



TRAFFIC COUNTS

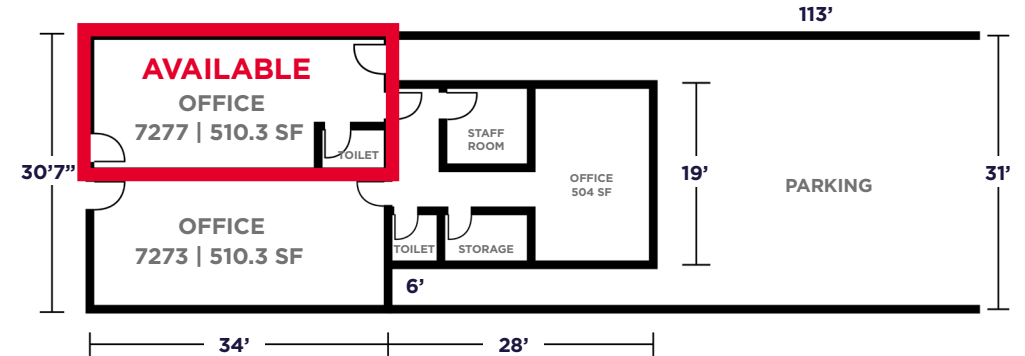
VEHICULAR EXPOSURE

Left Side of the Road 13,994 / Day

Right Side of the Road 16,278 / Day

DEMOGRAPHICS

1 KM	2 KM	
38.09	41.35	Median Age of Total Household Population
23,677	59,596	Total Population
7,594	20,539	Total Household for Household Size
23,655	59,099	Total Household Population by Age
\$108,351.58	\$107,866.43	Average Household Income



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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