

Retail Opportunities

FOR LEASE

Cedar Lane - 1301 Kingsway, East Vancouver, BC



A NEW CULTURAL RETAIL AND DINING DESTINATION IN THE HEART OF CEDAR COTTAGE, EAST VANCOUVER.



FOR REAL ESTATE INQUIRIES, PLEASE CONTACT:

LARISSA JACOBSON-ROOKE

Executive Vice President, Western Canada
604.616.0013 ext. 353 | C: 604.992.4200
ljacobson@thebehargroup.com

CHELAN KUJUNDZIC

Western Canada, Commercial Sales & Leasing
604.616.0013 ext. 358 | C: 778.317.7477
chelan@thebehargroup.com

The Behar Group Realty Inc., Brokerage

Property HIGHLIGHTS

Discover the perfect location for your business in the heart of Cedar Cottage, East Van—where cultural sophistication meets vibrant community, creating a new destination for local eateries and residents.

ADDRESS:

1301 Kingsway, Vancouver, BC

LOT SIZE:

0.33 acres

ASSET CLASS:

Mixed use Residential/Office/Retail

GLA (RETAIL):

10,192 sf

CURRENT ZONING:

CD-1 (741)

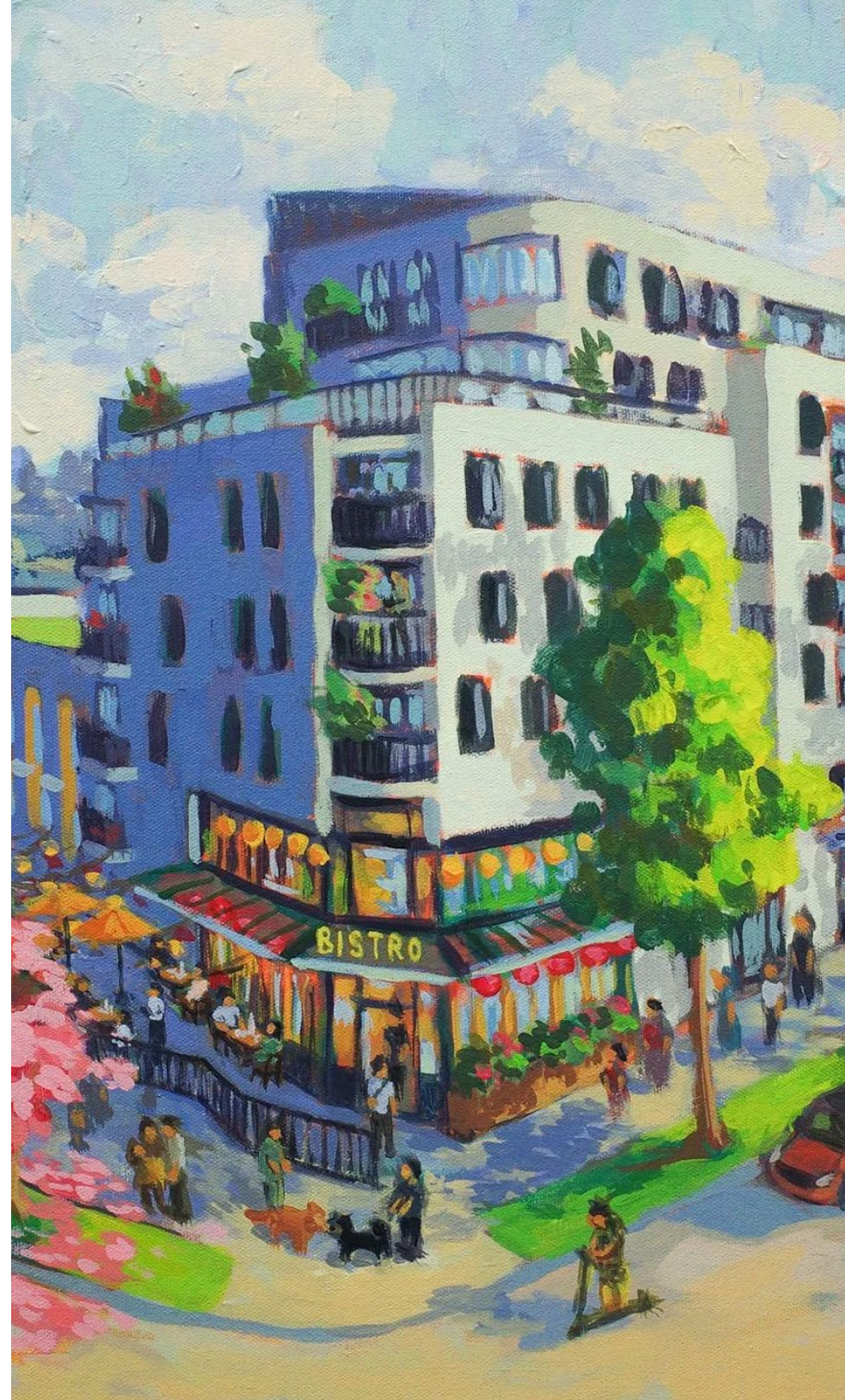
POSSESSION:

Immediately

Comprehensive Development district

OTHER NOTES:

- **Prime Corner Exposure** at Kingsway & Clark Drive in Vancouver’s dynamic Cedar Cottage district (unmatched visibility to daily commuter and pedestrian traffic.)
- **New Construction (2025):** mixed-use landmark with 54 upscale rental homes above and four premium street-level retail units below.
- **Flexible Retail Opportunities:** from approximately 1,200 SF to 3,200 SF, with double-height storefronts and mezzanine layouts for flexible retail or restaurant use.
- **Food-Ready Infrastructure:** Units A & B feature Class 1 kitchen venting to roof, ideal for café or restaurant concepts.
- **Customer Convenience:** 2 loading bays for seamless access and operations.
- **Transit & Connectivity:** minutes to the Broadway Subway (Mount Pleasant Station) and only 18 minutes to Downtown Vancouver.
- **Vibrant Neighbourhood Ecosystem:** surrounded by destination dining (Earnest Ice Cream & Do Chay), grocers, and community services — a proven retail hub with a 96 Walk Score / 86 Bike Score.

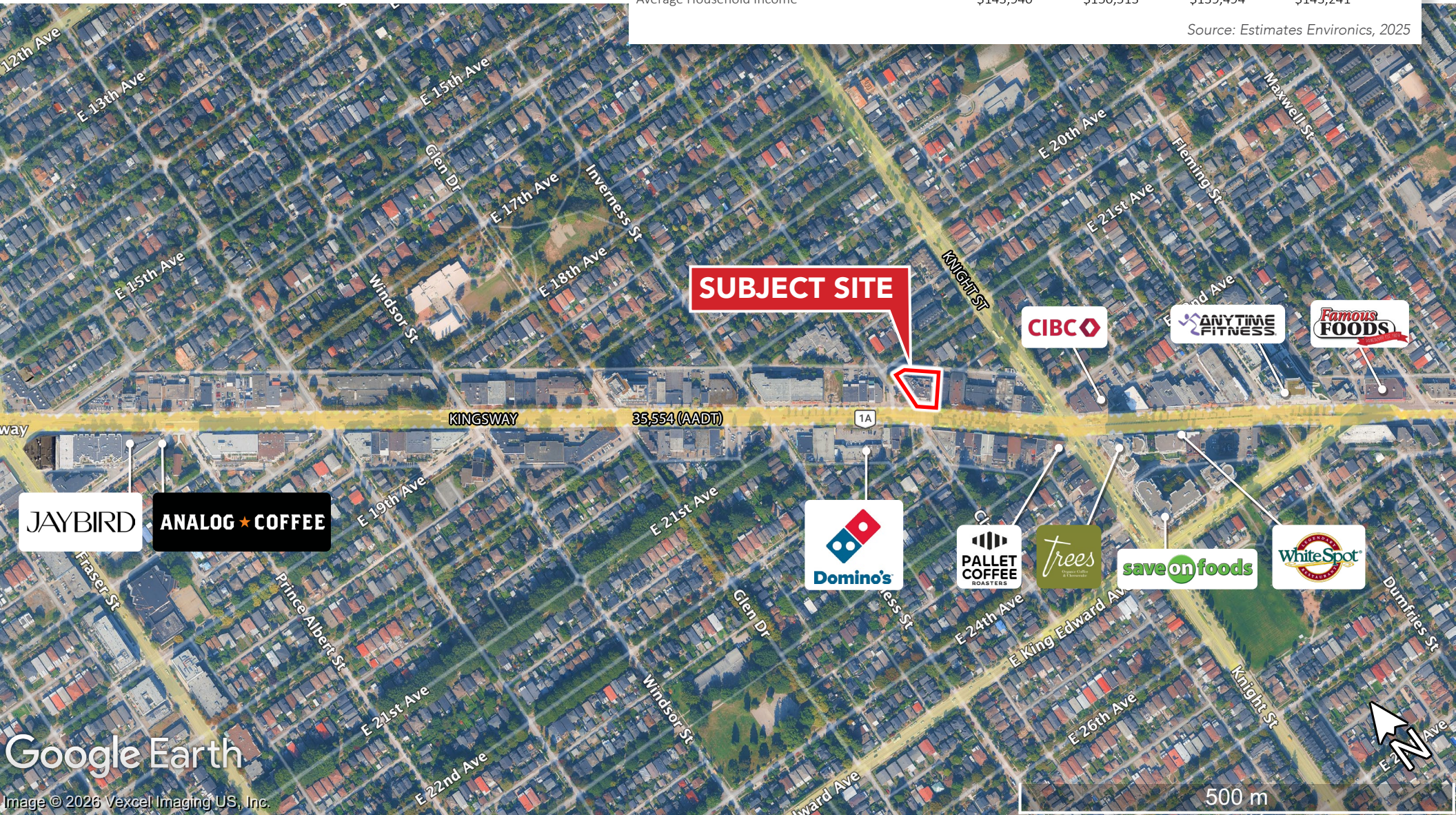


Location MAP

DEMOGRAPHICS

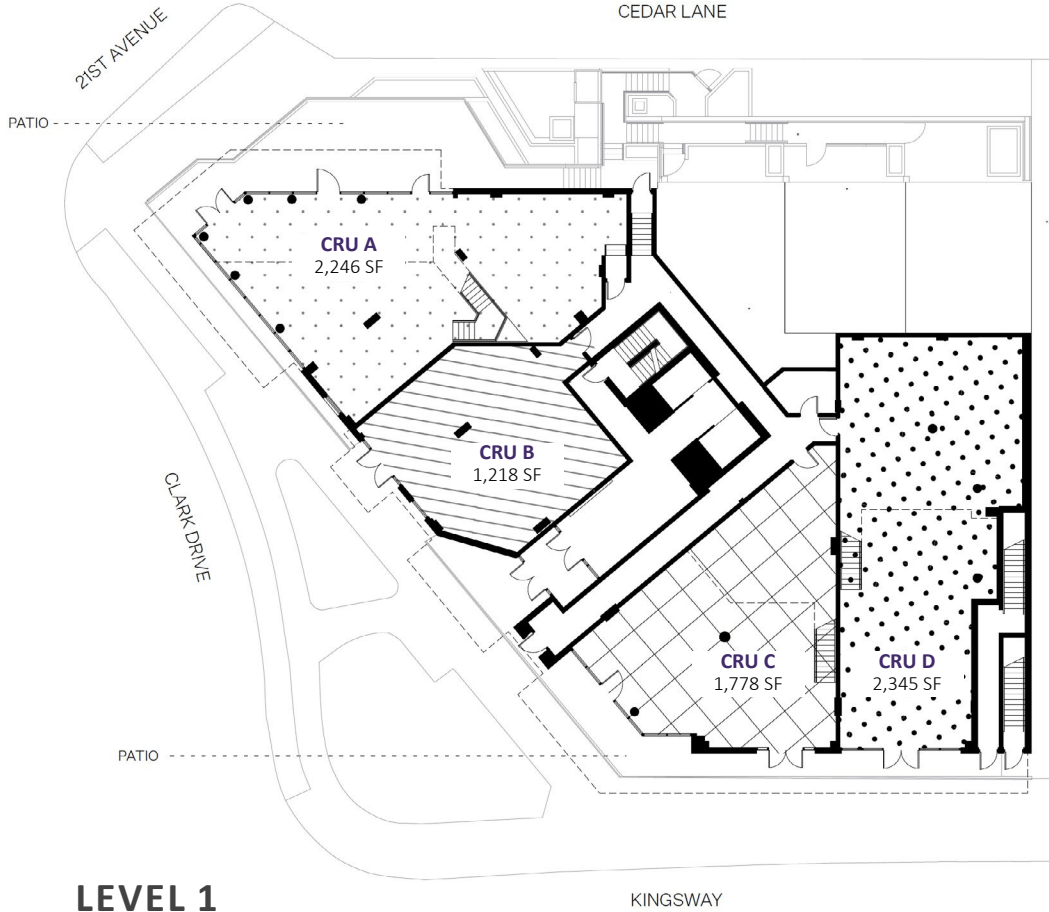
	500 m	1 km	3 km	Benchmark Vancouver
Total Population	6,868	25,624	201,754	769,947
Total Daytime Population	4,964	18,884	178,512	857,806
Total Households	2,475	9,384	80,463	327,823
Average Household Income	\$143,940	\$150,513	\$139,494	\$143,241

Source: Estimates Environics, 2025

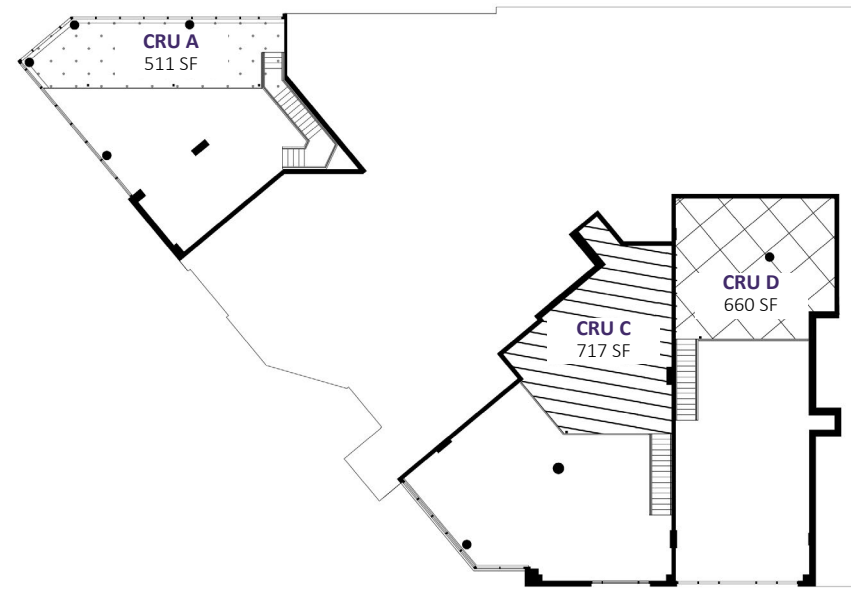


Leasing INFORMATION

	LEVEL 1	LEVEL 2	TOTAL
CRU A	2,246 SF	511 SF	2,757 SF
CRU B	1,218 SF		1,218 SF
CRU C	1,778 SF	717 SF	2,495 SF
CRU D	2,345 SF	660 SF	3,005 SF
Pricing	Contact Listing Agents		



LEVEL 1



LEVEL 2

ADDITIONAL PHOTOS



CONTACTS

All listing inquiries should be directed to the Designated Representative(s):

LARISSA JACOBSON-ROOKE

Executive Vice President, Western Canada
604.616.0013 ext. 353 | C: 604.992.4200
ljacobson@thebehargroup.com

CHELAN KUJUNDZIC

Western Canada, Commercial Sales & Leasing
604.616.0013 ext. 358 | C: 778.317.7477
chelan@thebehargroup.com



LANDLORD SERVICES • TENANT SERVICES • CAPITAL MARKETS • ADVISORY SERVICES

Head Office (Mailing Address)

1170 Sheppard Avenue West, Unit 24, Toronto, ON M3K 2A3
Tel: 416.636.8898 Fax: 416.636.8890

Downtown Toronto Office

30 Duncan Street, Suite 201, Toronto, ON M5V 2A3

Vancouver Office

1110 Hamilton Street, Unit 206, Vancouver, BC, V6B 2S2
Tel: 604.616.0013

Calgary Office

639 5th Ave SW, Suite 2500, Calgary, AB T2P 0M9

The Behar Group Realty Inc., Brokerage
www.TheBeharGroup.com

DISCLAIMER & DISCLOSURE - IMPORTANT INFORMATION - PLEASE READ

Brokerage Duties and Representation Disclosure: As a licensed real estate brokerage, we are subject to the regulations set forth by the BC Financial Services Authority (BCFSA) and the Real Estate Services Act of British Columbia. All real estate activities are conducted in accordance with these regulatory standards, which govern how real estate transactions are carried out, ensuring that the public interest and the interests of our clients are protected.

For more information regarding the rules and regulations governing real estate practices in British Columbia, please visit the BC Financial Services Authority website at www.bcfsa.ca

Photo/Renderings Disclosure: Any photos used in these materials may have been digitally manipulated for illustrative purposes, and the actual property's appearance may differ; please verify details independently. Any property renderings used are artistic concepts only and may not reflect the final build of the project.

Errors and Omissions Disclosure: All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes in respect of price, rental, prior sale and withdrawal may be changed without notice. None of the information contained herein is intended to be construed as legal or tax or other professional advice. You should consult your legal counsel, accountant, planner/architect/engineer or other advisors as necessary on matters relating to these materials.