

Retail For Lease



445 Kingsway

Vancouver, BC



High profile automotive opportunity in the
heart of Vancouver

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Property Details

LEASABLE AREA
 Main Floor: 8,986 sf
 Upper Floor: 1,118 sf
 Basement: 1,509 sf
TOTAL: 11,613 sf

BASIC RENT
 Contact listing agents

ADDITIONAL RENT
 Contact listing agents

TIMING
 Immediately

ZONING
 Comprehensive Development CD-1

PARKING
 Approximately 60 surface stalls

TERM
 Flexible

Opportunity

Tetra Realty Advisors is excited to present a prime automotive retail leasing opportunity at 445 Kingsway (the "Subject Property") in Vancouver, BC. This space offers excellent exposure along the busy Kingsway corridor, located in a rapidly developing neighborhood. With convenient surface parking and high visibility, it's an ideal location for automotive retail businesses looking to establish a strong presence in one of Vancouver's most dynamic areas.

Location

The Subject Property is strategically located along one of Vancouver's most well-traveled arterial routes, providing exceptional exposure to both vehicular and pedestrian traffic. This prime location connects key neighborhoods, including Mount Pleasant, Downtown Vancouver, and East Vancouver, making it easily accessible for customers and clients. The surrounding area features a vibrant mix of residential, commercial, and retail developments, creating a built-in customer base and offering businesses the opportunity to thrive in a dynamic and rapidly growing community. Its proximity to public transit and major roadways ensures convenient access for both locals and visitors.

Demographics



485,239
 Population
(People living in the area)



660,499
 Daytime
 Population



249,483
 Households



\$109,248
 Household
 Income

*Within 5km of Subject Property (2023)
 **Source: PiinPoint

Property Features



Pylon signage along Kingsway



Dedicated automotive site with existing showroom and service garage

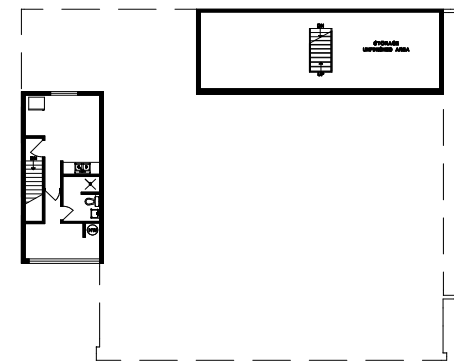


Surface parking stalls available

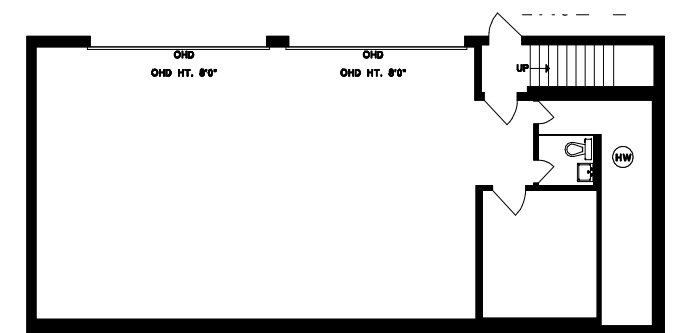


Right in/Right out access along Kingsway

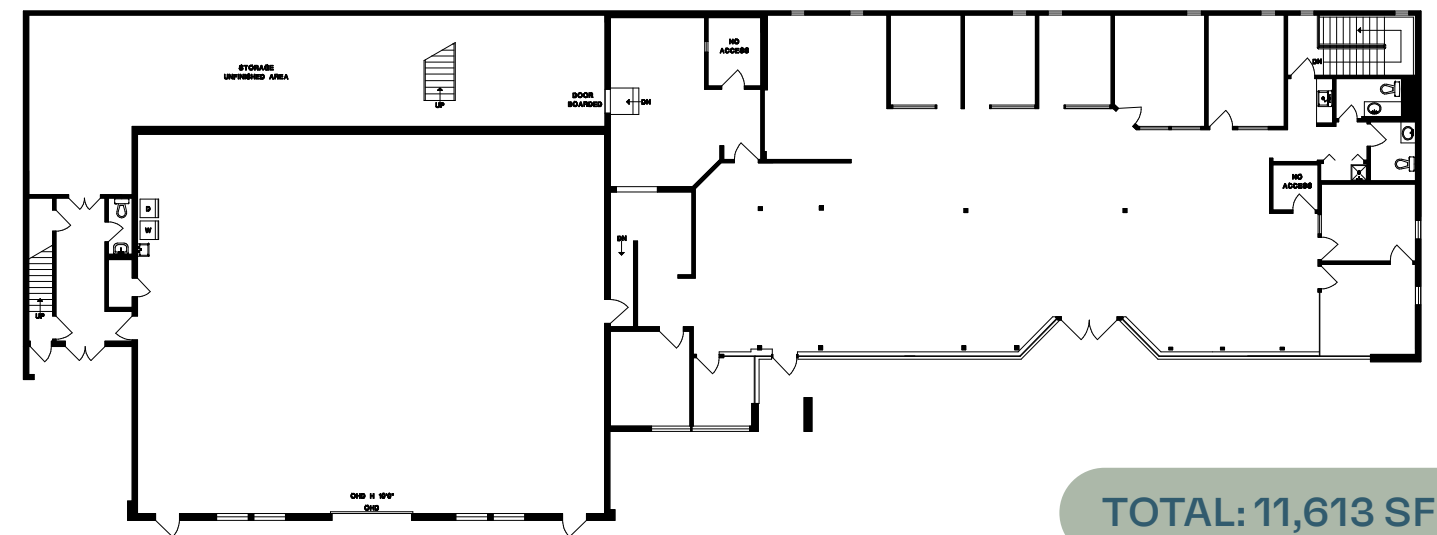
Upper Floor: 1,118 sf



Basement: 1,509 sf



Main Floor: 8,986 sf



TOTAL: 11,613 SF



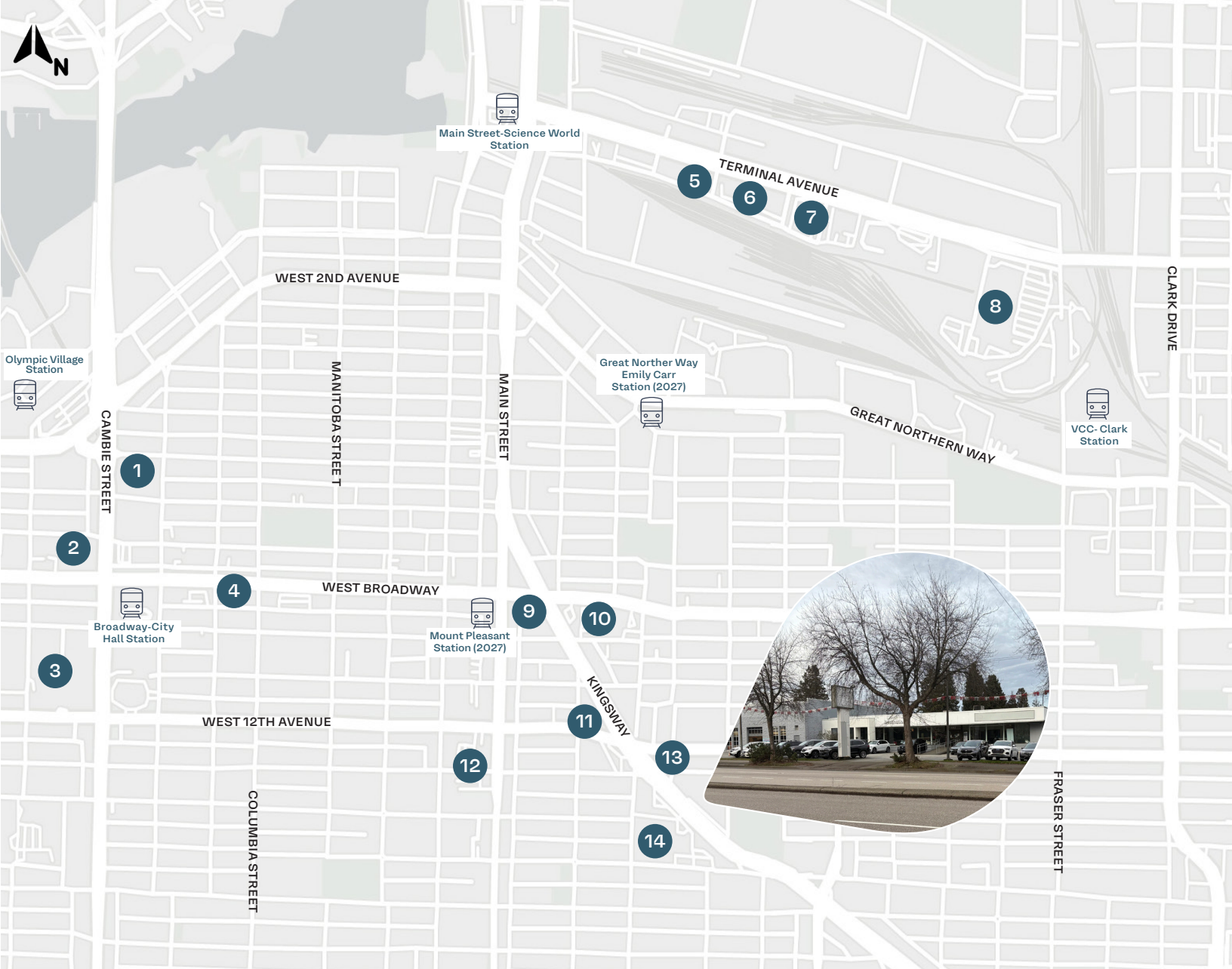
93
Walkers Paradise
 Daily errands do not require a car



83
Very Bikeable
 Biking is convenient for most trips



73
Excellent Transit
 Transit is convenient for most trips



- | | | |
|--|--|--|
| 1 The Rise
<i>GLA: 200,000 sf</i> | 6 Porsche Centre Vancouver | 11 Destination Kingsway Honda |
| 2 Crossroads
<i>GLA: 140,000 sf</i> | 7 Burrard Acura | 12 Centrepoint Mall
<i>GLA: 24,000 sf</i> |
| 3 City Square Shopping Centre
<i>GLA: 249,301 sf</i> | 8 The Home Depot | 13 Regency Toyota Vancouver |
| 4 No Frills | 9 Nesters Market | 14 Mount Saint Joseph Hospital
<i>340 beds</i> |
| 5 Mercedes-Benz | 10 Kingsgate Mall
<i>GLA: 115,000 sf</i> | |

Contact us for more information

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