

FOR LEASE

# 3328 FRASER STREET

Vancouver, BC

—  
Prime Retail / Office Opportunity for Short-Term Lease



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**CORFAC**  
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# 3328 FRASER STREET

Vancouver, BC

## PROPERTY DETAILS

### AVAILABLE AREA

1,741 SF

### NET RENT

\$25.00 PSF

### BUILDING SIZE

4,891 SF

### ADDITIONAL RENT

\$17.92 PSF

### ZONING

C-2 Commercial

### MAXIMUM LEASE TERM

2 Years

### AVAILABILITY

Immediate

## PROPERTY OVERVIEW

Located in East Vancouver's Fraser corridor, 3328 Fraser Street offers a prime ground-floor retail opportunity with prominent frontage, excellent visibility, and strong pedestrian traffic along a key arterial connecting South Vancouver, Mount Pleasant, and Downtown.

## LOCATION HIGHLIGHTS

Located within one of Vancouver's fastest-growing neighbourhood retail corridors, the property is surrounded by an established mix of independent retailers, restaurants, cafés, and daily-needs services. Nearby businesses include Tarim Kitchen, Earnest Ice Cream, Carano, Matchstick Coffee, and No Frills.

## ACCESSIBILITY & CONNECTIVITY

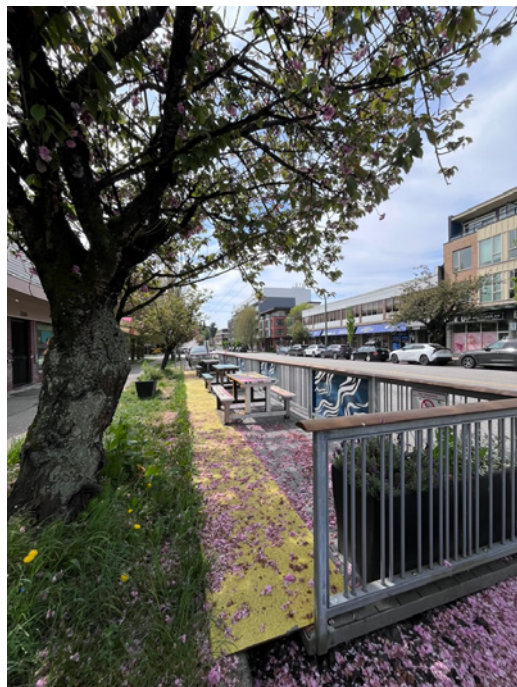
The property is exceptionally well connected by public transit, with multiple bus routes operating along Fraser Street, Kingsway, and East 16th Avenue. The location provides direct access to Downtown Vancouver, Mount Pleasant, Oakridge, and surrounding neighbourhoods, while the Canada Line SkyTrain network is accessible via nearby King Edward and Broadway–City Hall Stations.

## IDEAL USES

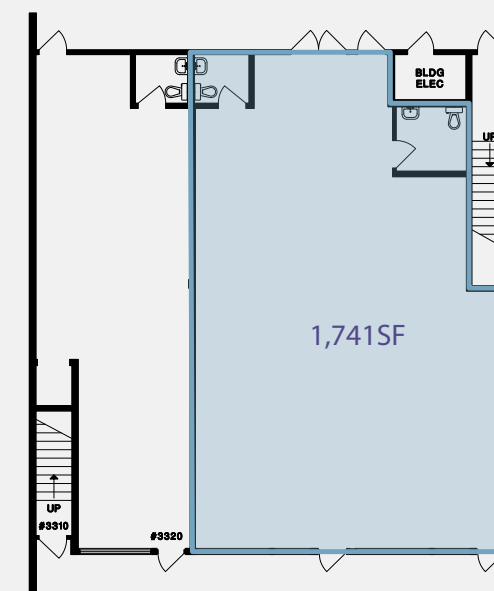
Well suited for boutique retail, medical clinics, wellness operators, professional services, specialty retailers, and other neighbourhood-serving commercial uses.

## AMENITIES & FEATURES

- » Modern storefront glazing with strong pedestrian visibility
- » Secure gated parking with convenient rear lane access — 11 surface stalls
- » Secured parking is a rare amenity within the Fraser corridor
- » Double door at back for easy loading
- » City-installed picnic tables out front providing a pedestrian-friendly street scape



## FLOOR PLAN



## GROWING TRADE AREA

Fraser Street continues to benefit from significant residential growth and reinvestment. Nearby developments, including The Fraser and Arlo, together with several projects under construction, are introducing hundreds of new residential units and expanding the area's customer base, further strengthening the corridor's retail environment.

# NEARBY AMENITIES

1. Matchstick Coffee
2. Les Faux Bourgeois
3. The Peri Peri Shack
4. Omnitsky's Kosher Delicatessen
5. Mishmish
6. Tarim Kitchen
7. Earnest Ice Cream
8. Carano
9. No Frills
10. Analog Coffee
11. Chicko Chicken
12. Van 168 Coffee
13. BT Cafe
14. Shilla Korean Restaurant
15. The Madras Diaries
16. Gary's Patisserie
17. NeNe Chicken
18. Kingsway Lemongrass
19. Matcha Corner Cafe
20. Kingsway Deli
21. Banh Mi Thai Hang 2
22. Grace of India Restaurant
23. Dosa Factory
24. Po Kong
25. House Of Dosas
26. Do Chay
27. Silom Thai Cuisine

SUBJECT PROPERTY

<p><u>Walk Score</u></p> <p><b>96</b></p> <p>WALKER'S PARADISE</p>	<p><u>Bike Score</u></p> <p><b>80</b></p> <p>VERY BIKEABLE</p>
<p>source: walkscore.com</p>	

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