

Prime Café Space

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:

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The Behar Group Realty Inc., Brokerage

Property HIGHLIGHTS

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

UNIT SIZE:

CRU A: 2,757 SF

ASSET CLASS:

Café Use

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.

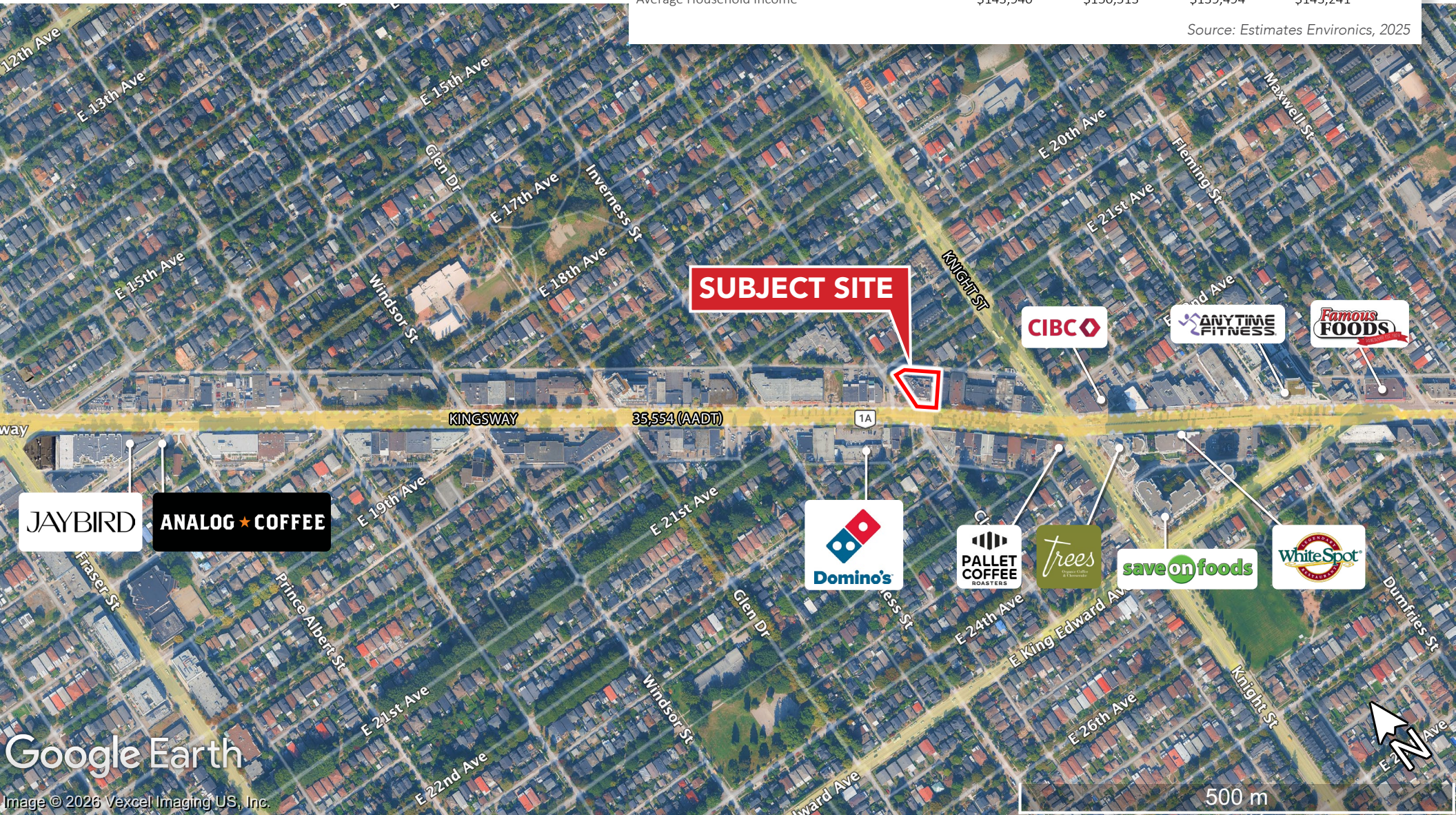


Location MAP

DEMOGRAPHICS

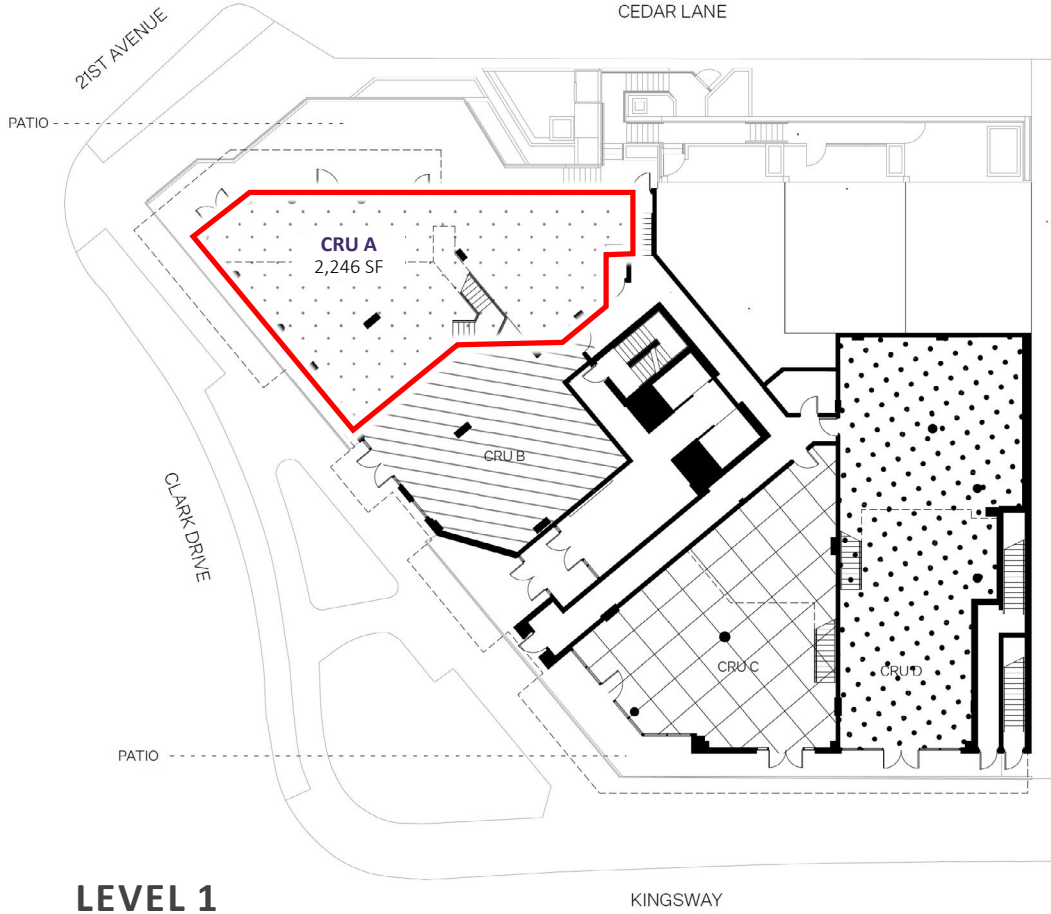
	500 m	1 km	3 km	Benchmark Vancouver
Total Population	6,868	25,624	201,754	769,947
Total Daytime Population	4,964	18,884	178,512	857,806
Total Households	2,475	9,384	80,463	327,823
Average Household Income	\$143,940	\$150,513	\$139,494	\$143,241

Source: Estimates Environics, 2025

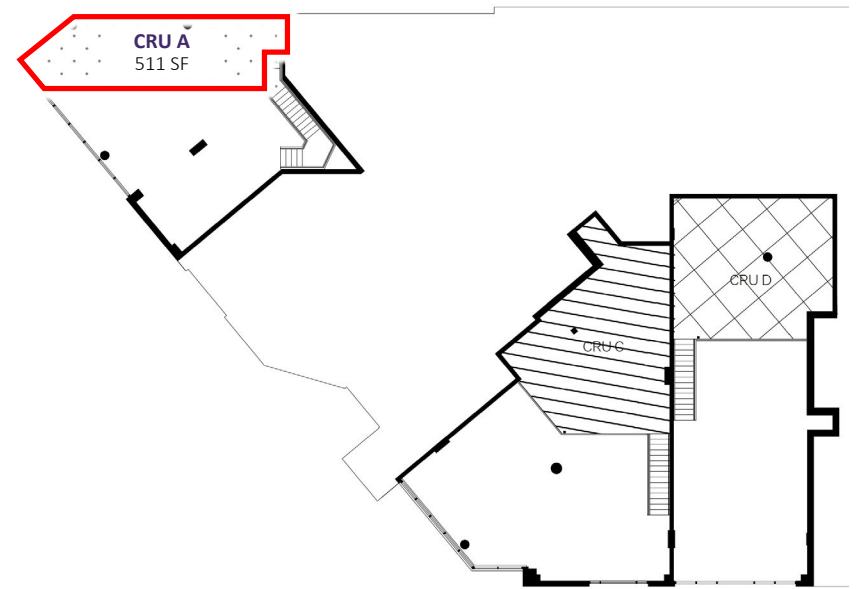


Leasing INFORMATION

	LEVEL 1	LEVEL 2	TOTAL
CRU A	2,246 SF	511 SF	2,757 SF
Pricing	Contact Listing Agents		



LEVEL 1



LEVEL 2

ADDITIONAL PHOTOS

CAFÉ OPPORTUNITY



DEMOGRAPHICS

CEDAR LANE (3780 CLARK DR)

Cedar Lane (3780 Clark Dr)	Radius Rings			Benchmark
2025 Estimates (Environics)	500 m	1 km	3 km	Vancouver
Total Population	6,868	25,403	196,461	769,947
Projected Pop Growth 25'-30'	4.8%	4.5%	2.5%	2.7%
Daytime Population at Work	2,247	8,750	97,446	547,364
Total Daytime Population	5,033	18,650	174,410	857,806
Food Purchased from Stores Total Exp.	\$22,742,193	\$87,448,743	\$692,632,749	\$2,775,927,778
Food Purchased from Stores Exp/HH	\$8,948	\$9,418	\$8,892	\$8,468
Food Purchased from Restaurants Total Exp.	\$11,564,651	\$43,728,030	\$341,474,859	\$1,423,092,076
Food Purchased from Restaurants Exp. HH	\$4,550	\$4,709	\$4,384	\$4,341

FRASER ST & KING EDWARD AVE

Fraser St & King Edward Ave	Radius Rings			Benchmark
2025 Estimates (Environics)	500 m	1 km	3 km	Vancouver
Total Population	5,518	23,254	207,665	769,947
Projected Pop Growth 25'-30'	2.7%	2.6%	3.4%	2.7%
Daytime Population at Work	1,975	8,041	118,136	547,364
Total Daytime Population	4,406	17,331	198,381	857,806
Food Purchased from Stores Total Exp.	\$19,091,843	\$82,280,135	\$742,536,893	\$2,775,927,778
Food Purchased from Stores Exp/HH	\$10,074	\$9,606	\$8,771	\$8,468
Food Purchased from Restaurants Total Exp.	\$9,558,157	\$41,817,638	\$376,857,234	\$1,423,092,076
Food Purchased from Restaurants Exp. HH	\$5,043	\$4,882	\$4,451	\$4,341

MAIN ST & E 16TH AVE

Main St & E 16th Ave	Radius Rings			Benchmark
2025 Estimates (Environics)	500 m	1 km	3 km	Vancouver
Total Population	8,876	30,789	250,662	769,947
Projected Pop Growth 25'-30'	3.0%	3.1%	3.1%	2.7%
Daytime Population at Work	4,474	19,161	199,335	547,364
Total Daytime Population	7,133	28,792	287,948	857,806
Food Purchased from Stores Total Exp.	\$31,956,674	\$113,197,723	\$901,509,651	\$2,775,927,778
Food Purchased from Stores Exp/HH	\$7,905	\$8,194	\$7,916	\$8,468
Food Purchased from Restaurants Total Exp.	\$18,149,279	\$63,402,186	\$489,951,930	\$1,423,092,076
Food Purchased from Restaurants Exp. HH	\$4,490	\$4,589	\$4,302	\$4,341

CONTACTS

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