

FOR LEASE

New-Build Retail Opportunities in the Heart of Renfrew-Collingwood

4502 Rupert Street, Vancouver, B.C.

**Nell's
Place**

Developed by
Placemaker
COMMUNITIES

RESIDENTIAL NOW 100% LEASED



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OPPORTUNITY

Opportunity to lease new-build retail space at Placemaker Communities' Nell's Place mixed-use development. Nell's Place feature three ground-floor retail units below 51 market rental units. The development is situated in the heart of the Renfrew-Collingwood neighborhood; retailers will stand to benefit from excellent immediate area demographics, direct frontage onto Rupert Street, and proximity to nearby transit, schools and community amenities.

SALIENT DETAILS

Address: 4502 Rupert Street, Vancouver, B.C.

AVAILABLE **CRU 2**
Total: **1,198 SF**

DEAL PENDING **CRU 3**
Ground Floor: 1,088 SF
Mezzanine: 323 SF
Total: **1,411 SF**

Zoning: **CD-1**

Parking: 5 underground commercial stalls
Street-front parking along Price Street and E. 29th Street

Timing: Immediate

Additional Rent: Contact Listing Agents

Asking Rent: Contact Listing Agents


**Units can be combined.*

***CRU 2 has kitchen exhaust vent for restaurant uses.*

HIGHLIGHTS

 Approx. 4,250 SF of commercial space below 51 market rental homes

 Traffic counts exceeding 42,900 VPD along Rupert Street and E 29th Avenue

 10-minute walk to nearby SkyTrain stations (Joyce Station and 29th Ave Station)

 Population of 26,263 within 1 KM radius



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****CRU 2 has kitchen exhaust vent for restaurant uses.**

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LOCATION OVERVIEW



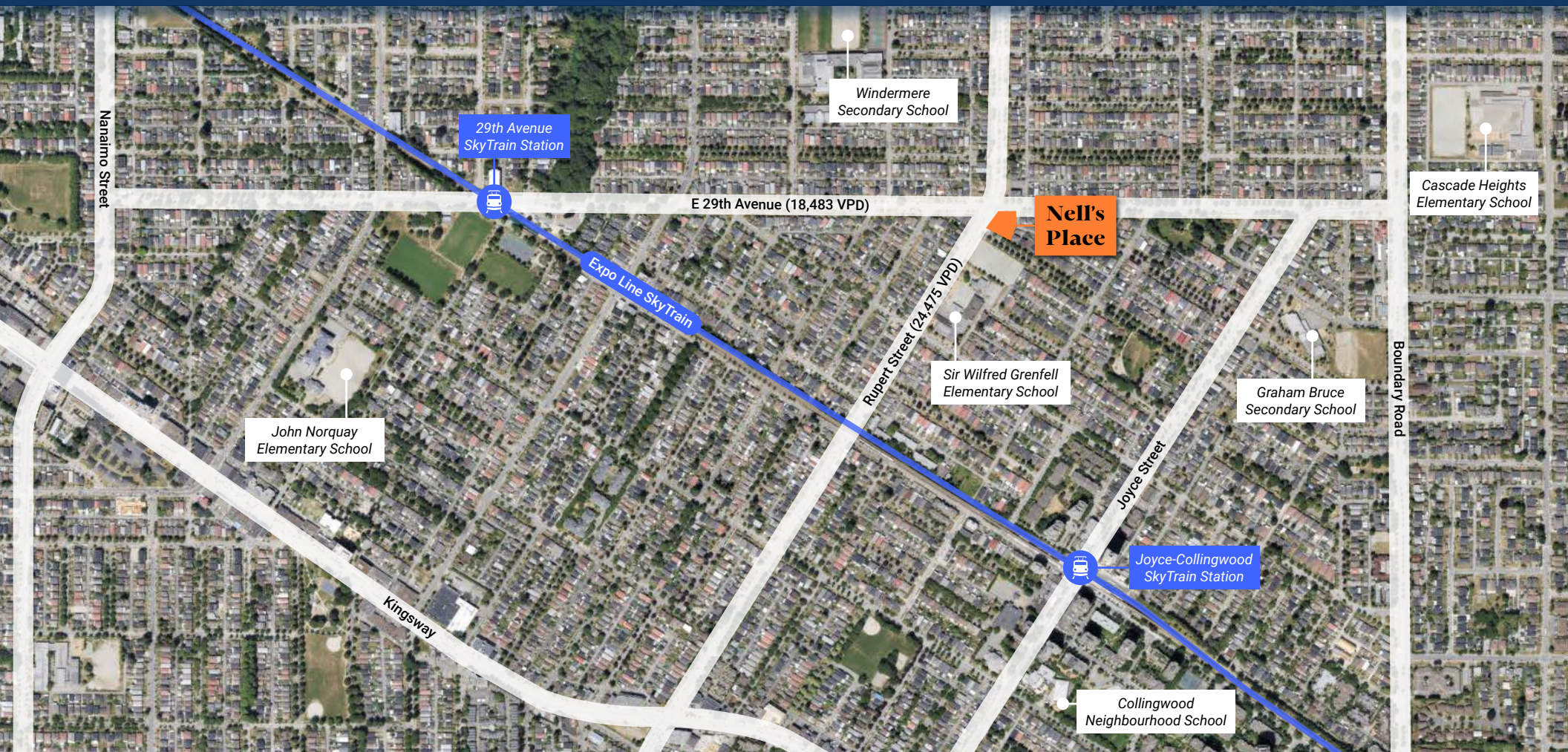
SITE PHOTOS



[CLICK HERE TO VIEW MORE PHOTOS](#)

LOCATION OVERVIEW

2024 Demographics	1 KM	3 KM	5 KM	5 Min Drive	10 Min Drive
Population	26,263	173,422	437,650	112,133	458,262
Households	9,025	63,915	166,727	38,238	161,316
Average Household Income	\$113,608	\$112,789	\$118,574	\$113,214	\$119,335
Proj. Pop. Growth (2024-2029)	3.7%	7.8%	8.2%	4.1%	8.0%



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