

5838, 5844-5866 & 5898 CAMBIE STREET, VANCOUVER
RETAIL UNITS STEPS AWAY FROM OAKRIDGE-41ST AVE SKYTRAIN

**FOR
LEASE**



WILLIAM | WRIGHT

MATTHEW HO
PERSONAL REAL ESTATE CORPORATION
matthew.ho@williamwright.ca
604.428.5255

STEVEN LAM
PERSONAL REAL ESTATE CORPORATION
steven@williamwright.ca
604.428.5255



Overview

The property is situated on Cambie Street, between 42nd Avenue and 43rd Avenue, just steps from the Oakridge-41st Avenue SkyTrain Station and the redeveloping Oakridge Centre, which offers a wide array of dining, shopping, and services. The available retail units, with configurations ranging from 1,084 sq. ft. to 4,507 sq. ft., feature unparalleled exposure and visibility along Cambie Street. This prime location attracts significant foot and vehicle traffic throughout the day, creating an ideal environment for retail operations. The bustling nature of this vibrant corridor, coupled with the substantial daily commuter traffic, positions these units to fully capitalize on the dynamic atmosphere.



5898 CAMBIE ST

5864/5866 CAMBIE ST

5844/5862 CAMBIE ST

5838 CAMBIE ST



5838 CAMBIE ST



5844/5862 CAMBIE ST



5864/5866 CAMBIE ST



5898 CAMBIE ST

Property Highlights



Unparalleled exposure and visibility on Cambie Street



Ample parking at the rear of the property



280m from Oakridge-41st Avenue Canada Line SkyTrain Station



Currently improved as a fully built-out showroom



Directly across from Oakridge Centre. High foot traffic in a rapidly developing and highly densified neighbourhood

Salient Facts

Size Breakdown

5898 Cambie: $\pm 1,690$ SQFT

5862 Cambie: $\pm 1,084$ SQFT**

5866 Cambie: $\pm 1,301$ SQFT*

5844 Cambie: $\pm 1,087$ SQFT**

5864 Cambie: $\pm 1,099$ SQFT*

5838 Cambie: $\pm 3,560$ SQFT

*5866 Cambie & 5864 Cambie can be combined for a total of $\pm 2,400$ SQFT

**5862 Cambie & 5844 Cambie can be combined for a total of $\pm 2,171$ SQFT

Parking

2 free reserved stalls (Additional parking at market price)

Gross Rent: Per Unit

\$65/SQFT

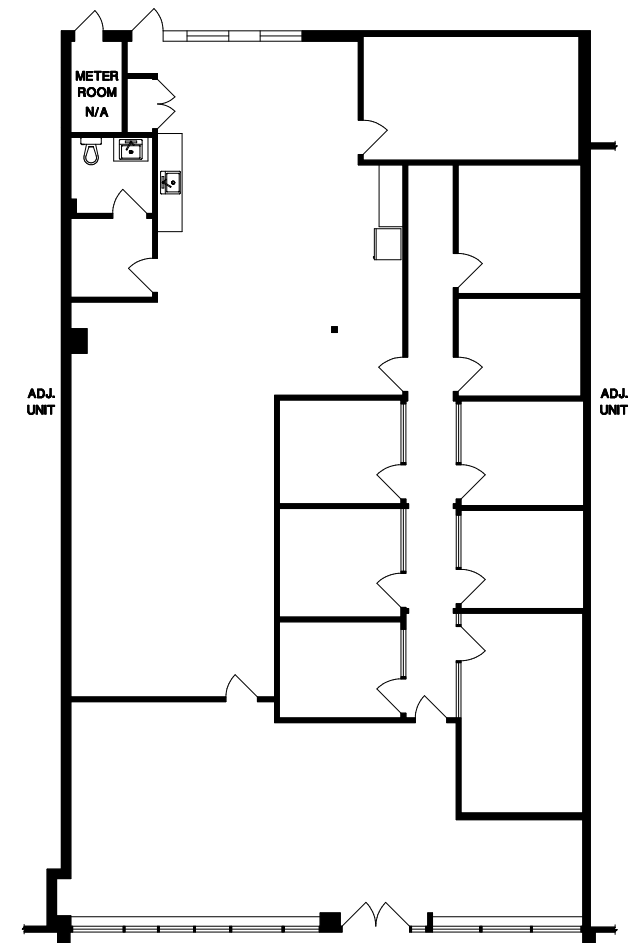
Gross Rent: 5838 Cambie

Contact Listing Agents

5838 CAMBIE ST
± 3,560 SQFT



TURNKEY OFFICE/RETAIL SPACE





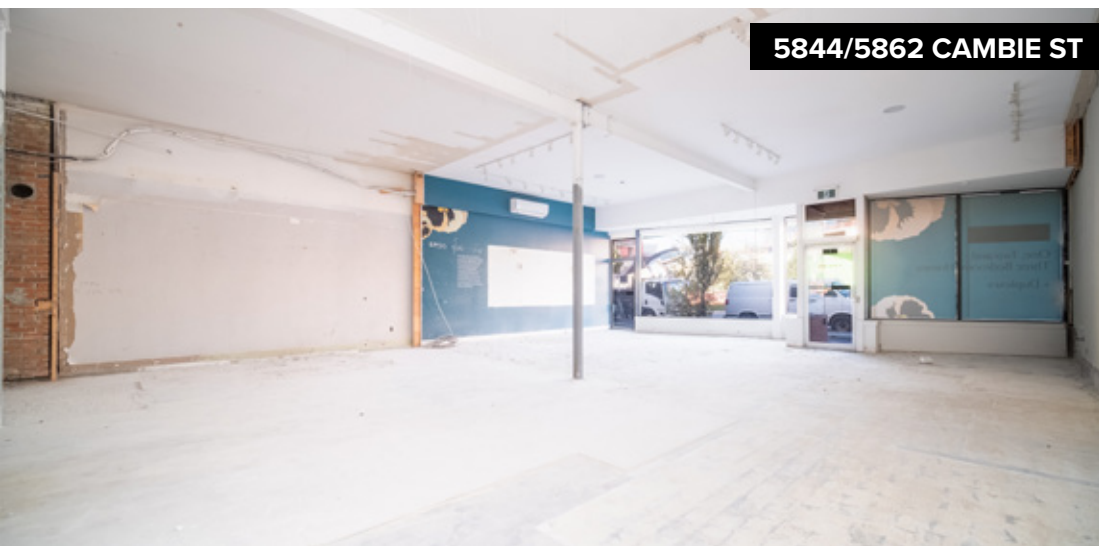
***5844 & 5864 CAN BE COMBINED FOR A TOTAL OF 4,507 SQFT**



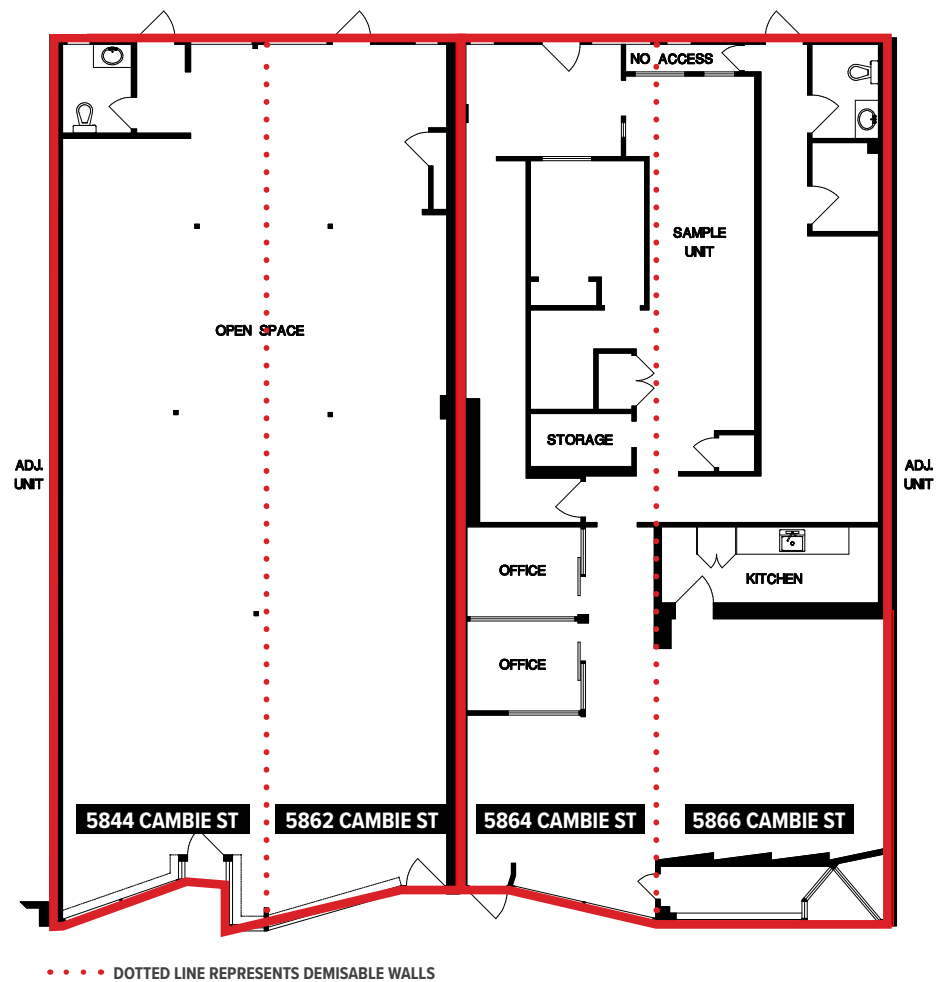
5844/5862 CAMBIE ST



5844/5862 CAMBIE ST



5844/5862 CAMBIE ST

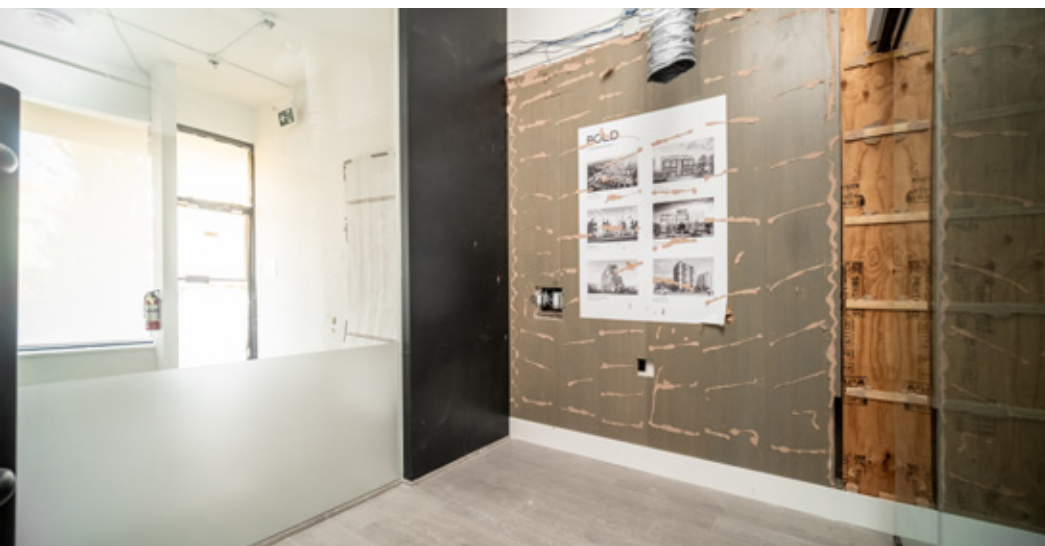


Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

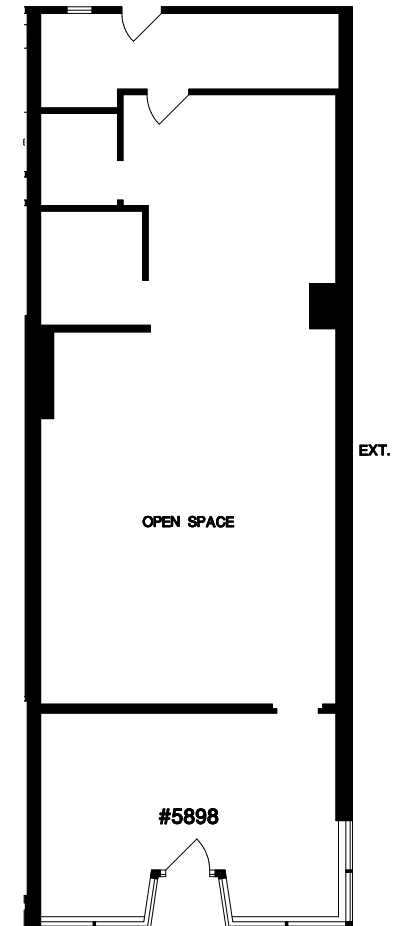


5844/5862 CAMBIE ST

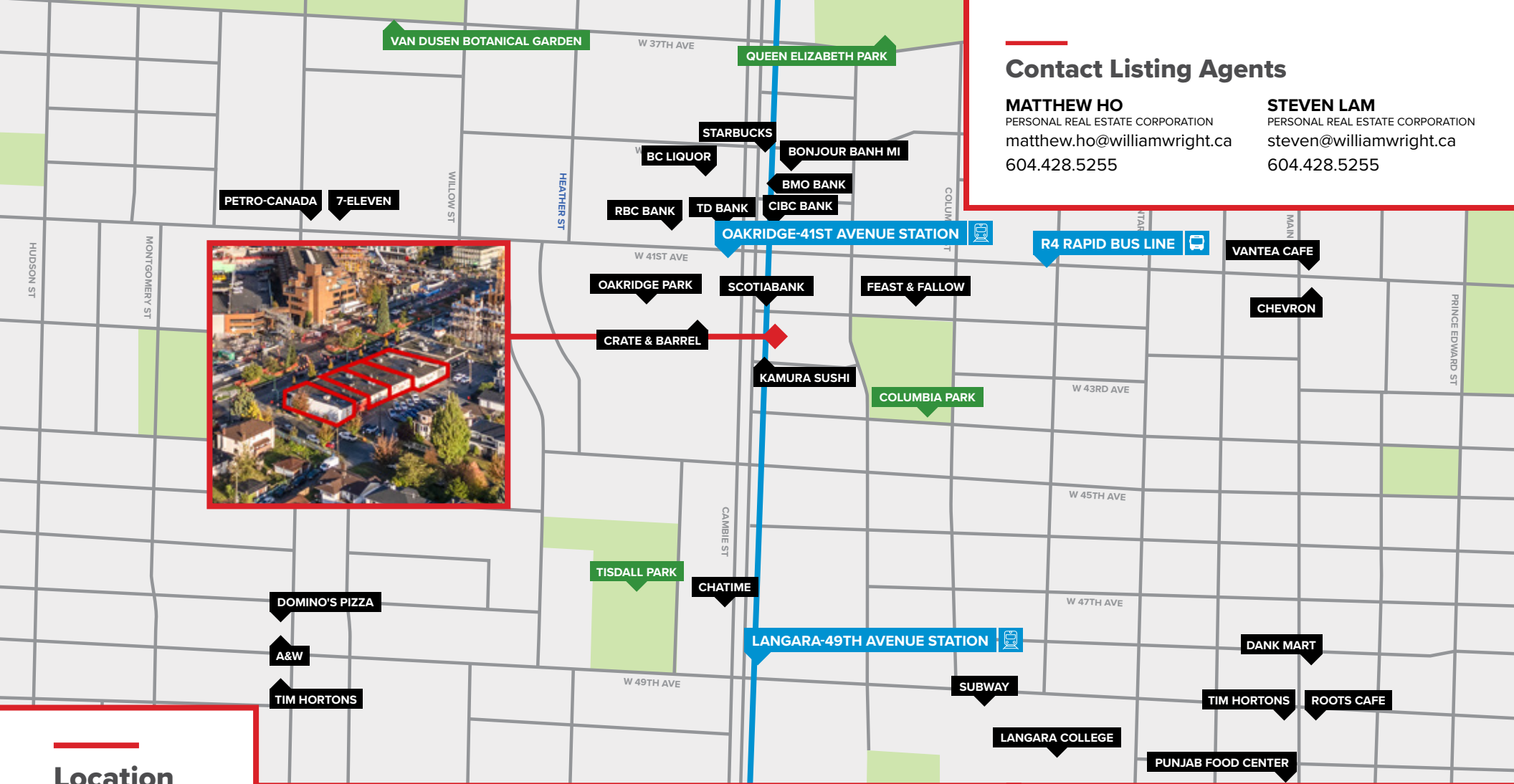
5864/5866 CAMBIE ST
UP TO ± 2,400 SQFT



5898 CAMBIE ST
± 1,690 SQFT



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



Contact Listing Agents

MATTHEW HO

PERSONAL REAL ESTATE CORPORATION
matthew.ho@williamwright.ca
604.428.5255

STEVEN LAM

PERSONAL REAL ESTATE CORPORATION
steven@williamwright.ca
604.428.5255

Location

Located along Cambie Street, this area offers high visibility and easy accessibility. The proximity to Oakridge-41st Avenue SkyTrain Station ensures convenient transportation for commuters and shoppers. The ongoing redevelopment of Oakridge Centre is enhancing the local retail landscape, attracting new shops and services that will boost foot traffic from both residents and visitors. The Cambie Corridor is vibrant, featuring a variety of dining options, cafes, and essential services, making it an appealing destination for businesses in a bustling retail environment.

Driving Distances

LANGARA COLLEGE

4 MIN DRIVE

OAKRIDGE-41ST AVENUE STATION

5 MIN DRIVE

YVR AIRPORT

19 MIN DRIVE

E.O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients. © 2025 William Wright Commercial Real Estate Services. All rights reserved.

William Wright Commercial Real Estate Services Inc.
#1340-605 Robson Street, Vancouver
T 604.428.5255 | F 604.428.5254
williamwright.ca