


RETAIL SPACE FOR LEASE AT CIRCLE SQUARE
SCORES


WALK SCORE
VERY WALKABLE
79



TRANSIT SCORE
EXCELLENT TRANSIT
81



BIKE SCORE
BIKEABLE
67



WITHIN
3 KM

DEMOGRAPHICS

| | |
|------------------|--|
| 153,996 | Daytime Working Population |
| 8.2% | Projected Growth (2018 - 2023) |
| Ages | 15.8% < 19 66.2% 20 - 64 17.7% > 65 |
| \$101,079 | Average Household Income |

DRIVE TIMES

| | |
|-------------------------|-----------|
| METROTOWN | → 8 mins |
| DOWNTOWN | → 25 mins |
| VANCOUVER AIRPORT (YVR) | → 34 mins |

NEARBY SKYTRAIN STATIONS

| | |
|---------------------------|---------------------------|
| JOYCE-COLLINGWOOD STATION | → 1 km - 13 minute walk |
| PATTERSON STATION | → 1.2 km - 14 minute walk |

Kyle Wilson

Associate Vice President
Commercial Sales & Leasing
604 608 5941
kyle.wilson@cushwake.com



FOR LEASE

UNIT 1

3544 KINGSWAY

VANCOUVER, BC

LOCATION

The Property is strategically located on the bustling Kingsway Corridor, only two blocks from Boundary Road. The Property boasts exposure to one of the busiest stretches of Kingsway by vehicle count anchored to the east, by the rapidly densifying Metrotown, and to the west by the transit driven growth around Joyce-Collingwood Station.

The Property is within a 10 to 15 minute walk from two SkyTrain stations (Joyce SkyTrain Station and Patterson SkyTrain Station) which, coupled with the mixed-use nature of the neighbourhood, ensures steady pedestrian activity at all hours of the day.

AVAILABLE AREA

1,376 SF

LEASE RATE

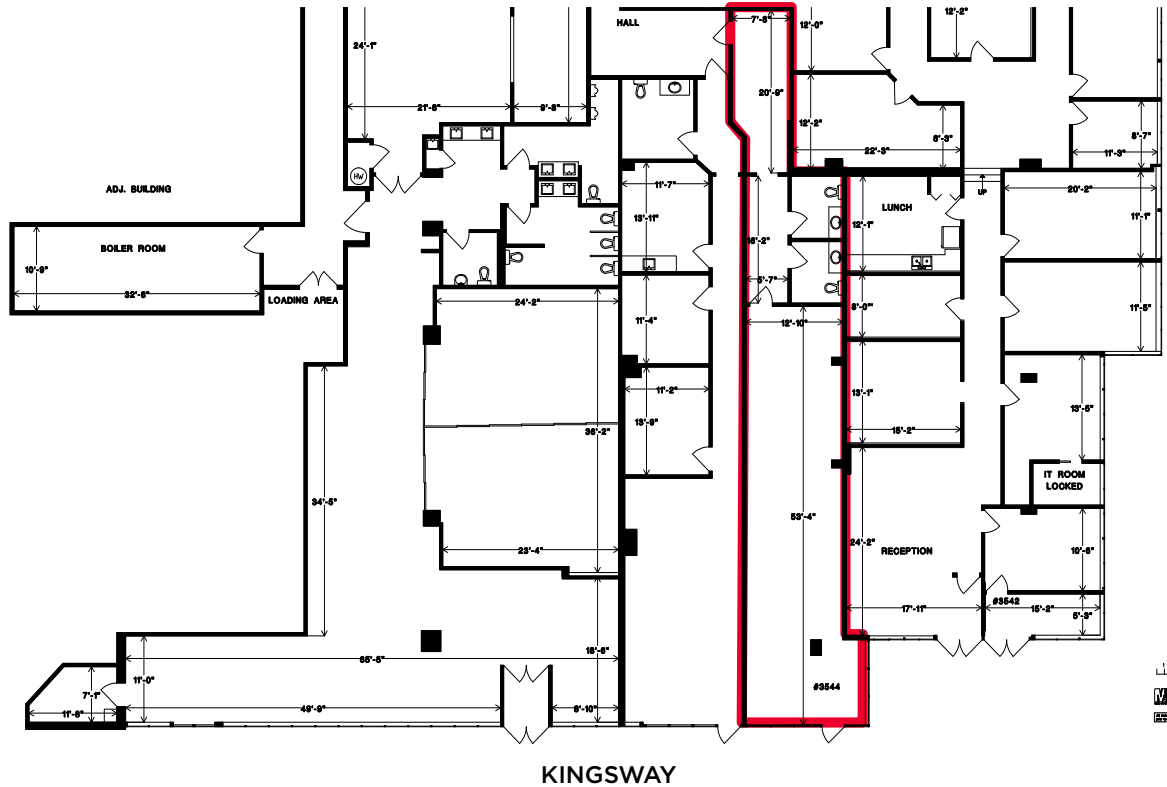
\$38.00 PSF (net)

ADDITIONAL RENT

\$15.43 (est 2023)

AVAILABILITY

Immediately



Kyle Wilson

Associate Vice President
Commercial Sales & Leasing
604 608 5941
kyle.wilson@cushwake.com

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC. 04/23/mf