



FOR LEASE

Retail Space Available for Lease in the Victoria-Fraserview Neighbourhood

6495 Knight Street, Vancouver, BC

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PROPERTY OVERVIEW

± 2,060 SF of retail space available for lease!

Colliers is pleased to present an opportunity to lease the prominent retail premises within Vancouver's established Victoria-Fraserview neighborhood.

Civic Address	Unit 6495 Knight Street (6483 Knight Street), Vancouver, BC, V5P 2V9
PID's	010-229-124 010-229-213 010-229-230
Location	Centrally located along Knight Street at E 49th Avenue, serving as a key commercial pocket in East Vancouver.
Building Type	Single Storey Strip Retail Centre
Gross Leasable Area	± 2,060 SF
Parking	± 15 surface stalls + loading zone
Loading	Dedicated loading stall + rear door delivery
Access/Egress	<ul style="list-style-type: none">• Right in, Right out off Knight Street• Right in, Right out from E 49th Avenue through the alley
Available	June/July 2026
Zoning	C-1 Commercial
Term	Negotiable
Asking Lease Rate	\$60.00 PSF/per annum
Operating Costs & Property Taxes (2026 est.)	\$31.50 PSF/per annum



LOCATION OVERVIEW

Strategically located in the Victoria–Fraserview neighbourhood of South Vancouver, at the prominent intersection of Knight Street and East 49th Avenue, offering strong north–south connectivity and convenient access to Richmond and the Vancouver core.

Knight Street functions as a primary regional connector, linking Richmond and the Fraser River crossings directly into Vancouver’s core, while East 49th Avenue provides efficient east–west movement across South Vancouver.

There are bus stops on all 4 corners of Knight Street and 49th Avenue, as well as a designated high frequency route between Metrotown and UBC.



Bike Score

100



Walk Score

90



Transit Score

65



NEARBY AMENITIES

 6595 Knight Street

Grocery

- 1 Buy-Low Foods
- 2 Fruticana

Financial Institutes

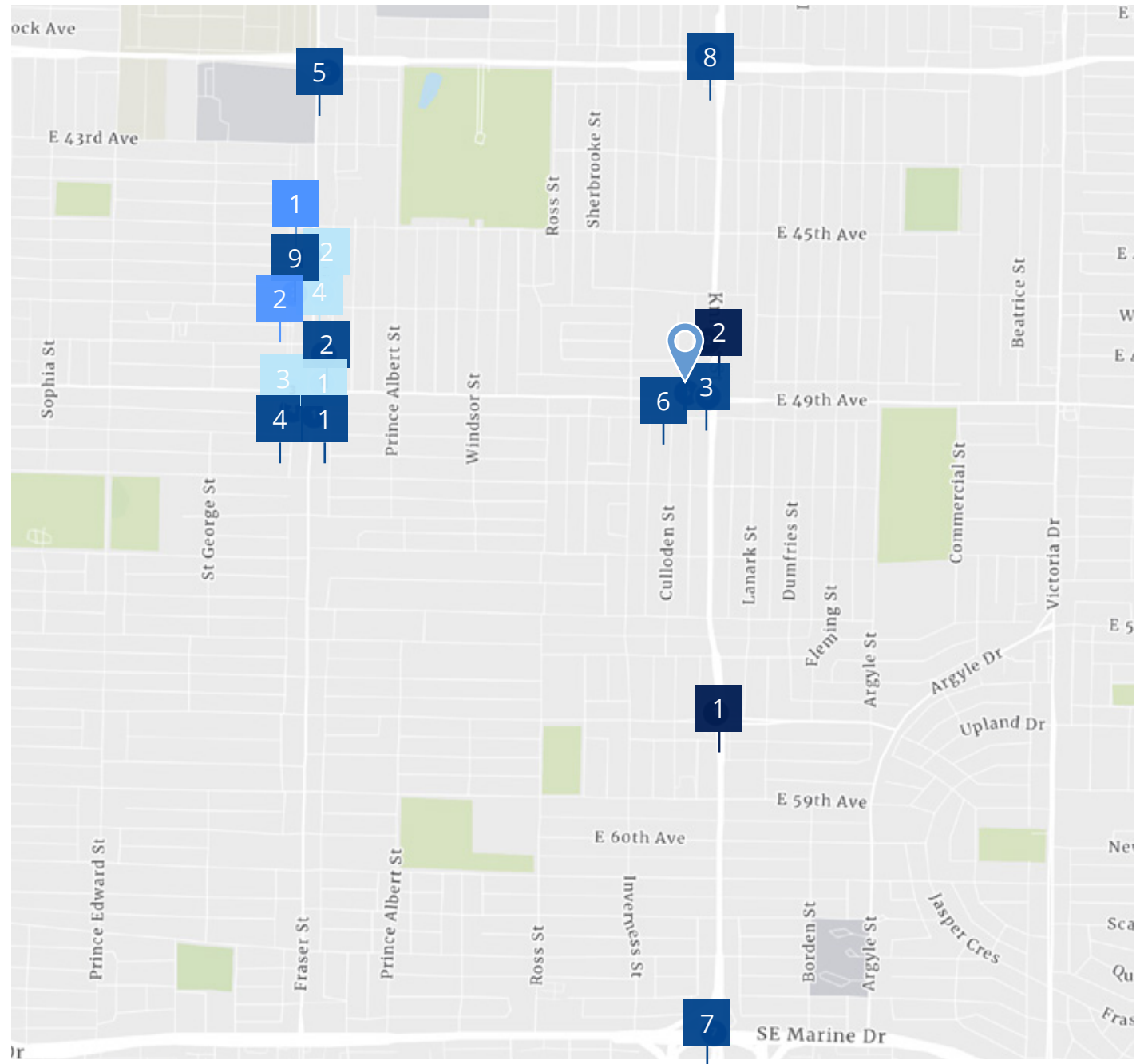
- 1 Scotiabank
- 2 CIBC
- 3 Royal Bank of Canada
- 4 TD Canada Trust

Cafes & Restaurants

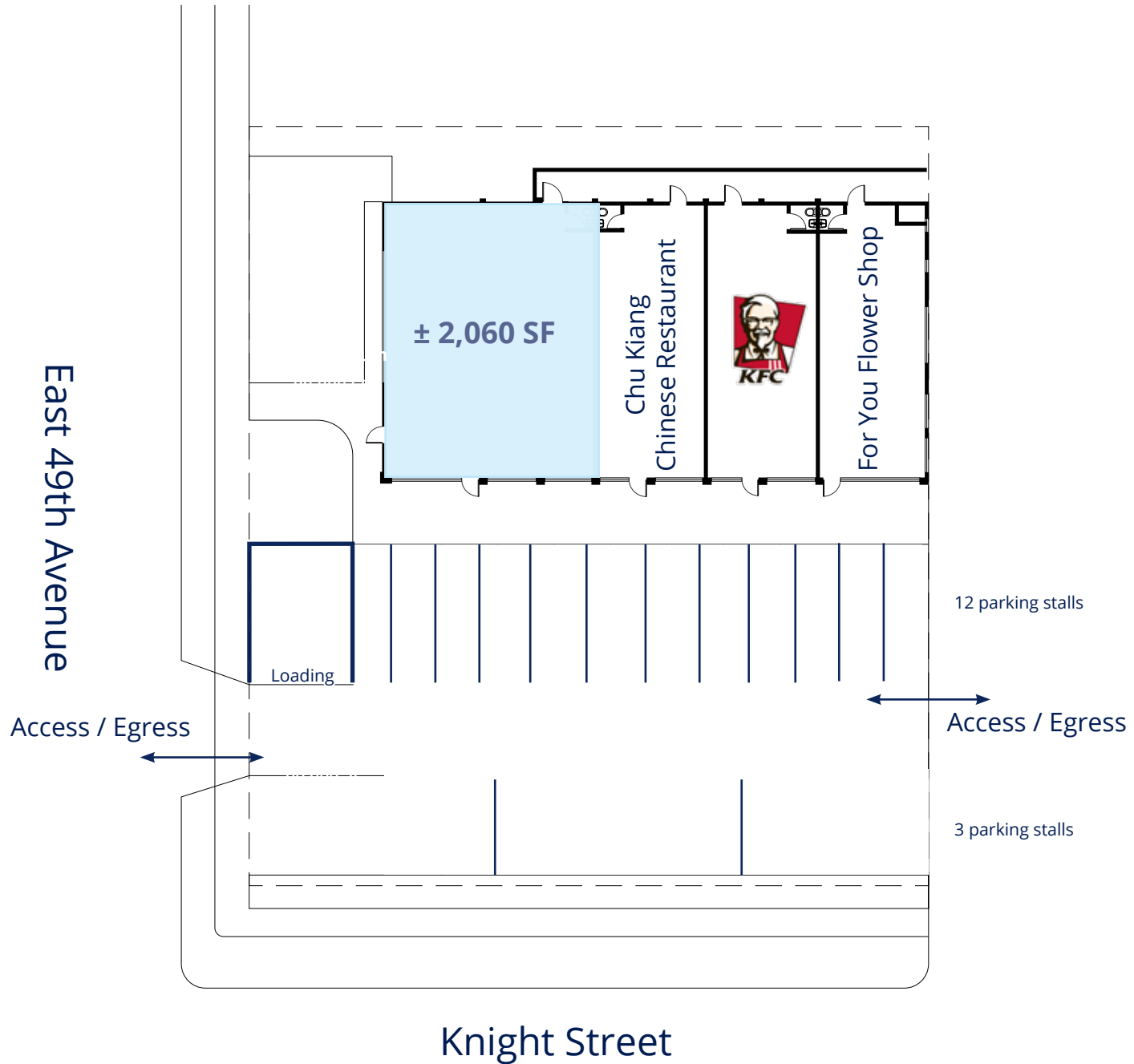
- 1 Starbucks
- 2 Broye Cafe & Bakery
- 3 KFC
- 4 Breka
- 5 Church's Chicken
- 6 Chu Kiang's Chinese Restaurant
- 7 McDonald's
- 8 Duffin's Donuts
- 9 Subway

Health

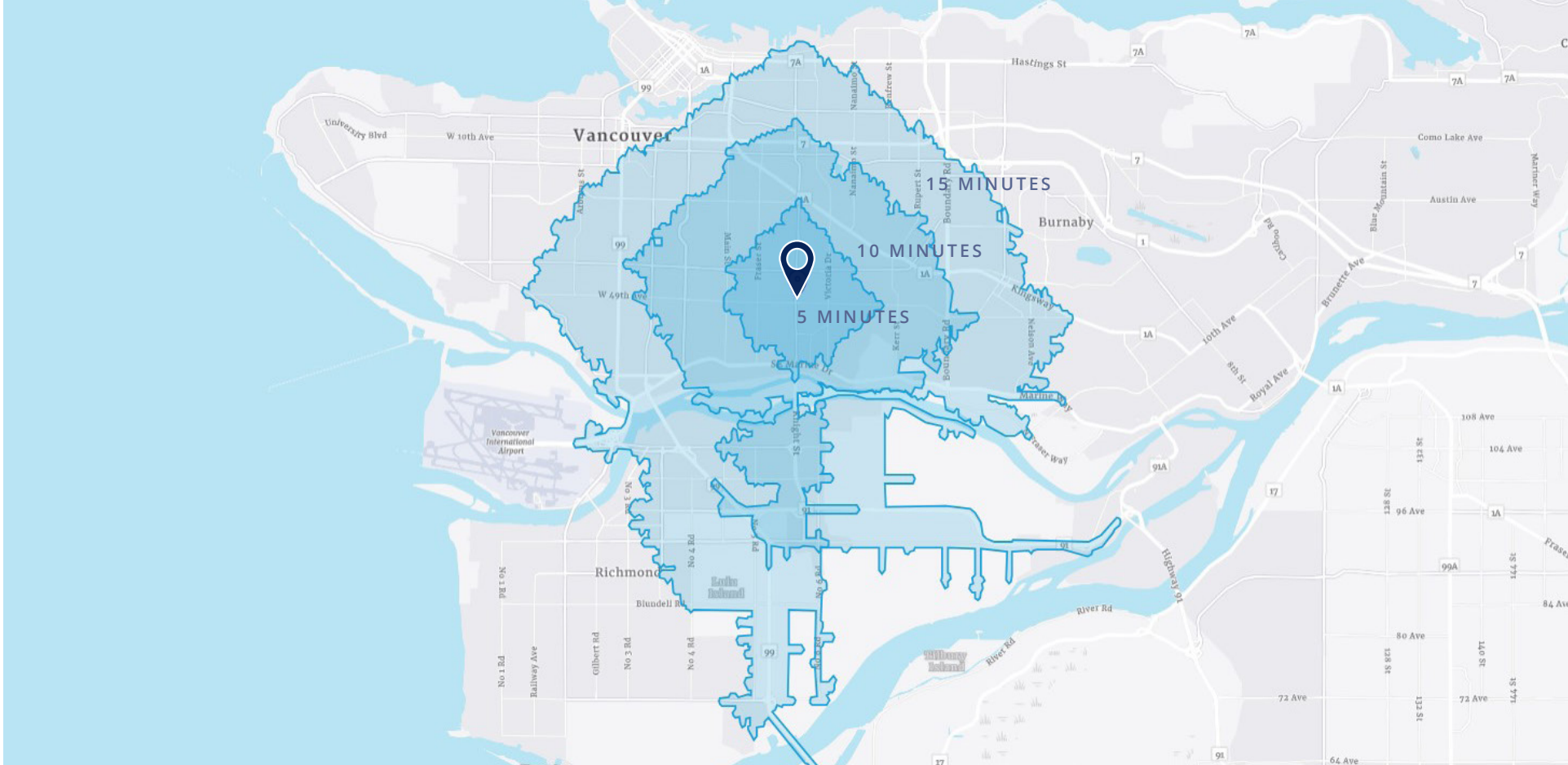
- 1 Cambie Physiotherapy & Health Clinic
- 2 South Community Centre



SITE PLAN







DEMOGRAPHICS

	5-minute Drive Time			10-minute Drive Time			15-minute Drive Time		
	2025	2030	Annual Rate	2025	2030	Annual Rate	2025	2030	Annual Rate
Total Population	67,757	69,043	0.7%	273,646	282,021	3.6%	596,339	620,841	4.4%
Total Households	22,332	22,479	-0.8%	98,139	100,088	2.1%	230,745	237,760	2.8%
Average Household Income	\$127,794.54	\$151,455.18		\$136,488.38	\$160,660.80		\$159,571.62	\$189,436.60	

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.



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