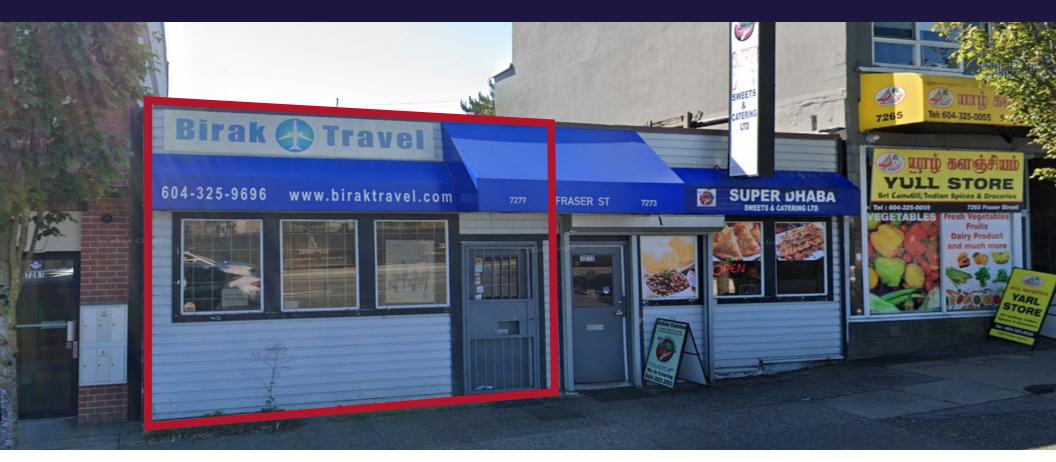


FOR LEASE 7277 FRASER STREET Vancouver, BC



TRAFFIC COUNTS

VEHICULAR EXPOSURE Left Side of the Road 13,994 / Day Right Side of the Road 16,278 / Day

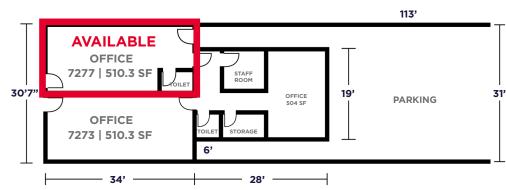
DEMOGRAPHICS

2 KM	
41.35	Median Age of Total Household Population
59,596	Total Population
20,539	Total Household for Household Size
59,099	Total Household Population by Age
\$107,866.43	Average Houseld Income
	41.35 59,596 20,539 59,099



FOR LEASE 7277 FRASER STREET Vancouver, BC







C1 COMMERCIAL BUILDING

Provide for small-scale convenience commercial establishments, catering typically to the needs of a local neighbourhood and consisting primarily of retail sales and certain limited service functions.

	7277 Fraser Street, Vancouver, BC
Size	510.3 SF
Rent	\$40.00 net PSF
Additional Rent	\$10.36 + 5% Mgmt on Total Rent
Gross Monthly Occupancy Costs	\$2,361.07 before GST & Utilities

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