

FOR SUBLEASE

BRAND-NEW CAFE/RETAIL SPACE
IN VANCOUVER'S FRASERHOOD



4470 FRASER STREET, VANCOUVER

CBRE



PRIME FRASERHOOD RETAIL OPPORTUNITY

A rare opportunity to sublease brand-new retail space within Arlo, a recently completed mixed-use development by Strand and Locarno, ideally positioned along Fraser Street between East 28th and East 29th Avenues in the vibrant Fraserhood neighbourhood of East Vancouver.

The available 1,587 SF unit occupies a prime corner location at Fraser Street and East 29th Avenue, offering exceptional visibility and exposure. Delivered in shell condition, the space provides full design flexibility and features impressive ceiling heights, expansive glazing, and striking bi-fold windows along both frontages, creating a bright, inviting environment ideally suited for café or food-and-beverage uses.

Additional highlights include 36 underground commercial parking stalls with dedicated elevator access, a Class-B loading bay with convenient rear access to the unit, and prominent signage opportunities to maximize brand exposure.

OVERVIEW

AREA

1,587 SF

ZONING

CD-1 (850)

TERM

Contact agents

ADDITIONAL RENT

\$30.90 PSF (2026 est.)

NET RENT

Contact agents

FEATURES



Built-in customer base supported by 100 on-site market rental residences

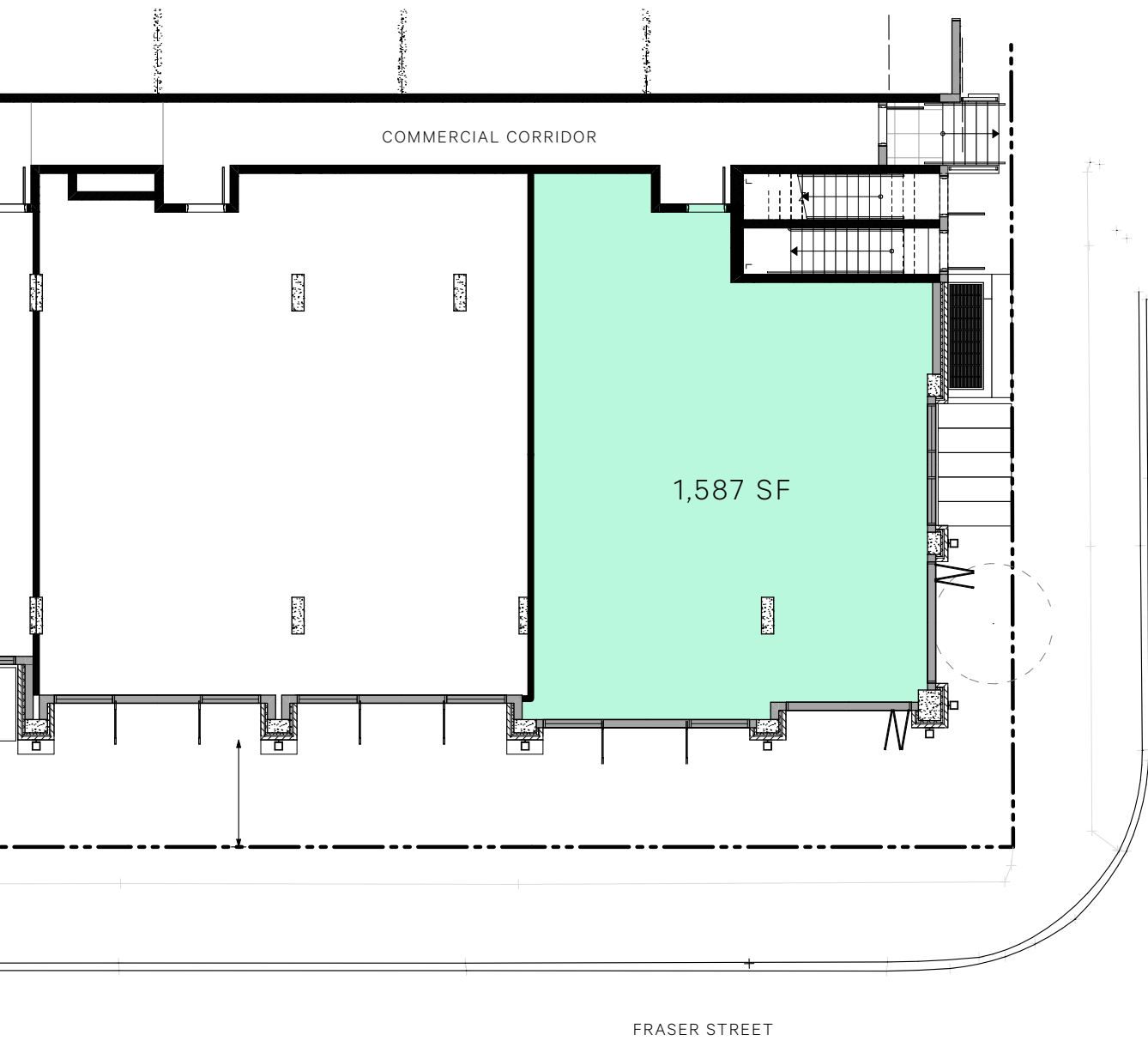


Prominent corner unit with frontage on Fraser Street and East 29th Avenue



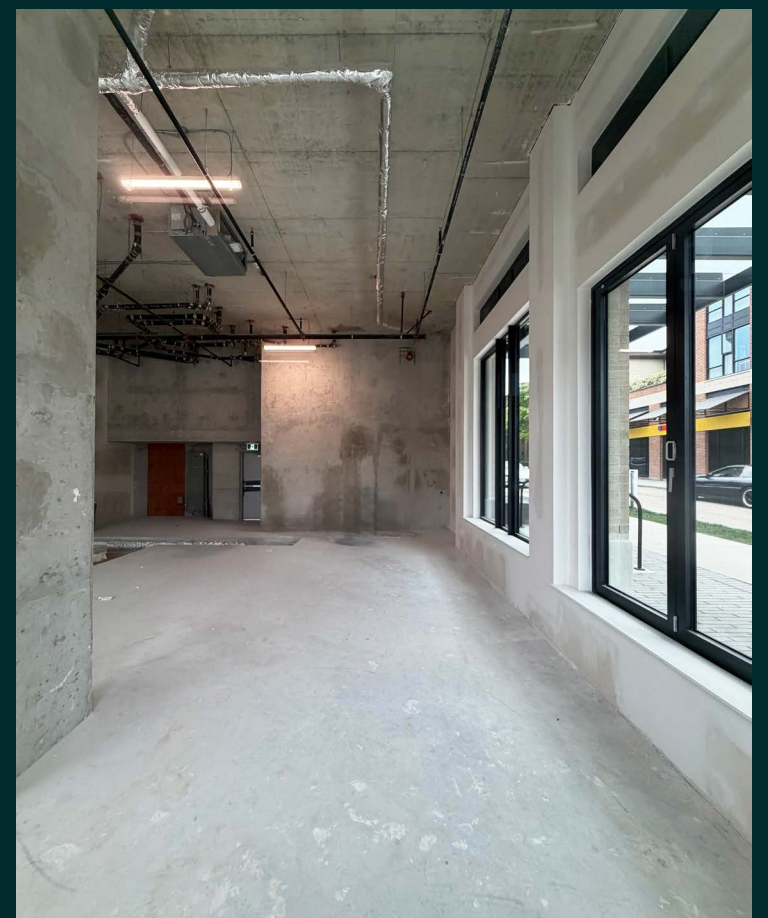
Expansive glazing with bi-fold windows, ideal for café or food-and-beverage concepts





UNIT LAYOUT

Floor plan not to scale. Subject to verification.





The location benefits from excellent accessibility as Fraser Street functions as a major north-south arterial route, providing direct access to other prominent commercial districts. The subject property is well-served by transit routes, allowing convenient access to nearby rapid transit stations and the broader Metro Vancouver region.

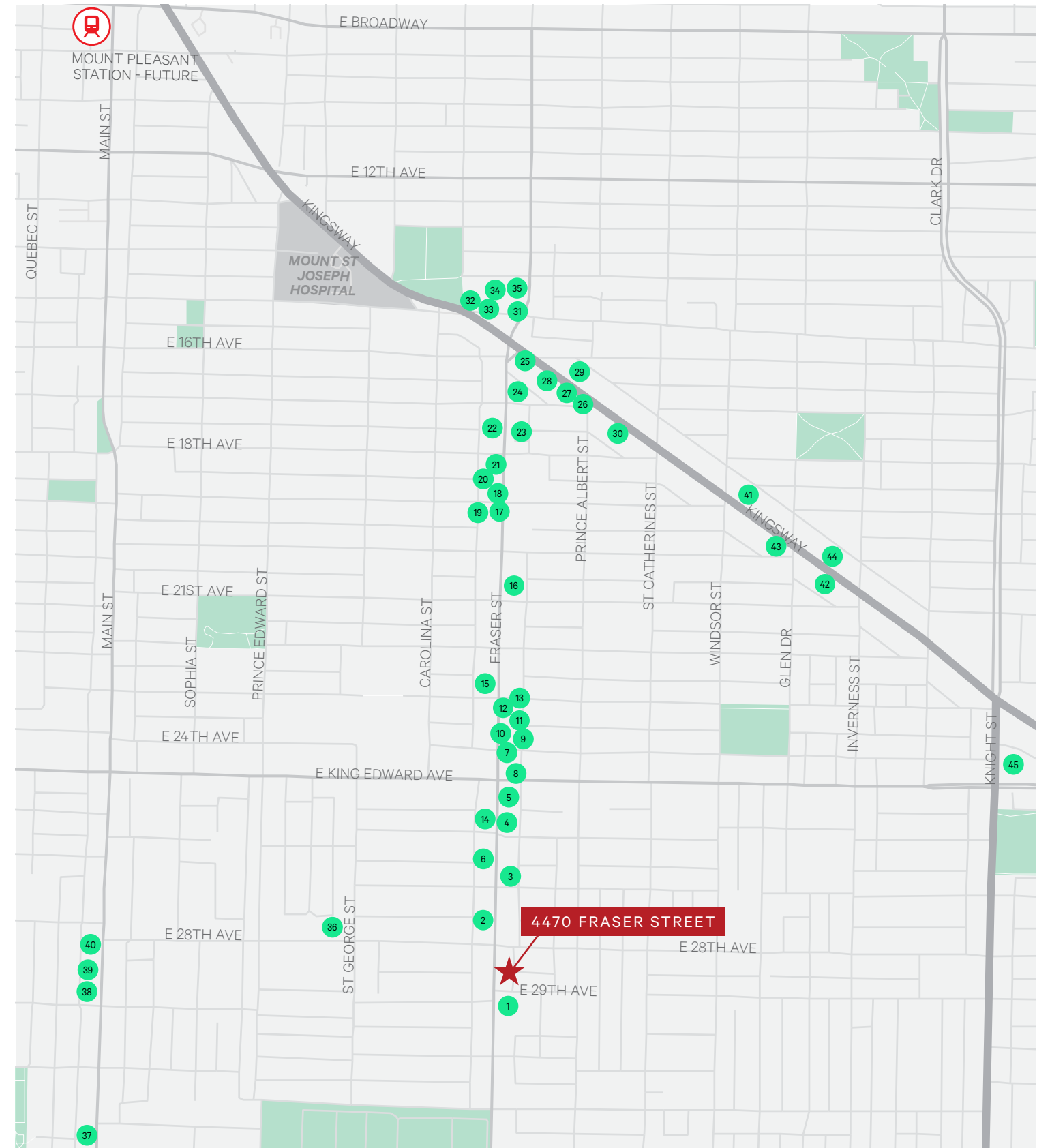
THE LOCATION

4470 Fraser Street is strategically situated at the corner of East 29th Avenue and Fraser Street, in the heart of Fraserhood, once of Vancouver's rapidly evolving neighbourhoods. The area has developed into a vibrant, community-oriented retail corridor known for its eclectic mix of independent businesses, acclaimed restaurants, cafes, and boutique retailers. The main corridor attracts both local residents and visitors from across Vancouver, contributing to consistent traffic throughout the day and evening. The surrounding population is a mix of single-family homes and increasing multi-family residential developments, reinforcing a stable and expanding customer base.



AREA TENANTS

- | | | |
|-----------------------------|---------------------------------------|---------------------------------|
| 1 NoFrills | 16 Heirloom Florals | 31 Les Faux Bourgeois |
| 2 Mountainview Liquor Store | 17 MyoDetox | 32 Osteria Savio Volpe |
| 3 Chez Celine | 18 Mishmish Cafe | 33 Gluten Free Epicurean |
| 4 Bar Bravo | 19 Evergreen Endo Group | 34 Spool of Thread |
| 5 Slo Coffee | 20 Clear Complexions Co | 35 The Lion's Den Cafe |
| 6 Between 2 Buns | 21 Paws on Fraser Veterinary Hospital | 36 Le Marche St. George |
| 7 Earnest Ice Cream | 22 Fraser Dental Group | 37 Nui |
| 8 Esso | 23 Pho Long | 38 Nesters Market |
| 9 AMA Raw Bar | 24 Bells & Whistles | 39 McDonald's |
| 10 Nammos Estiatorio | 25 The Peri Peri Shack | 40 East is East |
| 11 Batard Bakery | 26 Analog Coffee | 41 Shilla Korean Restaurant |
| 12 Bonjour Vletnam Bistro | 27 Jaybird Studio | 42 Matcha Corner Cafe |
| 13 Goldie's Donuts & Bakery | 28 Monkey King Tattoo | 43 Nene Chicken |
| 14 Zab Bite | 29 Honey Cafe | 44 Evolution Fitness and Lagree |
| 15 Little Kitchen Academy | 30 Dollarama | 45 Save-On-Foods |



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