

# FOR LEASE

5,950 SF RETAIL OPPORTUNITY  
ALONG THE KINGSWAY CORRIDOR



3263 KINGSWAY, VANCOUVER

**CBRE**



# RENFREW-COLLINGWOOD RETAIL OPPORTUNITY

3263 Kingsway is strategically situated at the northeast corner of Kingsway and Cecil Street in the bustling Renfrew-Collingwood neighbourhood.

Comprising 5,950 SF and occupying the entire ground floor of the building, the unit offers a strong presence along the Kingsway corridor with approximately 100 feet of frontage.

Originally built out as a bank branch and most recently used as a church, the space retains its existing professional office configuration. The established layout and scale make the premises well suited for institutional, office, or service-oriented users seeking a prominent ground-floor environment with substantial improvements already in place. The unit further benefits from private elevator access from eight dedicated commercial parking stalls.

## THE DETAILS

### AREA

5,950 SF

### ZONING

C-2 Commercial

### AVAILABILITY

Immediate

### ADDITIONAL RENT

\$20.17 PSF (est.)

### NET RENT

\$18.00 PSF

## FEATURES



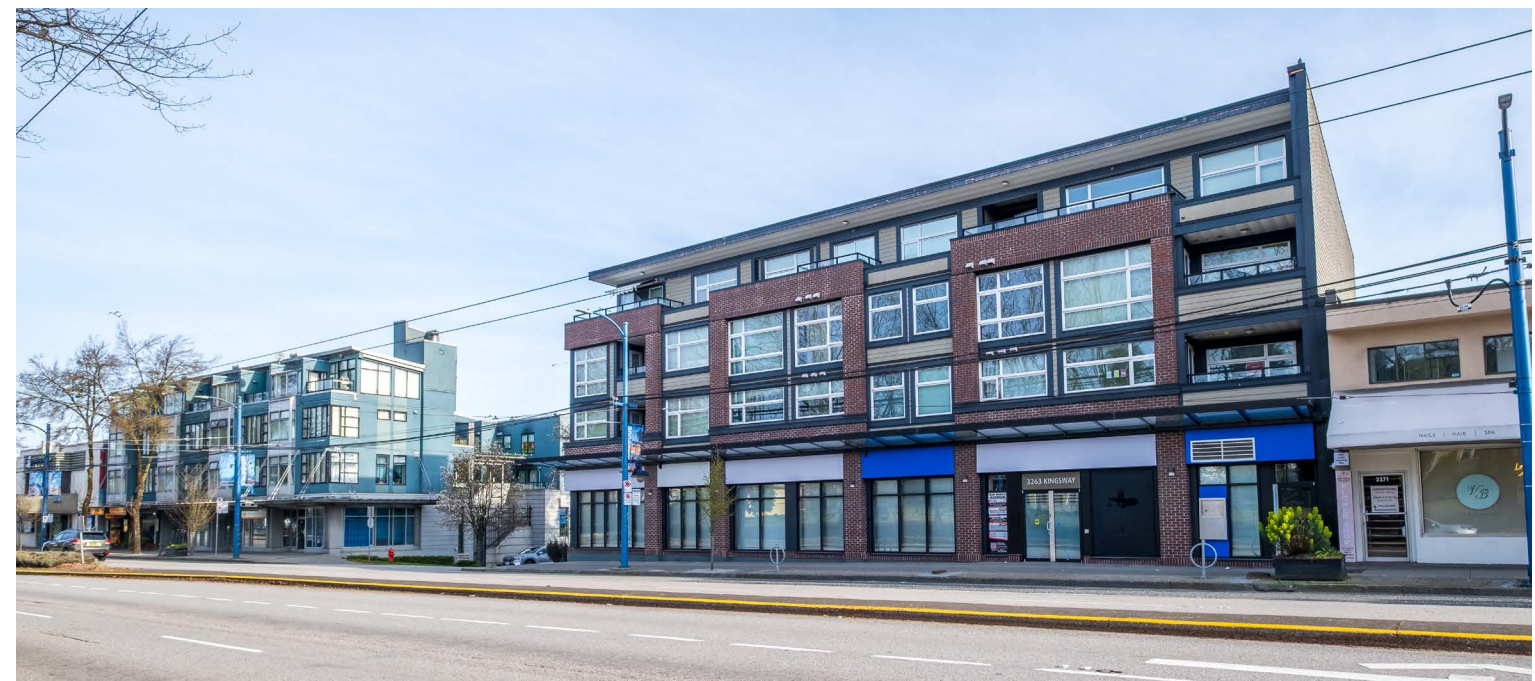
Private elevator to/  
from underground  
parkade



8 dedicated parking  
stalls in underground  
parkade



Just a short walk to  
the Joyce-Collingwood  
SkyTrain Station





KINGSWAY

# UNIT LAYOUT

Floor plan not to scale. Subject to verification. Space may not be delivered as-built.





# THE LOCATION

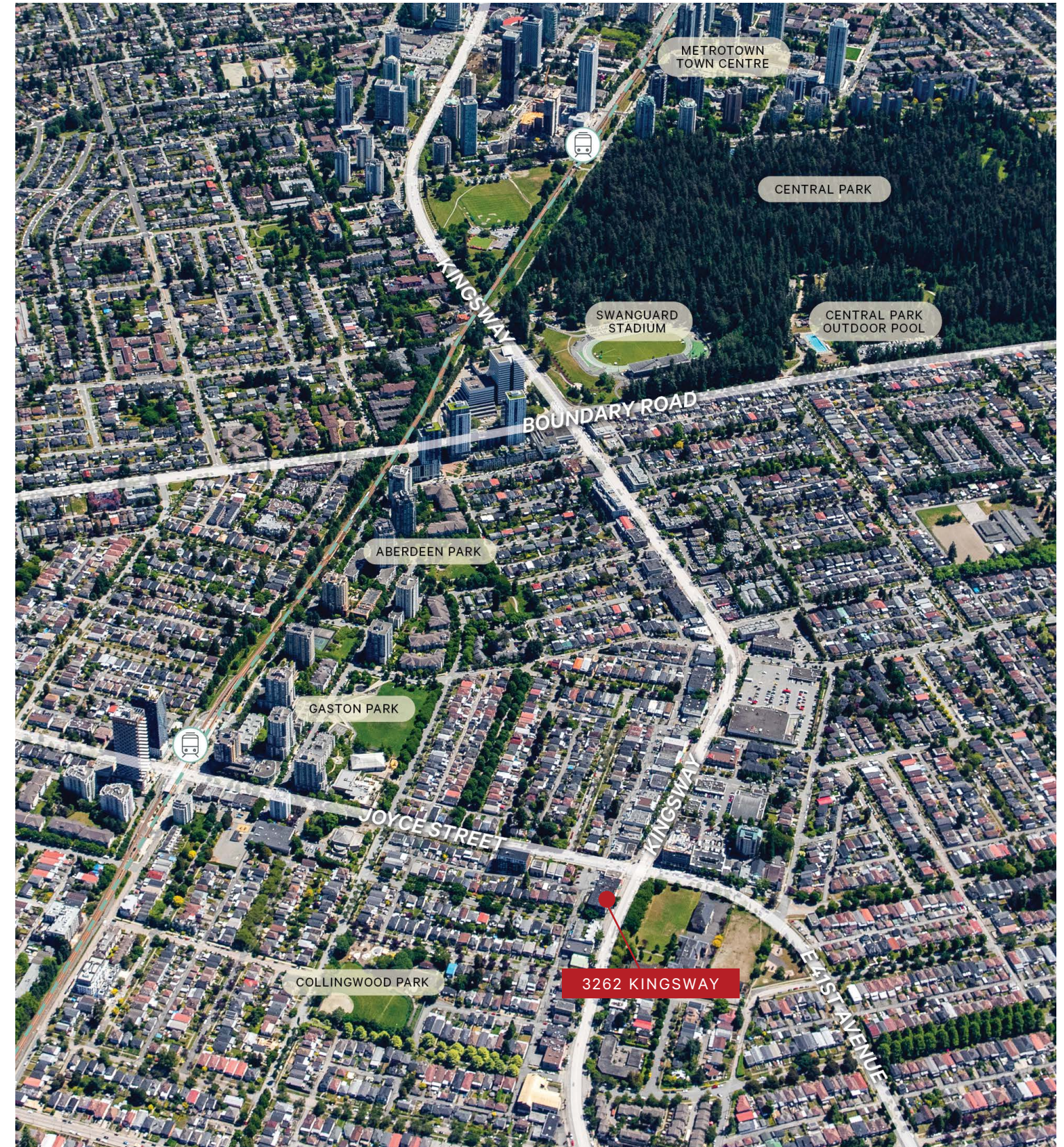
3262 Kingsway is well positioned along one of Vancouver’s most established arterial corridors, near the intersection of Kingsway and Boundary Road in East Vancouver. The surrounding area is characterized by its vibrant, multi-cultural makeup and a strong mix of long-standing local businesses, independent retailers, and service-oriented commercial uses. Kingsway is home to a wide range of popular restaurants, cafes, and neighbourhood shops, and continues to attract investment interest as mixed-use and residential density increases along the corridor. The property also benefits from excellent connectivity, with close proximity to Joyce-Collingwood SkyTrain Station and convenient access to Metrotown, one of Metro Vancouver’s largest retail destinations, featuring major national retailers, shopping centres, and a wide range of amenities



## AREA TENANTS

- + Safeway
- + BC Liquor
- + The Captain's Boil
- + Pho Tan Restaurant
- + Jambo Grill
- + Domino's Pizza
- + Happy Day Cafe
- + Aromatears Floral Co
- + Vector Training Centre
- + Blue Water Medical Clinic
- + Tim Hortons
- + Green Leaf Sushi
- + Africana General Market
- + Sharetea
- + Starbucks
- + Optimum West Insurance
- + Swanguard Stadium
- + Parkview Dental
- + Peaceful Art Studio
- + Canffle
- + Subway
- + Collingwood Neighbourhood School
- + Freshslice Pizza
- + Kay Market
- + Trees Organic Coffee
- + CoCo BubbleTea
- + Joyce Station Dental
- + St. Mary's School
- + Vancouver Public Library
- + Dairy Queen Grill & Chill

With the Joyce-Collingwood SkyTrain Station just 600m away and multiple bus routes running along Kingsway, the area offers strong east-west connectivity across Vancouver and Burnaby. From the emerging Joyce-Collingwood Transit-Oriented Development area to the west, the established Metrotown town centre to the east, and convenient access to Highway 1 and Boundary Road, the location sits at a key crossroads within Metro Vancouver.



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