

DEVELOPED BY:
Peterson


revolve
ON KINGSWAY+GLEN



BRAND-NEW RETAIL UNITS AVAILABLE FOR LEASE IN VANCOUVER'S KENSINGTON CEDAR COTTAGE NEIGHBOURHOOD

FOR LEASE

1115, 1117, 1119 & 1121 KINGSWAY
Vancouver, BC

 **CUSHMAN &
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FOR LEASE

1115, 1117, 1119 & 1121 KINGSWAY Vancouver, BC



THE OPPORTUNITY

To lease brand new retail space in a new mixed use development by Peterson Group. There are up to 4 units available for lease; two of which, 1119 & 1121 Kingsway, have potential for a mezzanine & all of the units have south facing glazing which allows for bright spaces. Each of the units offer very visible and well placed signage and have access to underground parking.

THE BUILDING

This mixed use development adds 140 new residential homes and four commercial spaces at grade to the neighbourhood. The property offers ease of movement by way of a commercial elevator directly adjacent to the retail spaces which connect to the underground parking area.

THE LOCATION

The property is located along the well travelled Kingsway corridor in the Kensington Cedar Cottage neighbourhood. The area has a mix of single family homes on surrounding streets and new mixed use buildings along the Kingsway corridor with many sites in between ready for new developments and increased density.



519

NUMBER OF BUSINESSES
within 1 km



200,818

2026 POPULATION ESTIMATE
within 3 km



38.3

MEDIAN AGE
within 3 km



\$112,673

AVERAGE HOUSEHOLD INCOME
within 3 km



DRIVE TIMES

in minutes

DOWNTOWN VANCOUVER **10**
COMMERCIAL - BROADWAY STATION **6**

HIGHLIGHTS

- Corner location on Kingsway & Glen Drive, high profile spaces
- Kingsway is continually evolving and densifying with many unique pockets
- Easy access to the site from commuter traffic heading eastbound or westbound

SPECIFICATIONS

POWER

400 Amp Service

CEILING HEIGHTS

19' to underside of slab

VENTILATION

Venting possible from any unit

LEASE RATES

Contact listing agents for details

PARKING

Underground parking with access off the lane as well as street parking

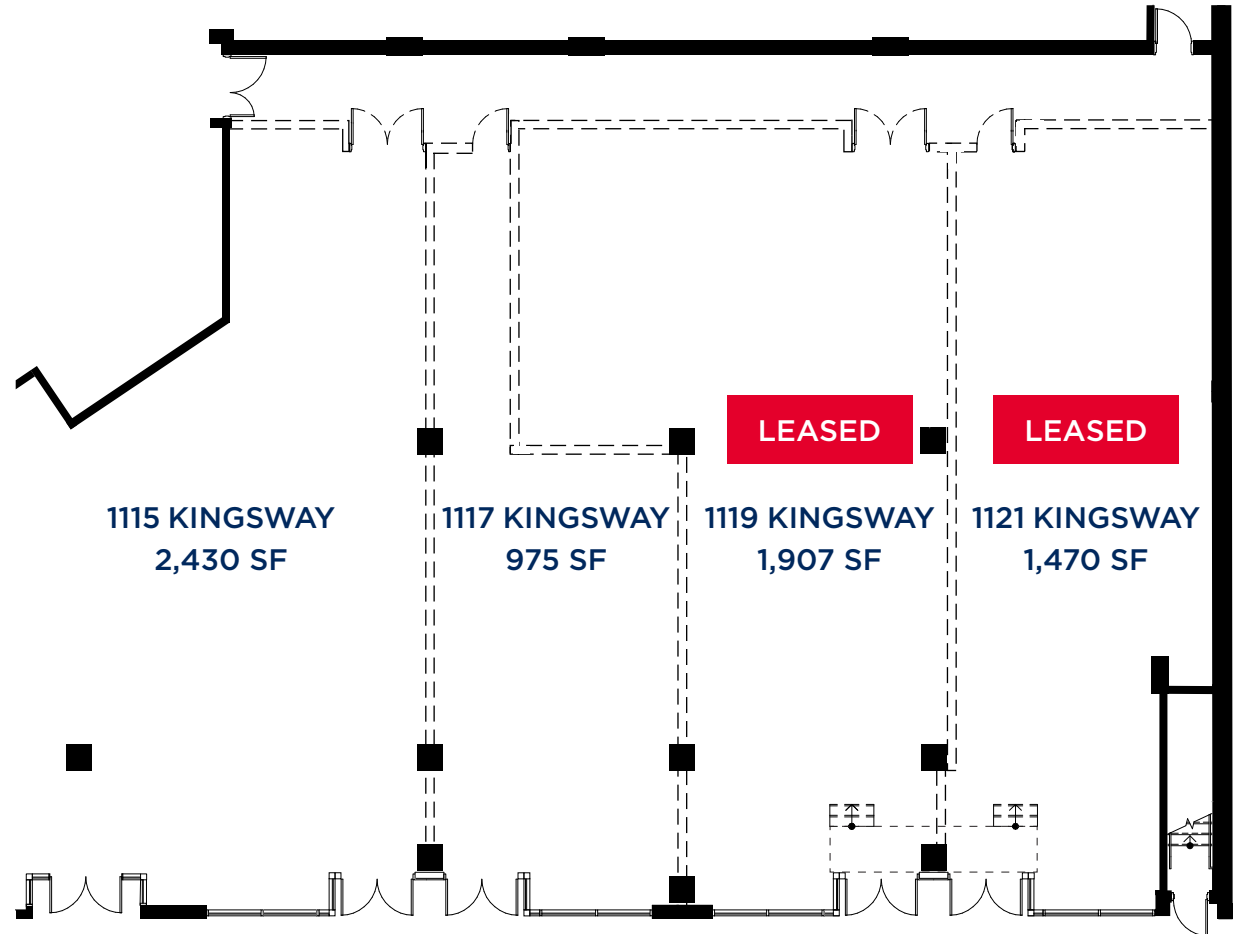
ADDITIONAL RENT

Estimated to be \$17.96 psf

PROJECT TIMING

Q3 2024

FLOOR PLAN



**TOTAL: 7,323 SF (INCLDING MEZZ) AND
116'8" RETAIL FRONTAGE**



85 WALK SCORE
VERY WALKABLE



69 TRANSIT SCORE
GOOD TRANSIT



86 BIKE SCORE
VERY BIKEABLE



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602-644 KINGSWAY
6 Storeys | 80 Units
SKA Property Inc.
Rezoning // DP in Process

FRASERVUE ON SEVENTEENTH
727 EAST 17TH AVE
31 Units
Finished Product

PACIFIC CENTRAL STATION
940 KINGSWAY
6 Storeys | 31 Units
Cornerstone Architecture
Active Preliminary

CEDAR COTTAGE APARTMENTS
968 KINGSWAY
44 Units
Finished Product

855 KINGSWAY
6 Storeys | 50 Units
Cornerstone Architecture
DP in Process

3429-3469 FRASER STREET
7 Storeys | 104 Units
Rize
Interior Finishing

810 KINGSWAY
6 Storeys | 108 Units
Rize
Application Approved

GLEN COURT
1130 EAST BROADWAY
37 Units
Finished Product

1405 E 15TH AVE AND 3071-3047 MADDAMS ST
6 Storeys | 79 Units
Caulfield Rock
Application Approved

THE OCHO
1368 EAST 8TH AVE
16 Units
Finished Product

NORTH VANCOUVER

HUB PLACE
1649 E BROADWAY
12 Storeys | 114 Units
Interior Finishing // Pre-Leasing

CLARK PARK APARTMENTS
1408 EAST 15TH AVE
51 Units
Finished Product

1780 EAST BROADWAY
30 Storeys | 345 Units
Perkins + Will
Pre-Construction / rezoning
application postponed.

EASTWARD
1837-1857 EAST 11TH AVENUE AND 2631-2685 VICTORIA DRIVE
6 Storeys | 136 Units
Intracorp
Rezoning // DP in Process

MARQUEE ON THE DRIVE
2250 COMMERCIAL DRIVE
58 Units
Finished Product

ACE ON THE DRIVE
1650 E 12TH AVE
61 Units
Finished Product

SUNNYSIDE PARK

CEDAR COTTAGE
1247 KINGSWAY
6 Storeys | 31 Units
TATLA
Developments
Rezoning // DP in Process

1265-1281 KINGSWAY
6 Storeys | 43 Units
Stuart Howard Architects
Rezoning // DP in Process

1375-1379 KINGSWAY
6 Storeys | 49 Units
Yamota Architecture
Rezoning // DP in Process

1303 KINGSWAY AND 3728 CLARK DRIVE
7 Storeys | 54 Units
Aquilini Development
Application Approved

2886 COMMERCIAL DRIVE
4 Storeys | 47 Units
Headwater Projects Inc.
Rezoning // DP in Process