

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

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WAKEFIELD**

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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.

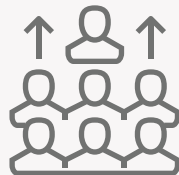
THE LOCATION

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

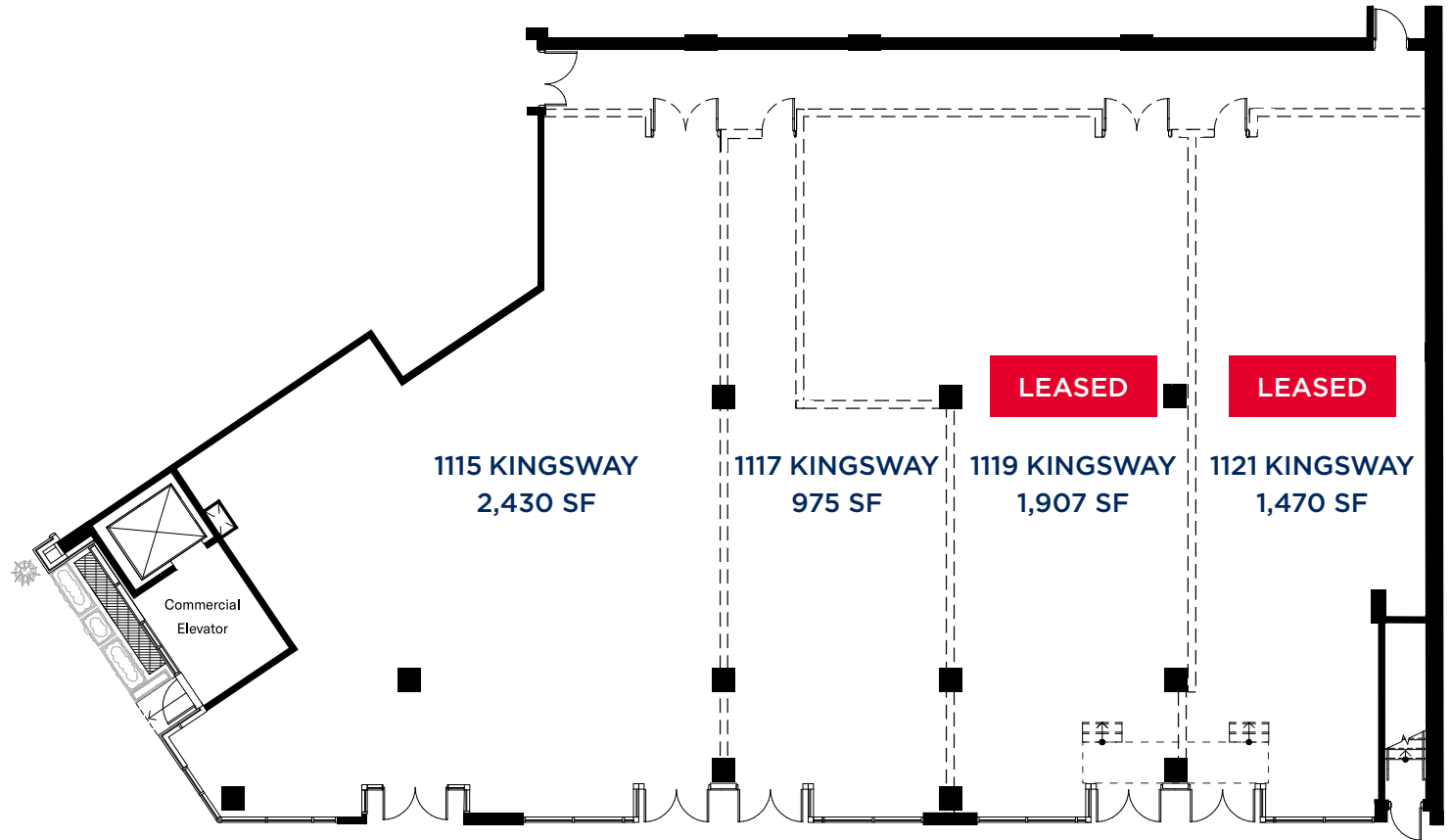
ADDITIONAL RENT

Estimated to be \$17.96 PSF

PROJECT TIMING

Q4 2024

FLOOR PLAN



85 WALK SCORE
VERY WALKABLE



69 TRANSIT SCORE
GOOD TRANSIT



86 BIKE SCORE
VERY BIKEABLE

TOTAL: 975 SF - 3,425 SF AVAILABLE



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