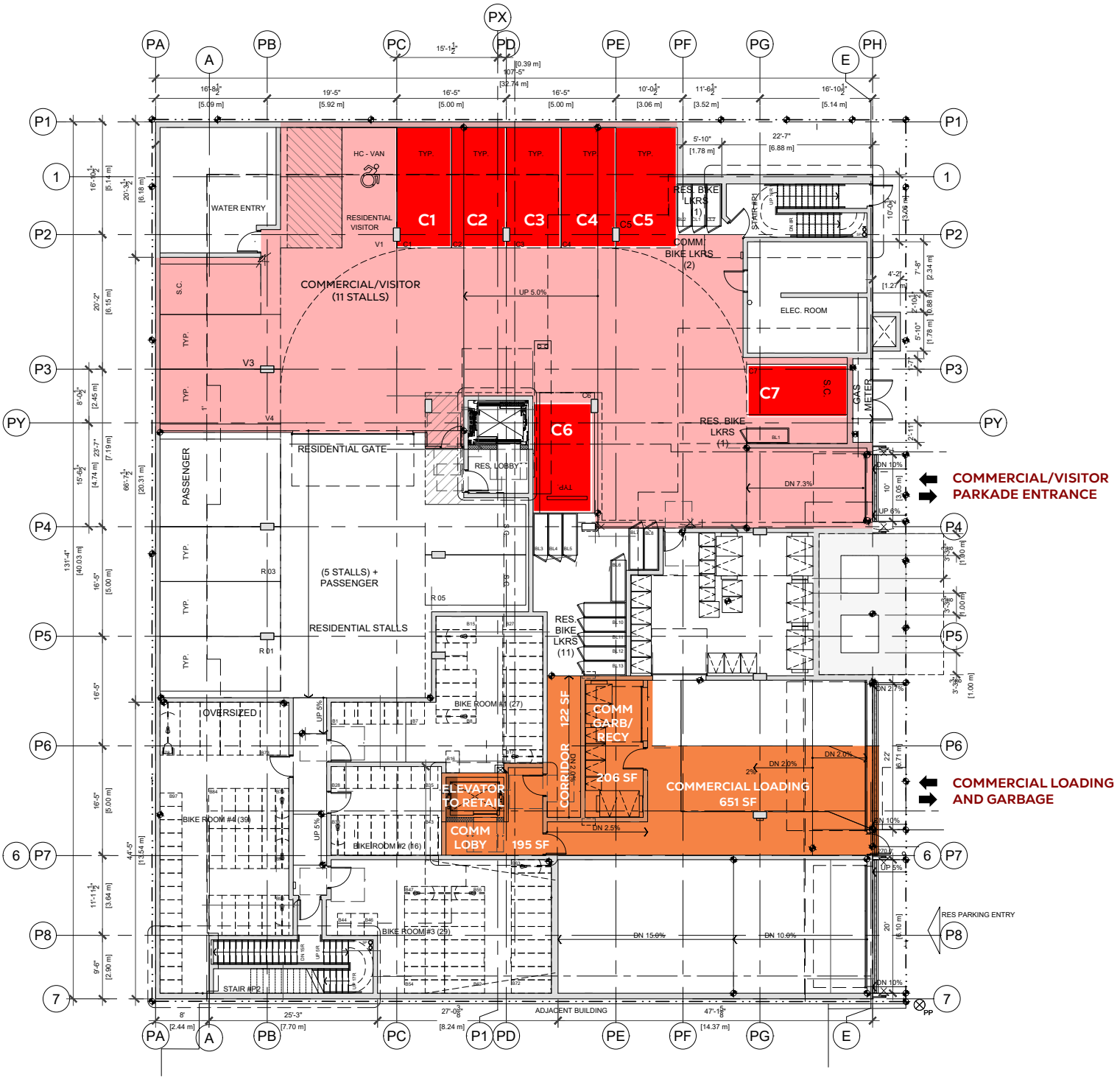
CRU 1 & 2 COMBINED
2,030 SF*



Gross up to be added

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PARKING PLAN



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RENDERING



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WEST ELEVATION



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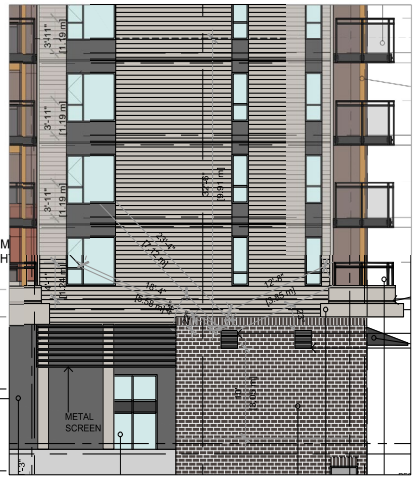
NORTH ELEVATION



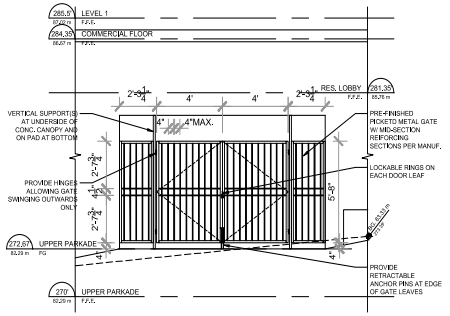
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EAST ELEVATION





VENT BUFFER FROM OPERABLE WINDOWS



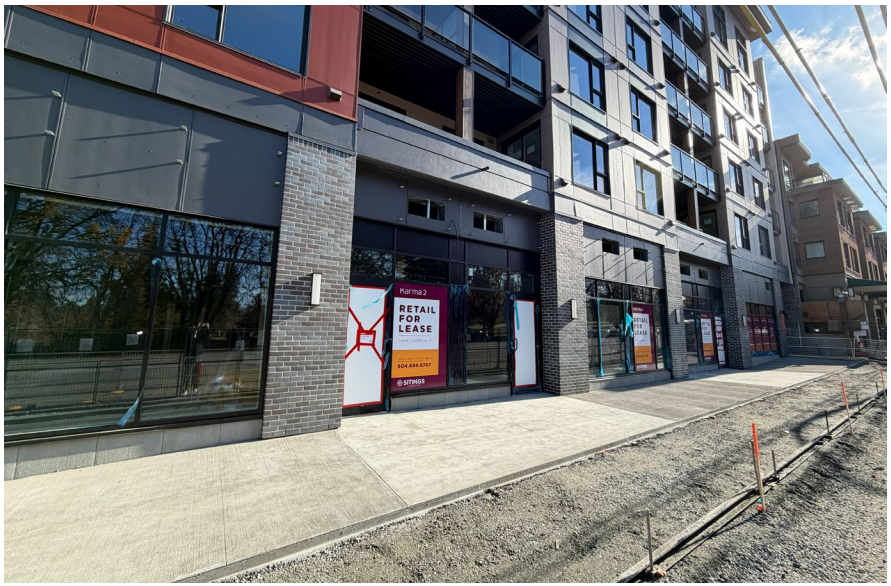
2 A4.02 GAS METER GATE AT LANE
1/4"= 1'-0"

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CONSTRUCTION PROGRESS AS OF NOV 2026 - EXTERIOR





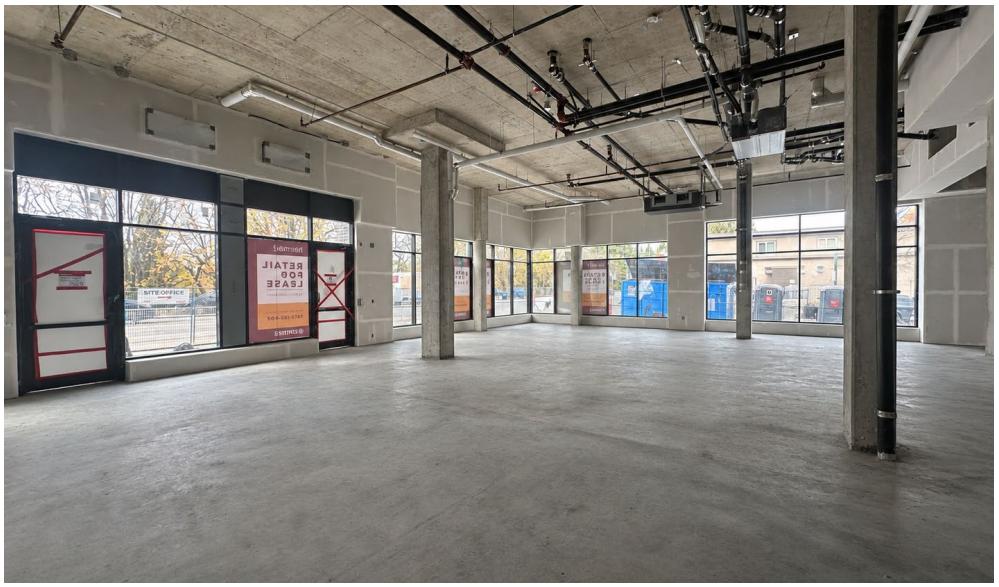




AI was used on the photos to clean construction fences for better visualisation of the project.

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CONSTRUCTION PROGRESS AS OF NOV 2026 - INTERIOR









AI was used on the photos to clean construction materials for better visualisation of the project.

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AREA TENANTS







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