

3361 Cambie St Vancouver, BC











BRAND NEW CLASS A BUILDING

UP TO 28,234 SF

- Retail and Restaurant uses (5,174 SF)

- Child Day Care Facility on Level 2 (4,878 SF)

- General Office use levels 3 to 6 (13,710 SF)





Jared Zhang*, CCIM 604.271.3888 jaredffx@gmail.com

604.271.3888 225-8291 Alexandra Road Richmond BC V6X 1C3



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Unparalleled Access to Transit

Located on Cambie Street and West 17th Avenue, tenants enjoy unlimited accessibility in and around the Cambie and Broadway.

A prime state-of-theart office building, a few minutes walk to Canada Line SkyTrain and express bus routes. Within walking distance are restaurants, cafés, banks, Choices Markets and Shoppers Drug Mart.





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BRAND NEW CLASS A BUILDING

Retail and Restaurant uses (5,174 SF)

Lease Rate
Contact agents

Availability Mid-2026





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ZONING

C-2 ZONING

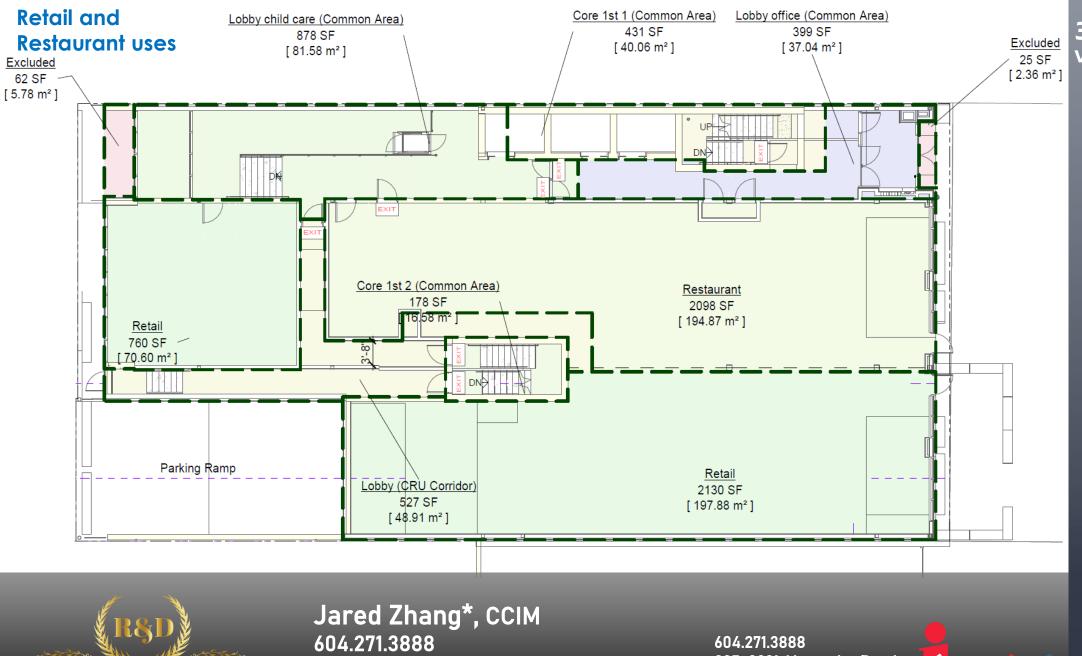
Mixed Use Building











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Vancouver R&D Real Estate Group



3361 Cambie St

ZONING

C-2 ZONING
Mixed Use Building



SECURE GATED
Underground Parking







ELECTRIC CAR (EV)
Charging Stations

*Personal Real Estate Corporation

BRAND NEW CLASS A BUILDING

Child Day Care Facility on Level 2

UP TO 4,878 SF INDOOR SPACE

UP TO 3,632 SF OUTDOOR SPACE

Lease Rate Contact agents

Availability Mid-2026



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3361 Cambie St Vancouver, BC

> ZONING C-2 ZONING **Mixed Use Building**



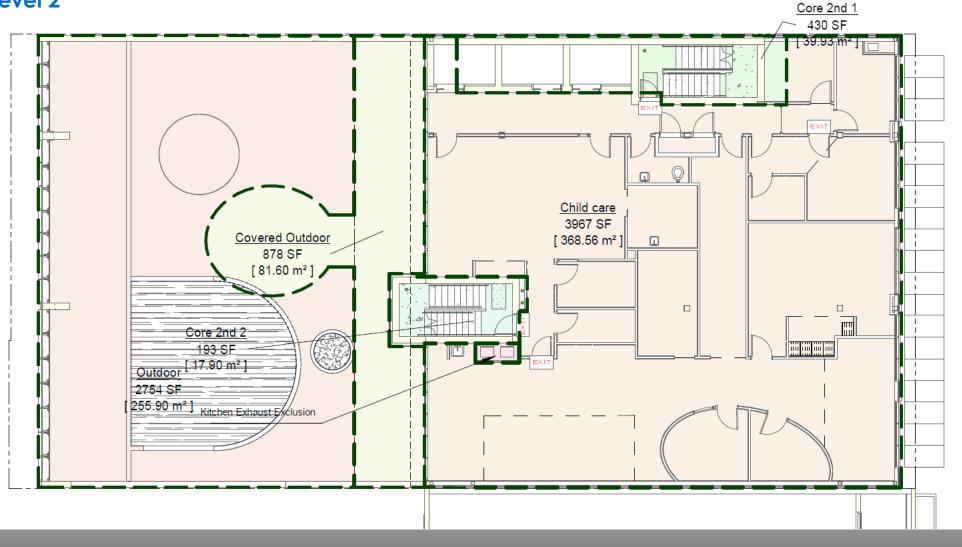






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Child Day Care Facility on level 2





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General Office use levels 3 – 6

Ideal for Medical office Lawyer firms and Architect teams.

Level 3 Up to 3,933 SF

Level 4 Up to 3,259 SF

Level 5 Up to 3,259 SF

Level 6 Up to 3,259 SF





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Mixed Use Building



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ELECTRIC CAR (EV)
Charging Stations

Core 3rd 1 Office Use Level 3 349 SF Up to 3,933 SF [32.38 m²] Excluded (top of elevator) 83 SF [7.68 m²] Office 3rd 3830 SF [355.85 m²] Core 3rd 2 331 SF [30.75 m²] Kitchen Exhaust Exclusion

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KEY FACTS 3361 Cambie St, Vancouver, British Columbia, V5Z 2W6 410 4,887 5,091 Age 19 under 39.1% 38.4 5.3% Visible Minority No High School Diploma 33,790 21.9% Population Above Bachelo Degree 28 2.5% Dominant PRIZM Avg, Household Households Segment vithout Income 16,062 CA\$99,728 ❖• Median Income Households 12.6% 75.5 44.5

Labour Force Rate

8.1%

Recent

Immigrants

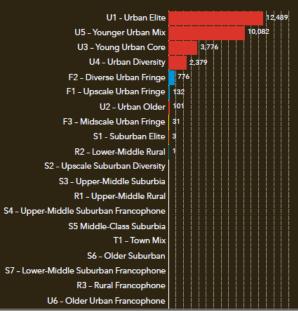
...

44.9%

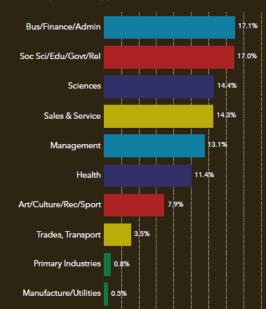
Tenure: Owned

Lifestage Stage Vancouver Y1 - Very Young Singles and Couples 40.9% F1 - School-Age Families Y2 - Younger Singles and Couples F3 - Middle-Age Families 7.3% M1 - Older Families and Empty Nests 1.3% F2 - Large Diverse Families 1.2% Y3 - Young Families 0.0% M2 - Mature Singles and Couples 0.0%

Social Groups



Occupation Type



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ZONING C-2 ZONING Mixed Use Building











2.3%

Indigenous Identity

Lone Parent

Families

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Median Age

Maintaine

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Real Estate Report

3361 Cambie St, Vancouver, British Columbia, V5Z 2W6

Drive time of 3 minutes



The values for dwelling type (e.g. single-detached, semi-detached, apartment building five story) represent the number of household units that indicated they live in this type of structure and not the actual number of structures.

ancouver

W 6th Ave

Vancouve

General

Hospital



E King Edw

3361 Cambie St Vancouver, BC



33,790 Total Population



16,062 Total Households



Average People Per Household



CA\$99,728

Median Household Income



2,052

Apartment, Building > Five Story



2,074

25%

20%

15%

10%

5%

Single-Detached House

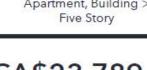


Semi-Detached House

Private Dwellings by Period of Construction



8,984





CA\$23,789

Avg. Spending of Shelter by Household

Dwelling Ownership





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