

# 1,635 SQFT Retail / Office Space for Lease

With Potential Opportunity to Lease the Entire Building

## 6625 Fraser Street, Vancouver, BC



### Karan Ranauta

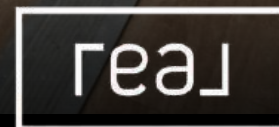
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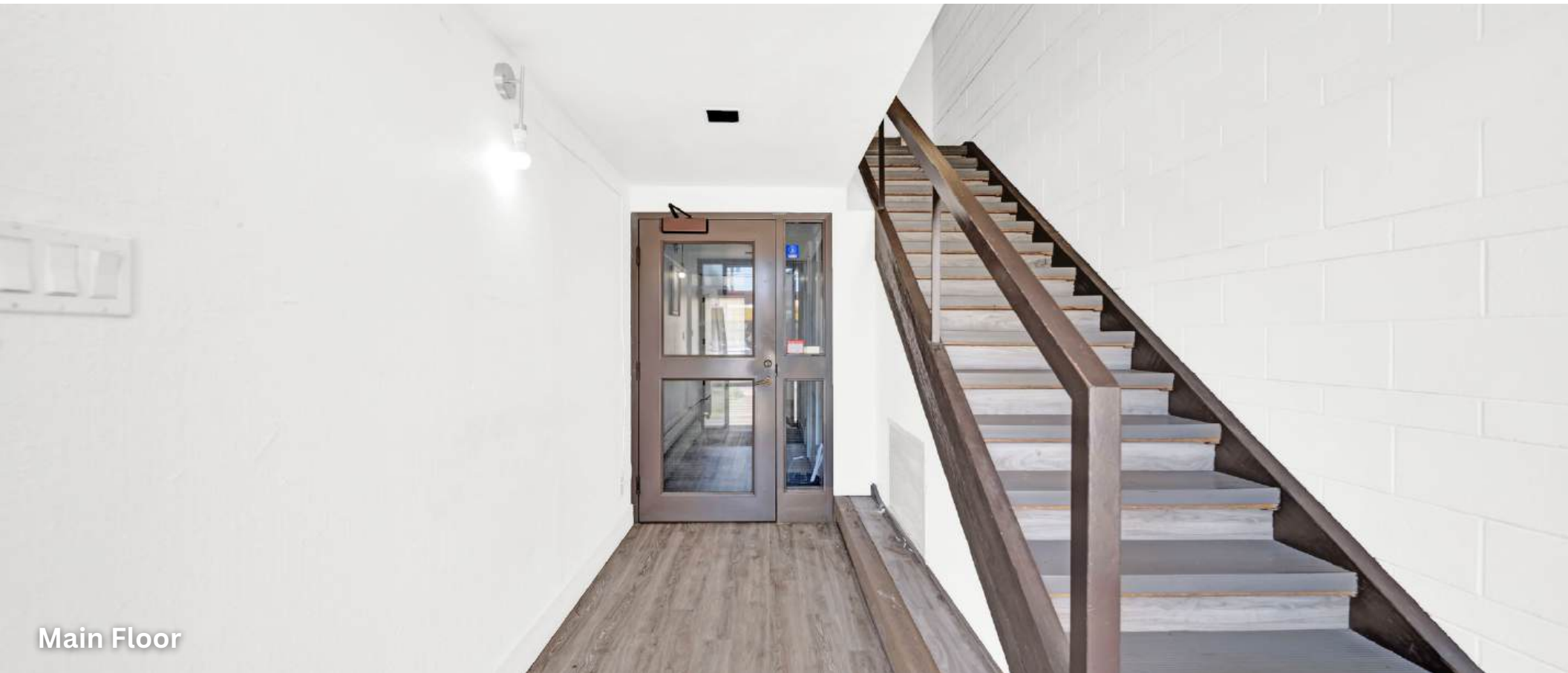


# FOR LEASE

6625 Fraser Street, Vancouver

## PROPERTY DETAILS

PID	LEGAL DESCRIPTION	BUILDING SIZE		ADDITIONAL RENT	AVAILABILITY
011-478-225	LOT 2, EXCEPT THE EAST 7 FEET, NOW ROAD, BLOCKS 4 TO 8 SOUTH 1/2 OF DISTRICT LOT 650 PLAN 1755	Main Floor	1,635 SF	\$12.60 PSF (2026 est.)	Immediate possession available (unless the full building is required)
		Top Floor	1,647 SF	<b>ASKING RENT</b> Contact Listing Broker	
		Lower Floor	1,008 SF		
		Total	4,290 SF		



Main Floor



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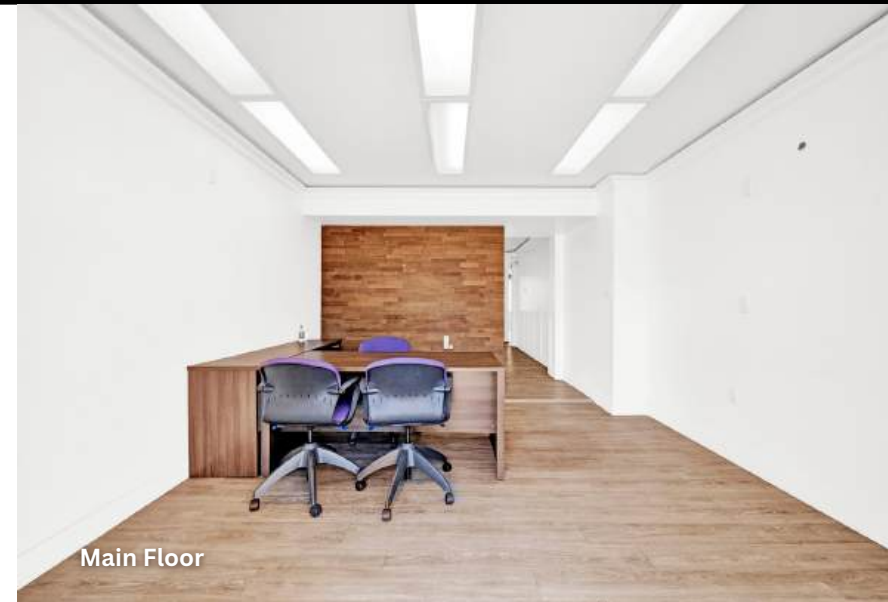
6625 Fraser Street, Vancouver

Flexible leasing opportunity with multiple configuration options available. **The current offering consists of the entire main floor comprising approximately 1,635 SF, with the existing tenant prepared to vacate for a tenant requiring the full main floor premises.**

In addition to the full main floor opportunity, the **Landlord is open to leasing smaller individual units on the main floor, including separate middle and right-side portions**, providing flexibility for a variety of business sizes and uses.

For tenants requiring additional space, there is also the **potential opportunity to lease the upper floor consisting of approximately 1,647 SF, together with an additional 750 SF basement area and a 140 SF balcony**. Combined, the top two floors offer approximately 3,200 SF of leasable area, excluding the basement space.

Ideal opportunity for tenants seeking immediate occupancy with the ability to expand within the building as needed.



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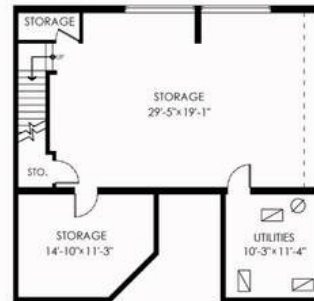
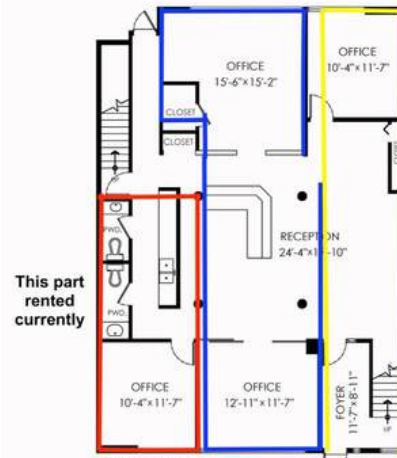
# FOR LEASE

6625 Fraser Street, Vancouver

# FLOORPLAN

## 6625 Fraser St, Vancouver

Main Floor:	1,635 sq.ft.
Top Floor:	1,647 sq.ft.
Lower Floor:	1,008 sq.ft.
<b>Total:</b>	<b>4,290 sq.ft.</b>
Balcony:	140 sq.ft.



Measuring, Design & Permits | 604-876-3738

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# LOCATION

Strategically positioned along Fraser Street in the heart of South Vancouver, 6625 Fraser Street benefits from a prominent location within one of the city's most established and highly trafficked commercial corridors. Fraser Street serves as a key north-south artery connecting numerous residential neighbourhoods with major transportation routes, providing strong exposure, excellent accessibility, and a consistent flow of both pedestrian and vehicle traffic.

The surrounding area is characterized by a diverse mix of retail, restaurant, office, medical, and service-oriented businesses that cater to a large and growing residential population. The neighbourhood has evolved into a vibrant commercial hub, attracting a wide range of local businesses while maintaining the strong community-oriented character that has made the Fraser corridor a destination for residents throughout South Vancouver.

The property is ideally positioned to serve both local residents and customers drawn from surrounding communities, including Richmond, Burnaby, and East Vancouver. Nearby amenities such as grocery stores, financial institutions, medical services, schools, parks, and community centres contribute to the area's strong consumer base and support a wide range of commercial uses. Convenient transit connections and direct access to major arterial routes further enhance the property's accessibility and appeal.

South Vancouver continues to experience steady growth driven by ongoing residential development, population expansion, and increasing demand for well-located commercial space. As one of the city's most established neighbourhood shopping corridors, Fraser Street remains a highly desirable location for businesses seeking long-term stability, strong demographics, and access to a large and diverse customer base. Properties in this corridor are well positioned to benefit from continued investment, neighbourhood growth, and the area's enduring appeal as a commercial destination.



## SURROUNDING AMENITIES

### Dining & Cafés

- White Spot
- Starbucks
- Tim Hortons
- Church's Texas Chicken
- Sushi Mura
- Various local cafés and restaurants along Fraser Street

### Retail & Services

- Shoppers Drug Mart
- No Frills
- RBC Royal Bank
- TD Canada Trust
- Canada Post
- Numerous local retailers and service businesses

### Businesses & Daily Needs

- Fraser Street Medical Clinic
- Kensington Branch Library
- Dental, medical, legal, and financial services nearby
- Multiple childcare and educational facilities

### Community & Recreation

- Memorial South Park
- Kensington Community Centre
- Sunset Community Centre
- Langara Golf Course
- Memorial South Park Track & Field

### Transit & Connectivity

- Frequent bus service along Fraser Street
- Easy access to Knight Street, Marine Drive, and Downtown Vancouver
- Convenient connections to Richmond, Burnaby, and YVR Airport

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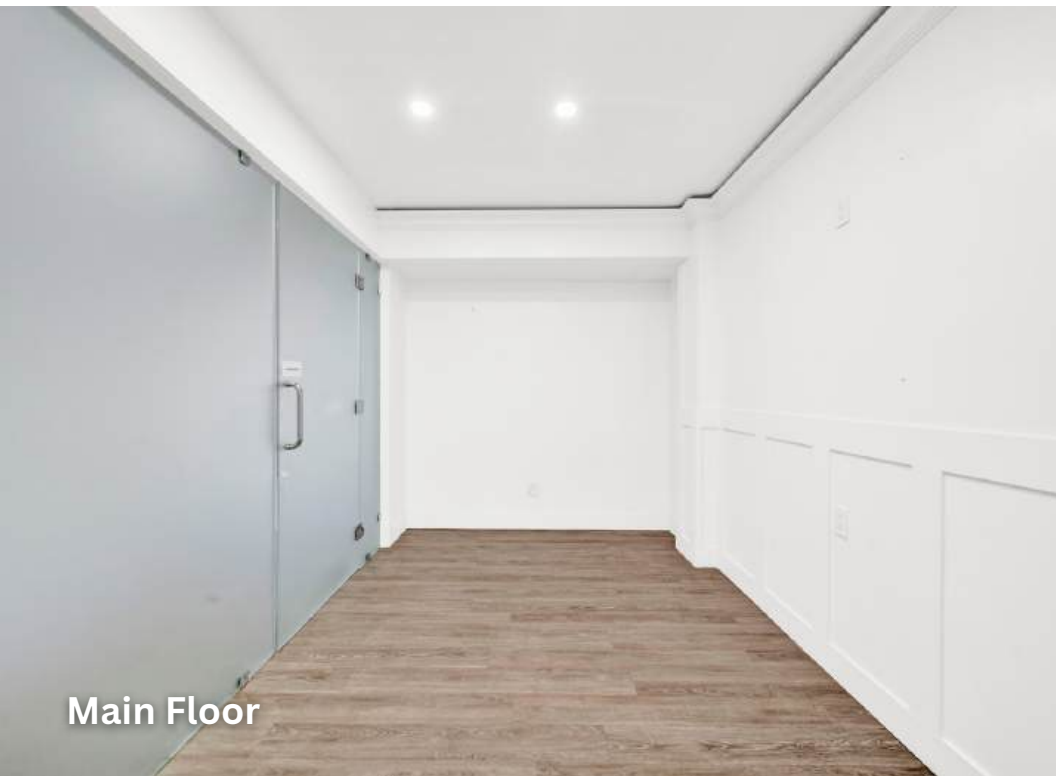
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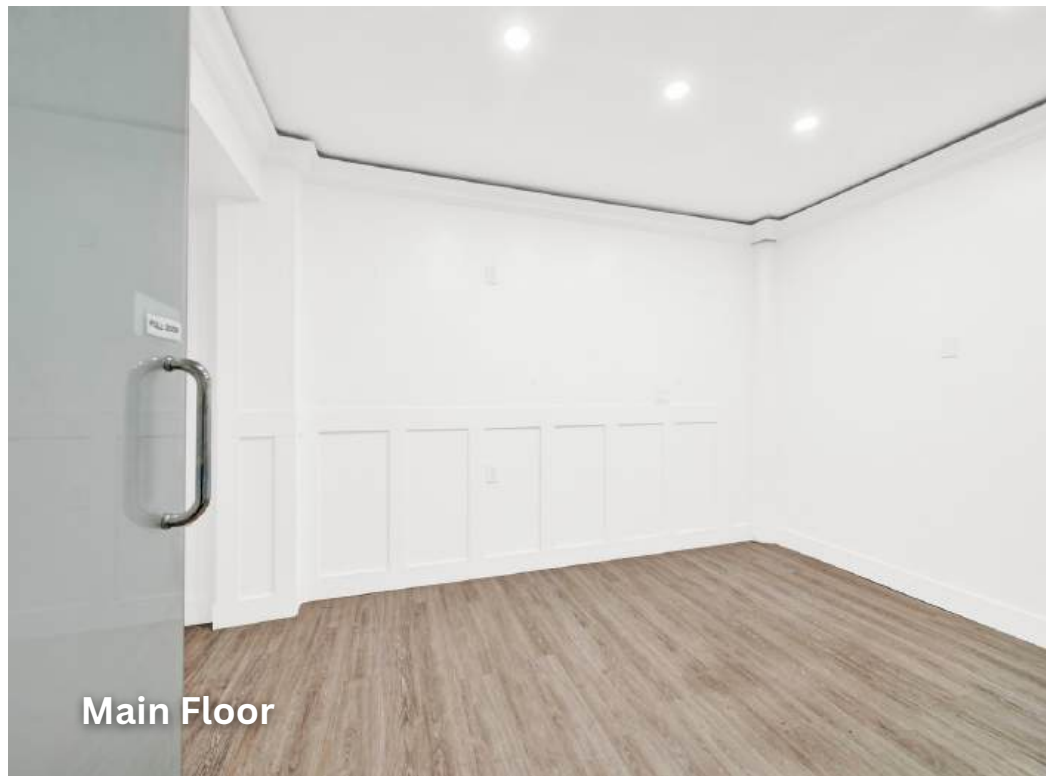
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Main Floor



Main Floor



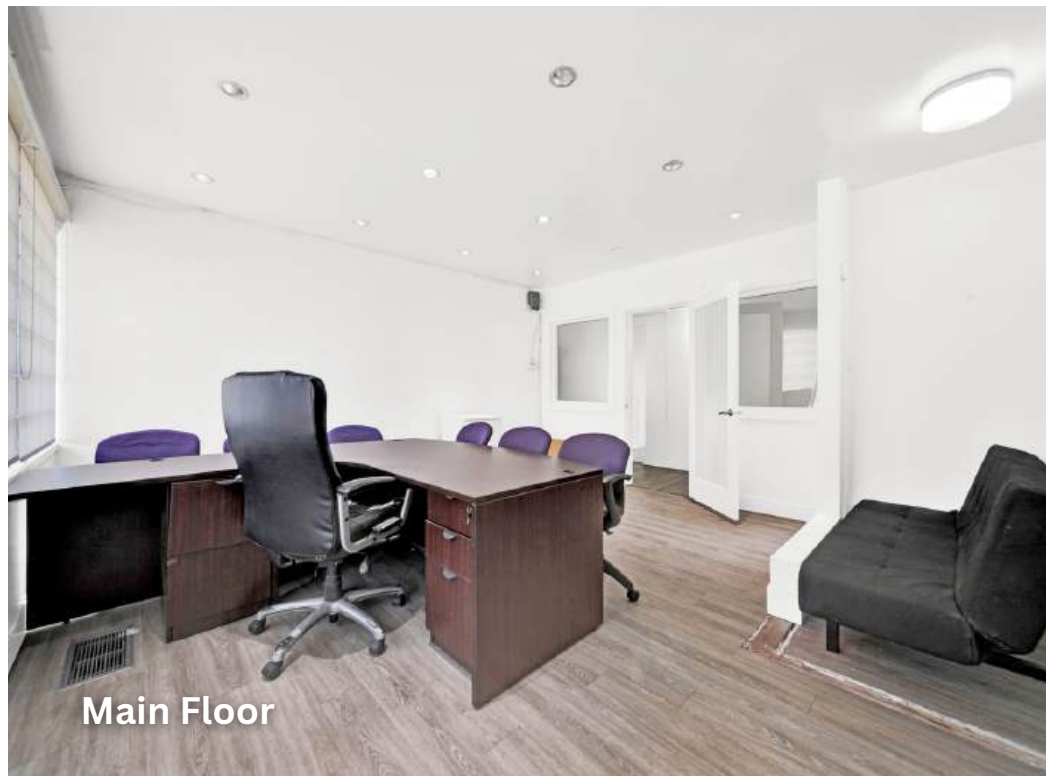
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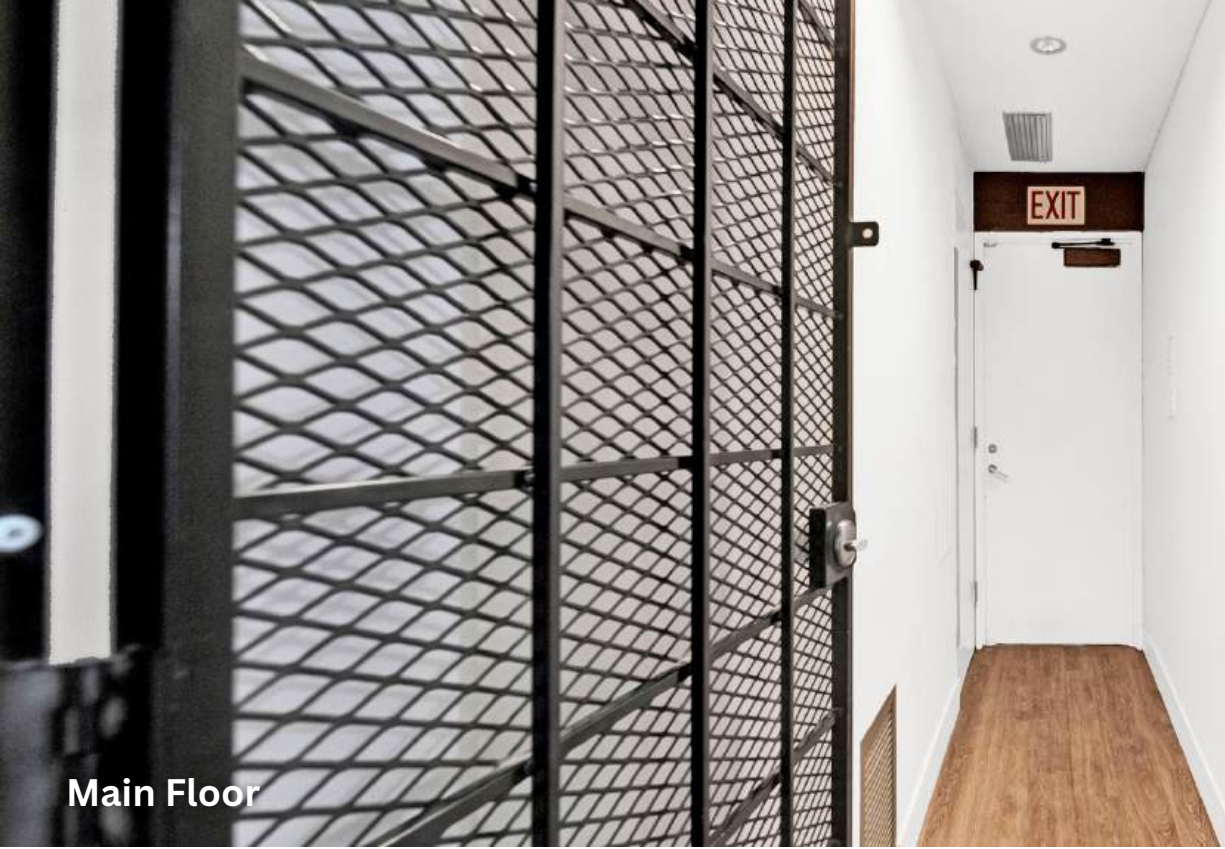
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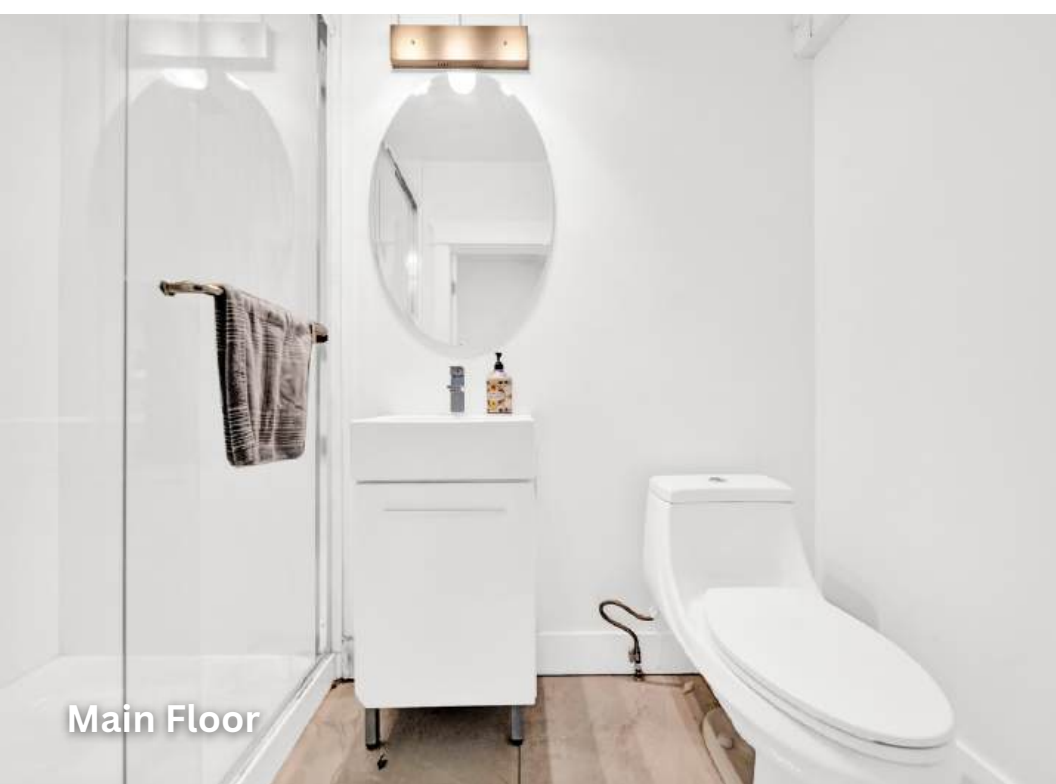
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Main Floor



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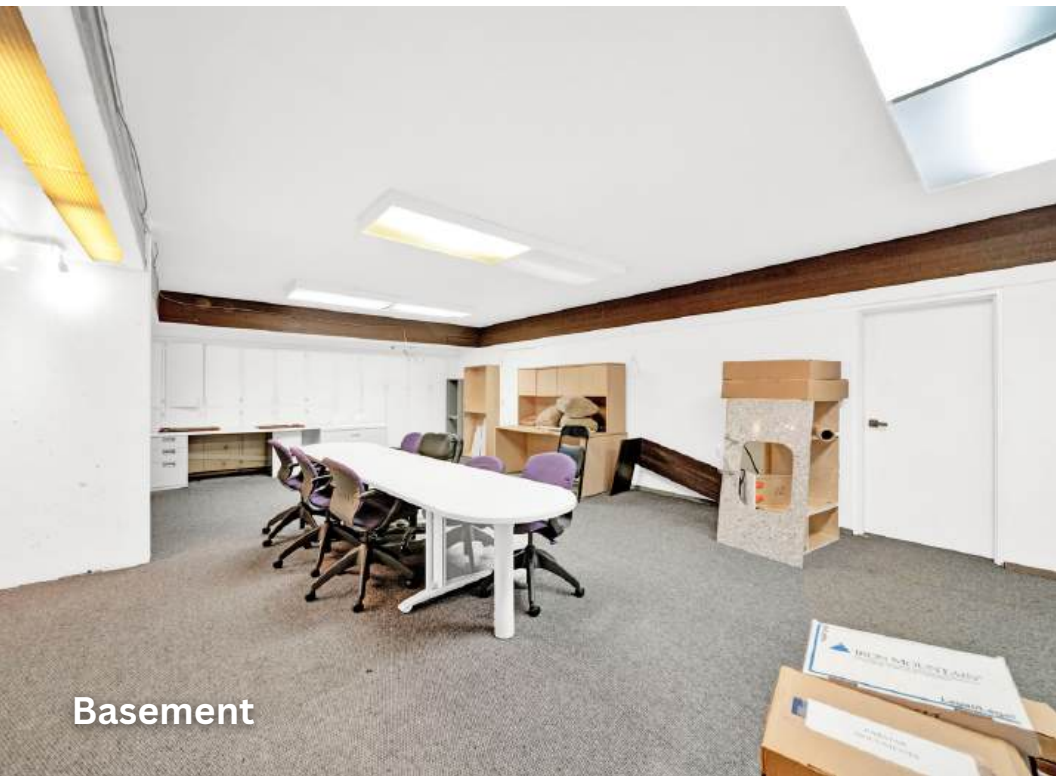
Main Floor



Main Floor



Basement



Basement



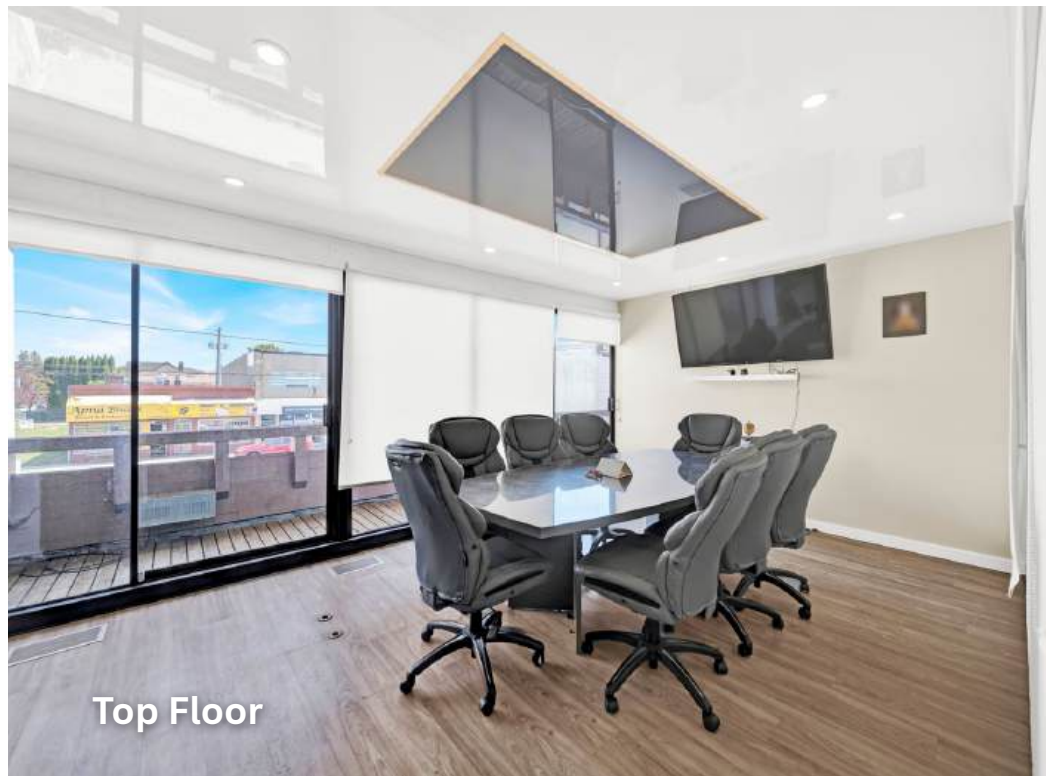
Basement



Top Floor



Top Floor



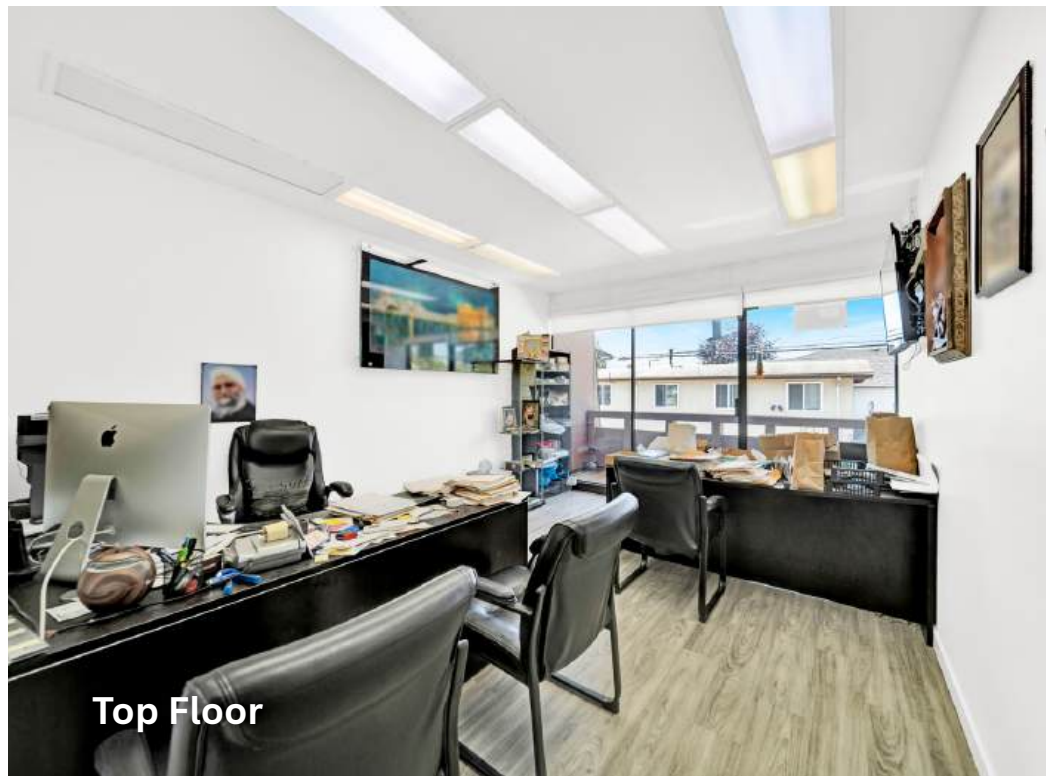
Top Floor



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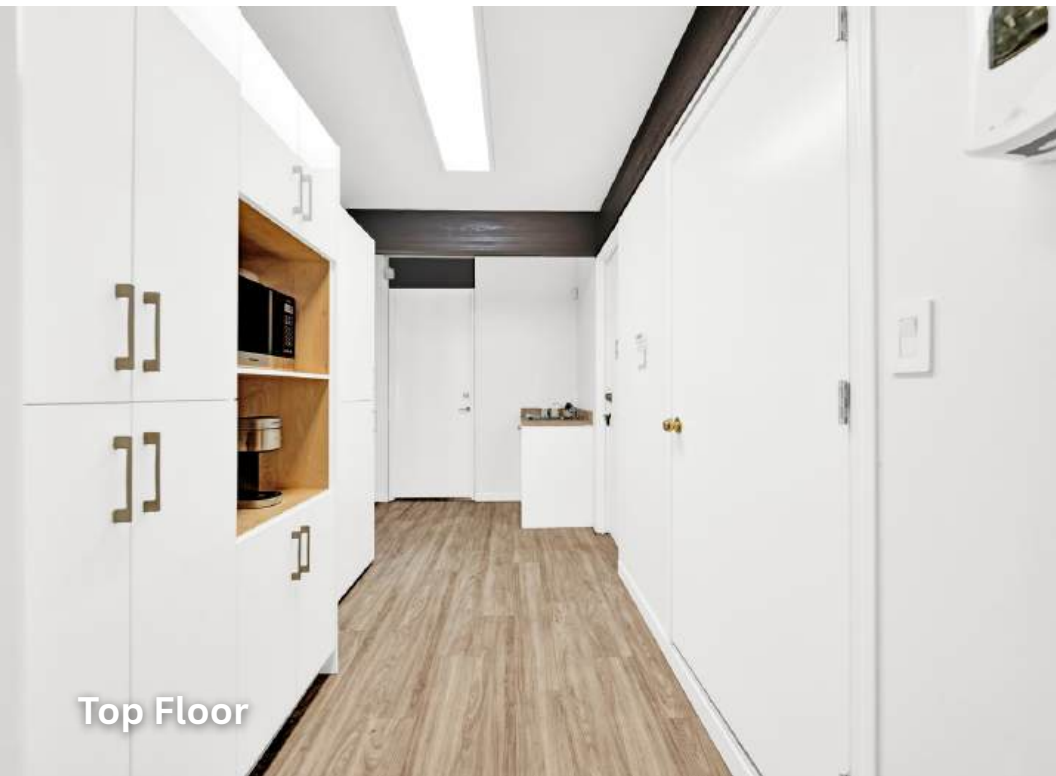
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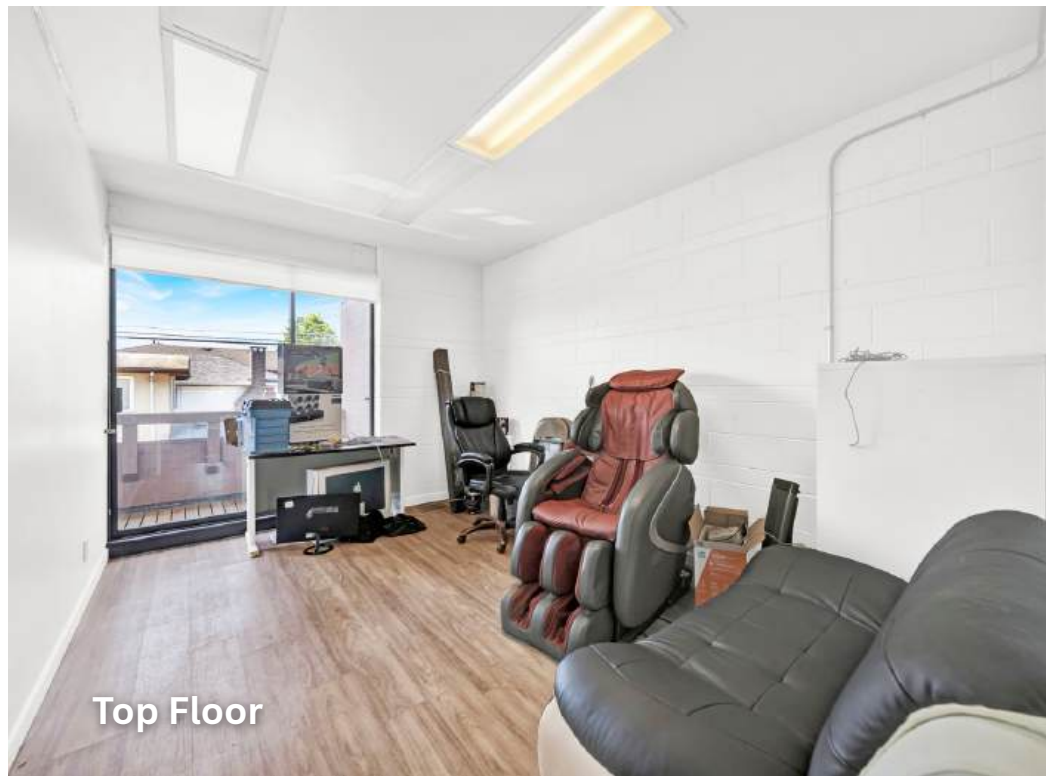
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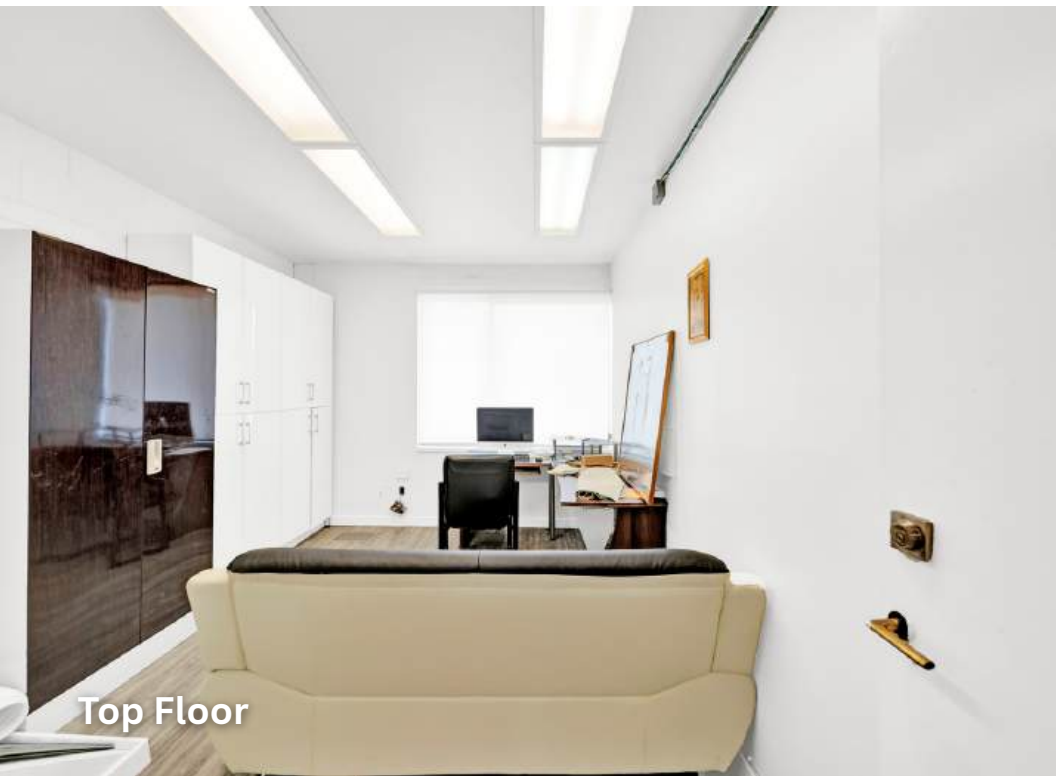
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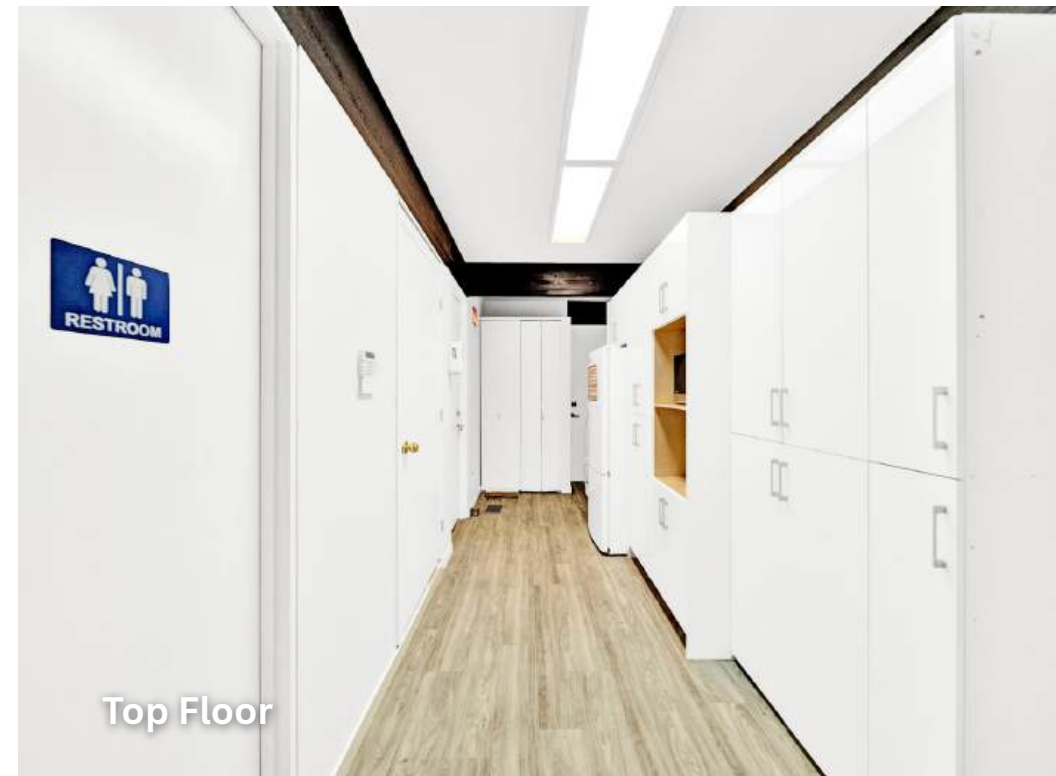
Top Floor



Top Floor



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