

RETAIL FOR LEASE

Last Remaining Unit at Claridge House

5740 Cambie Street, Vancouver, BC



1,790 SF CRU

Join:



CLARIDGE HOUSE
BY POLYGON

Project Overview

Claridge House by Polygon is a landmark mixed-use development at 5740 Cambie Street in Vancouver's highly sought-after Oakridge neighbourhood. Strategically located directly across from the transformative Oakridge Park redevelopment and just steps from the Canada Line, this project integrates luxury condominium living, a high-end purpose-built rental tower, modern office space, and vibrant retail to create a new focal point along the Cambie Corridor.

Anchored by a thoughtfully designed retail podium, the development includes approximately 60,000 square feet of premium office space and a mix of 133 residential units across 27 storeys. With its prime frontage along Cambie Street and immediate adjacency to Oakridge Park, Claridge House offers exceptional visibility, strong pedestrian and vehicular traffic, and the benefits of the shadow-anchor effect generated by one of Vancouver's premier lifestyle destinations.

Highlights



Over 9,500 SF of retail space



Approximately 60,000 SF of office space



133 Residential units / 27 stories



Across from Oakridge-41st Station - over 2,860,000 annual riders



Adjacent from Oakridge Park



Project Completion: December 2025

Renderings



October 2025 Site Photo



Salient Details

ADDRESS

5740 Cambie Street, Vancouver, BC

ZONING

C2

LEASABLE SF

1,790 SF

ASKING RENT

Contact Listing Agents

ADDITIONAL RENT

Contact Listing Agents

PROJECT COMPLETION

December 2025

Opportunity

Tetra Realty Advisors is pleased to present for lease, the last retail unit for lease at Clairidge House, located on the SE corner of Cambie Street and West 41st Avenue in the heart of Vancouver's Oakridge neighbourhood.

This prime opportunity sits within one of the city's busiest and most important retail destinations, surrounded by significant new residential, office, and retail growth. With a luxury condo tower, high-end rental apartments, and 60,000 sf of office space above, this project offers unparalleled exposure and accessibility to both the established Oakridge community and shoppers from across Vancouver, Burnaby, and Richmond.

Highlights



Prime Corner Location

SE corner of Cambie and West 41st Avenue, one of Vancouver's busiest retail intersections.



High Growth Area

Oakridge Park is transforming the neighbourhood with 3,000+ new homes and 1 million sq. ft. of office and retail space.



Exceptional Accessibility

Steps from Oakridge-41st Skytrain Station, major bus routes, and easily accessible by vehicle.



Flexible C-2 Zoning

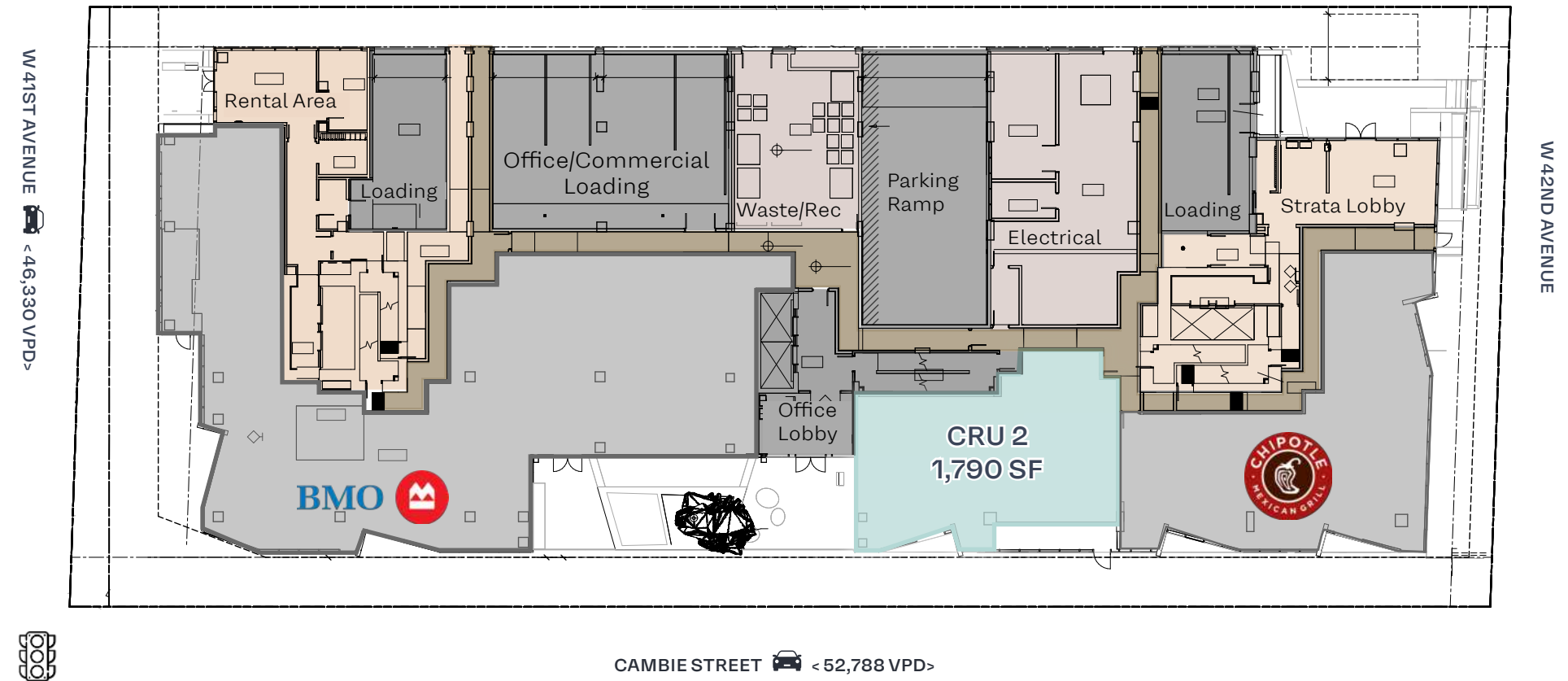
Suitable for a wide range of retail uses including QSR, cafe, beauty, and service-oriented tenants.



Strong Daytime & Evening Traffic

Upon full build-out of Oakridge Park, Over 3,000 office workers, thousands of new residents, and major transit hub will drive consistent foot traffic throughout the day to the immediate trade area.

Site Plan



Oakridge Overview

Oakridge is a centrally located, highly desirable neighbourhood in south-central Vancouver. It's anchored by the Oakridge Centre/ Oakridge Park redevelopment, transforming the area into a mixed-use hub with luxury retail, housing, offices, and a major new park. The community is multicultural, family-friendly, and well-connected by the Canada Line SkyTrain, with Queen Elizabeth Park and Langara College nearby. With world-class amenities and ongoing development, Oakridge is positioned as one of Vancouver's premier growth areas.



Transformation at 41st & Cambie – The entire intersection is undergoing significant redevelopment, creating a new urban hub in Vancouver.



Future Growth Destination – Oakridge Park will bring new residential towers, offices, luxury retail, and community amenities.



Unmatched Accessibility – Steps from the Canada Line SkyTrain and major arterials for easy access across the city.



Thriving Community – A diverse neighbourhood that's evolving into one of Vancouver's most dynamic and desirable districts.



Excellent Transit

Transit is convenient for most trips



Very Bikeable

Biking is convenient for most trips



Very Walkable

Most errands can be accomplished on foot

Demographics

136,886

Total Population

8.41%

Population Increase Over Next 10 Years

124,458

Total Daytime Population

61,141

Total Households

\$130,289

Average Household Income

42

Average Age



Amenities

- 1 VanDusen Botanical Garden
- 2 BC Childrens Hospital
- 3 Blodel Conservatory
- 4 Hillcrest Aquatic Centre
- 5 Nat Bailey Stadium
- 6 Riley Park
- 7 Main Street Shopping
- 8 Langara Family YMCA
- 9 Langara College
- 10 Langara Golf Course





Contact us for more information

MIKE HODGE*

Partner

604-897-8039

mike.hodge@tetrarealty.ca

*Personal Real Estate Corporation



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