



Project Rendering

FOR LEASE | BRAND NEW COMMERCIAL UNITS

4875 VICTORIA DRIVE, VANCOUVER, BC

Marcus & Millichap

OPPORTUNITY OVERVIEW

Opportunity to lease brand new commercial space located on the corner of Victoria Drive and East 33rd Avenue in Vancouver's Kensington-Cedar Cottage neighbourhood. Kensington Cedar-Cottage is a densely populated neighbourhood comprising many restaurants, retailers, community amenities, schools, and parks. Located along Victoria Drive, one of East Vancouver's main arterial roads, the property benefits from excellent visibility and exposure. The area is well-served by public transit, with bus routes just steps away allowing for convenient accessibility to the rest of Vancouver.

The new development, by Townline Homes, Musqueam Capital Corporation, and the Vancouver Alpen Club, will be a six-storey, mixed-use building including rental residential space with commercial space at grade level.

SALIENT DETAILS

Available Area: CRU 1: 1,249.69 SF
 CRU 2: 1,709.31 SF
 CRU 3: 1,037.64 SF
 CRU 4: 1,150.66 SF
 Total: 5,147.30 SF

Asking Rent: \$50.00 PSF

Additional Rent: \$16.00 PSF (2026 estimate)*

Zoning: C-2 Commercial**

Available: September 2026

*Approximate and subject to change from time to time.

**Tenant is responsible for verifying permissible uses as per the zoning.

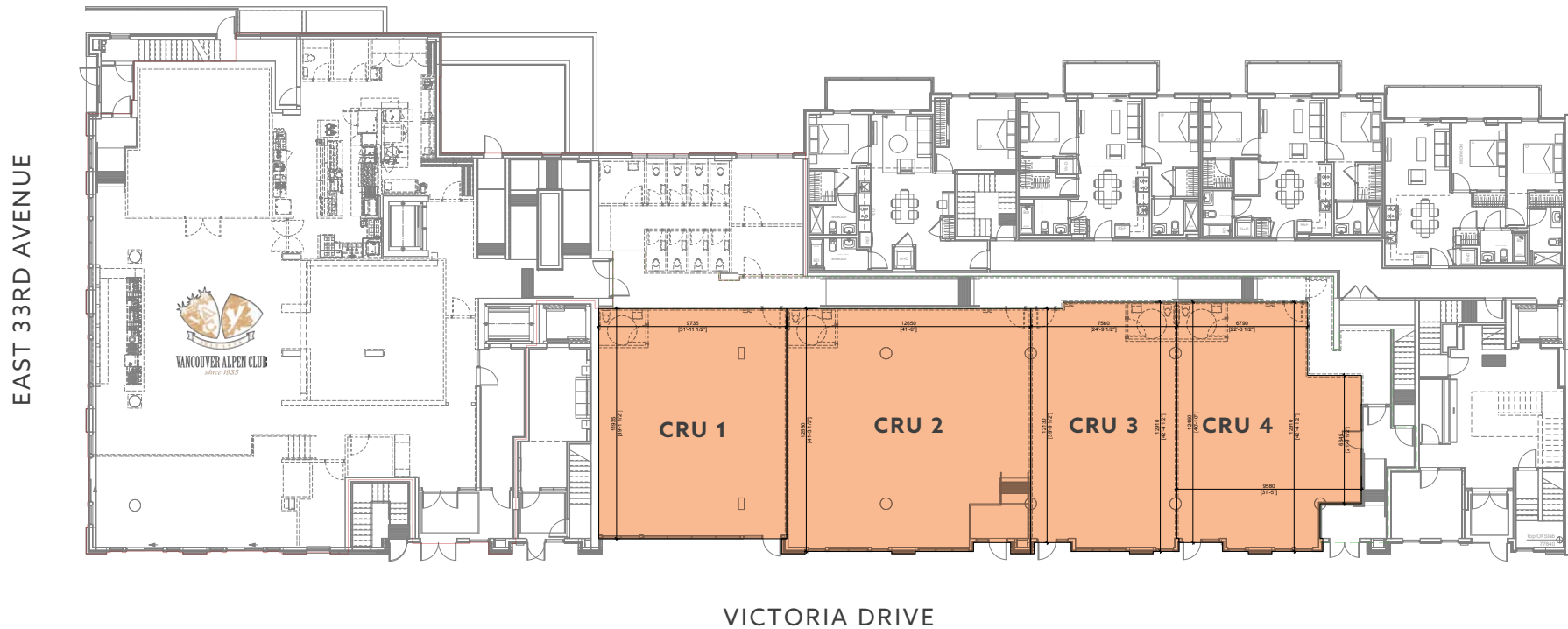


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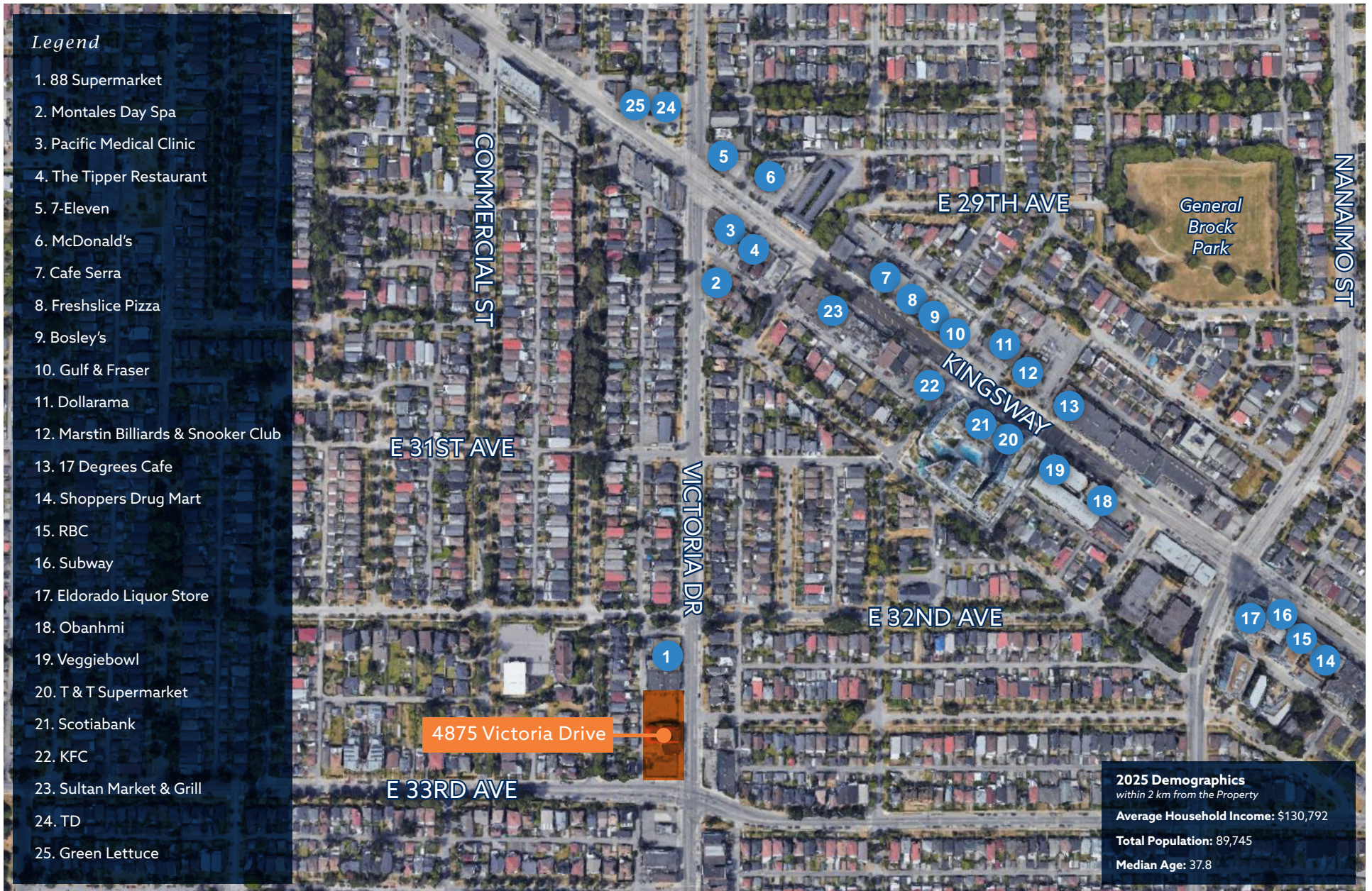
PRELIMINARY FLOOR PLAN



<i>CRU</i>	<i>Area</i>	<i>Ceiling Height</i>	<i>Asking Rate</i>	<i>Additional Rent</i>
CRU 1	1,249.69 SF	13' 9.5"	\$50.00 PSF	\$16.00 PSF (2026 estimate)*
CRU 2	1,709.31 SF	15' 11.0"	\$50.00 PSF	\$16.00 PSF (2026 estimate)*
CRU 3	1,037.64 SF	15' 11.0"	\$50.00 PSF	\$16.00 PSF (2026 estimate)*
CRU 4	1,150.66 SF	17' 0.5"	\$50.00 PSF	\$16.00 PSF (2026 estimate)*

*Approximate and subject to change from time to time.

NEIGHBOURHOOD MAP



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