



1316 KINGSWAY VANCOUVER

RETAIL LEASING BROCHURE

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

PROJECT SUMMARY

The Property is situated in the heart of the Kensington-Cedar Cottage neighborhood, which is a vibrant and diverse area in Vancouver. Kingsway is a significant east-west arterial road that runs diagonally across Vancouver, connecting the eastern and western parts of the city. The location is well-connected to public transportation, with bus stops along Kingsway, providing easy access to other parts of Vancouver.

- ✦ Centrally located within a densely populated area of Vancouver
- ✦ Excellent exposure on Kingsway
- ✦ Area provides a great mix of local and national tenants
- ✦ Prominent signage opportunity



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DETAILS

✚ Size:

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

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

✚ Base Rent: \$30.00 PSF

✚ Additional Rent: \$20.50 PSF

✚ Zoning: C-2 – Commercial permitting: retail, general office, business schools, and beauty/wellness.

✚ Ceiling Height: Up to 9'10"

✚ Parking: Metered Street Parking

✚ Available: Immediately

AREA TENANTS



DOLLAR TREE



ANYTIME FITNESS



HAKIM
OPTICAL

DEMOGRAPHICS

DRIVE TIME	5 MIN	7 MIN	12 MIN
2023 Population	99,470	204,232	609,274
2028 Populations Projection	105,498	217,682	661,573
2023 Daytime Population	76,252	178,791	708,117
2023 Average HH Income	\$125,141	\$124,541	\$121,116

CONTACT

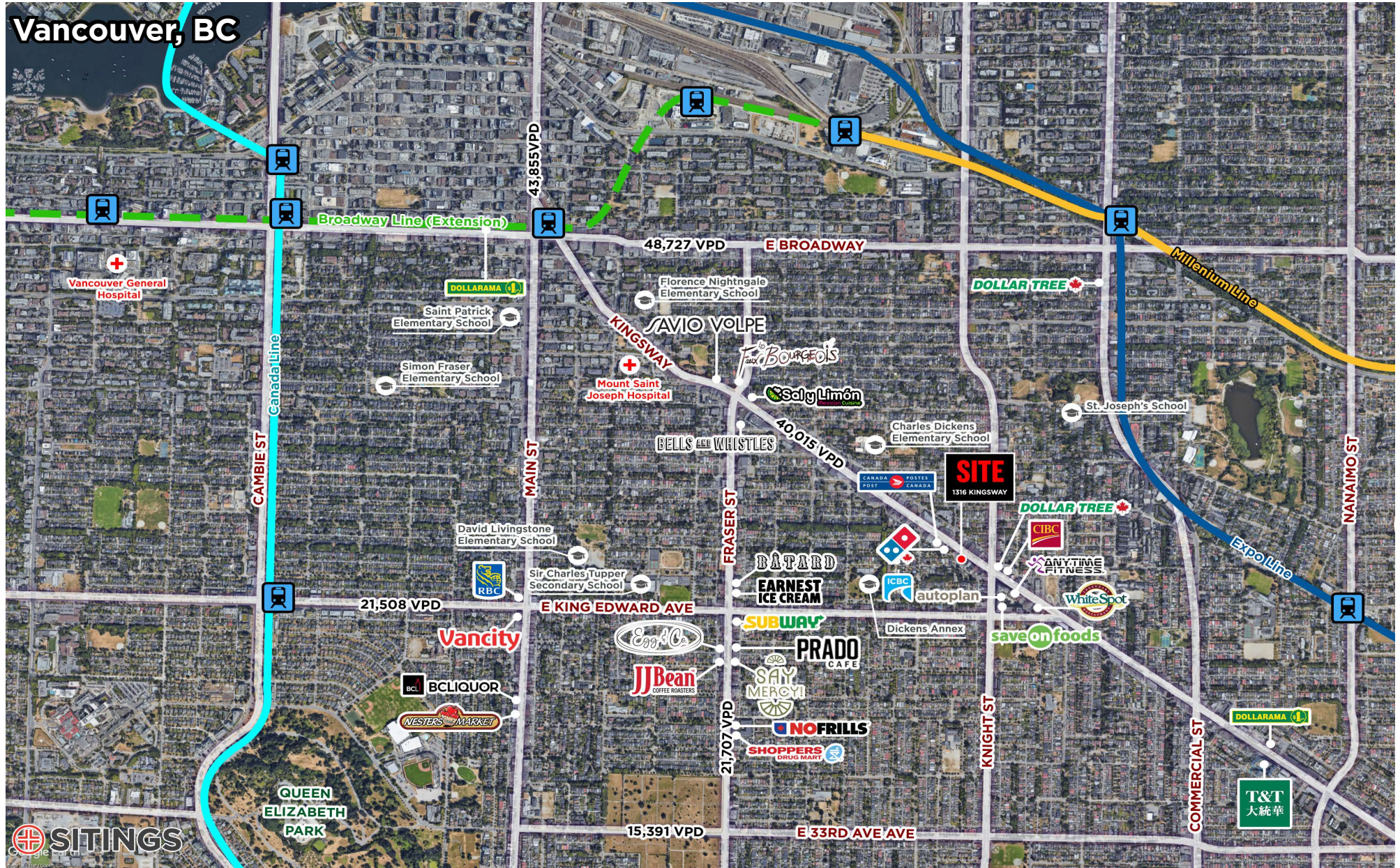
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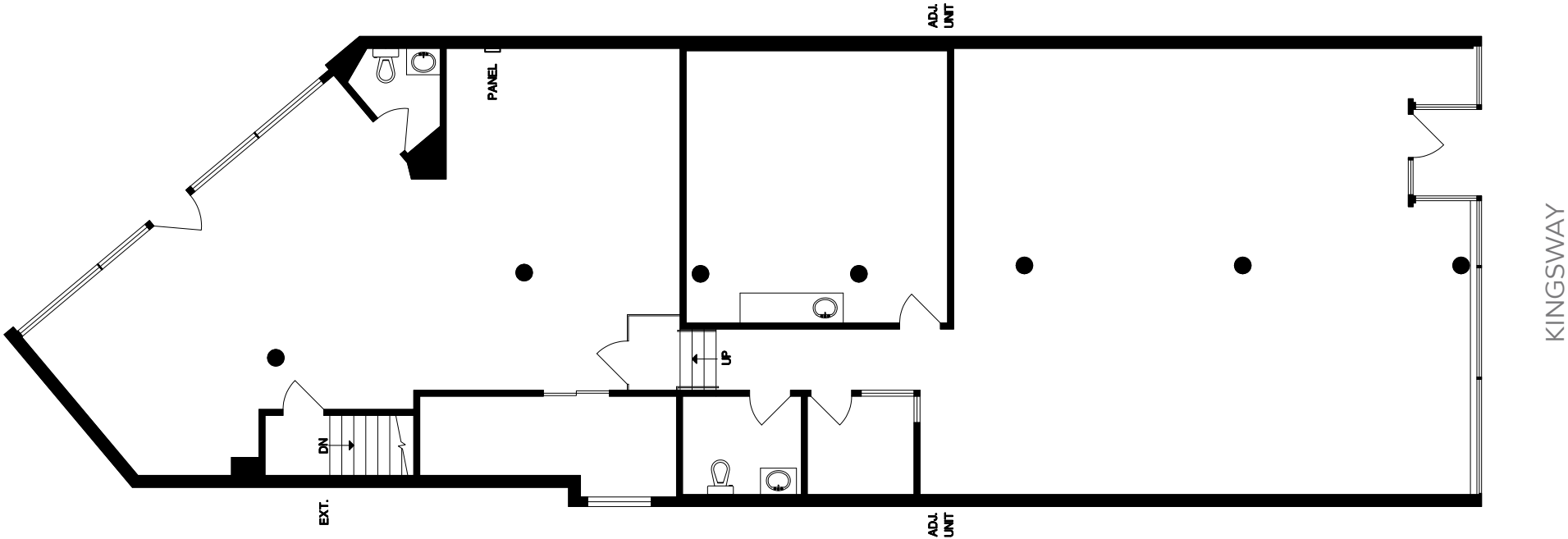
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AERIAL



FLOOR PLAN



PHOTOS

