

3361 Cambie St
Vancouver, BC



C-2 ZONING
Mixed Use Building



SECURE GATED
Underground Parking



ROOFTOP PATIO
Panoramic Views



Retail & Daycare



ELECTRIC CAR (EV)
Charging Stations



Jared Zhang*, CCIM
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*Personal Real Estate Corporation

604.271.3888
225-8291 Alexandra Road
Richmond BC V6X 1C3



BRAND NEW CLASS A BUILDING

UP TO 28,234 SF

- Retail and
Restaurant uses
(5 , 1 7 4 SF)

- Child Day Care
Facility on Level 2
(4 , 8 7 8 SF)

- General Office
use levels 3 to 6
(1 3 , 7 1 0 SF)



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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-the-art 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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Retail and Restaurant uses

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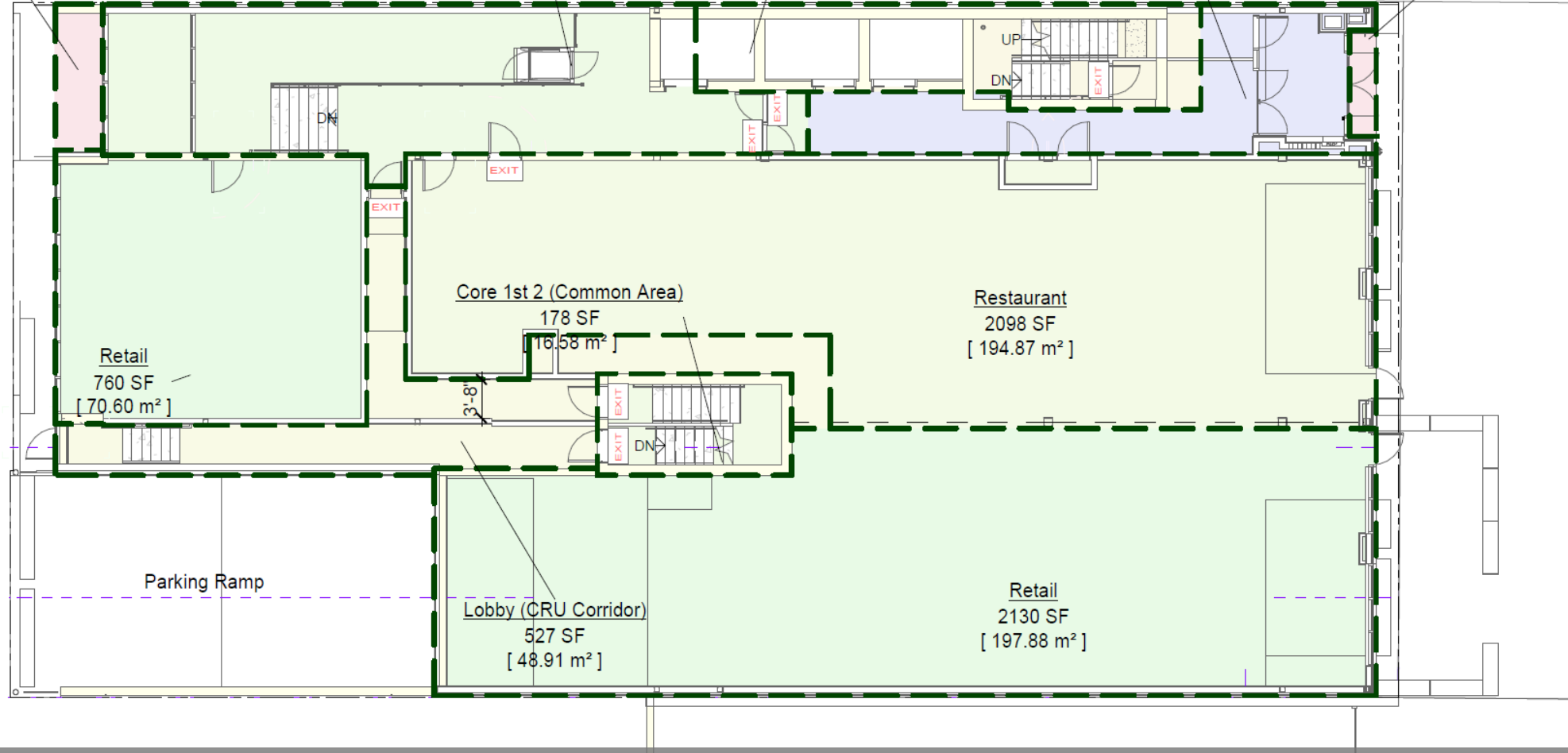
Excluded
62 SF
[5.78 m²]

Lobby child care (Common Area)
878 SF
[81.58 m²]

Core 1st 1 (Common Area)
431 SF
[40.06 m²]

Lobby office (Common Area)
399 SF
[37.04 m²]

Excluded
25 SF
[2.36 m²]



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BRAND NEW CLASS A BUILDING

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



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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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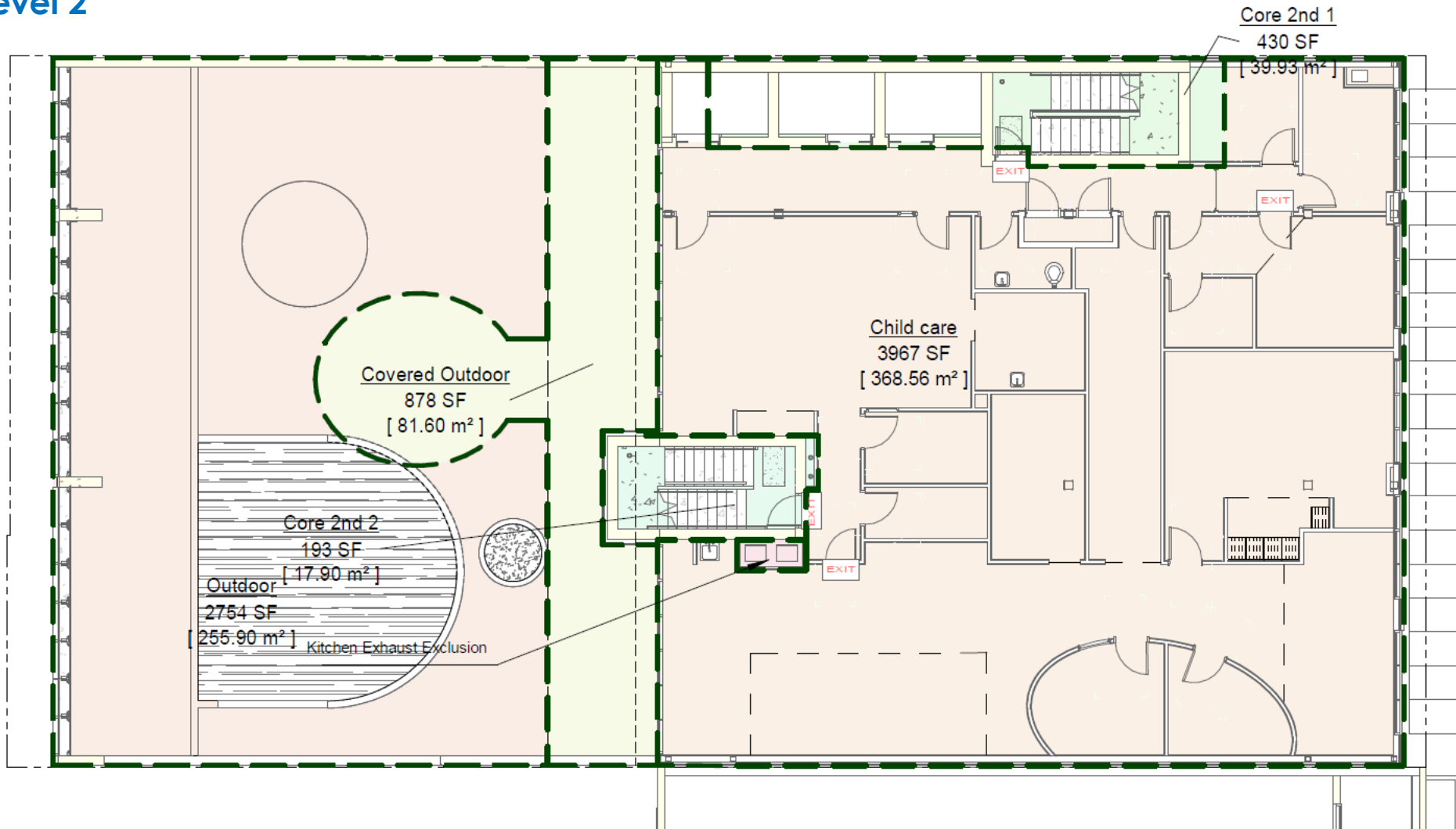
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Child Day Care Facility on level 2

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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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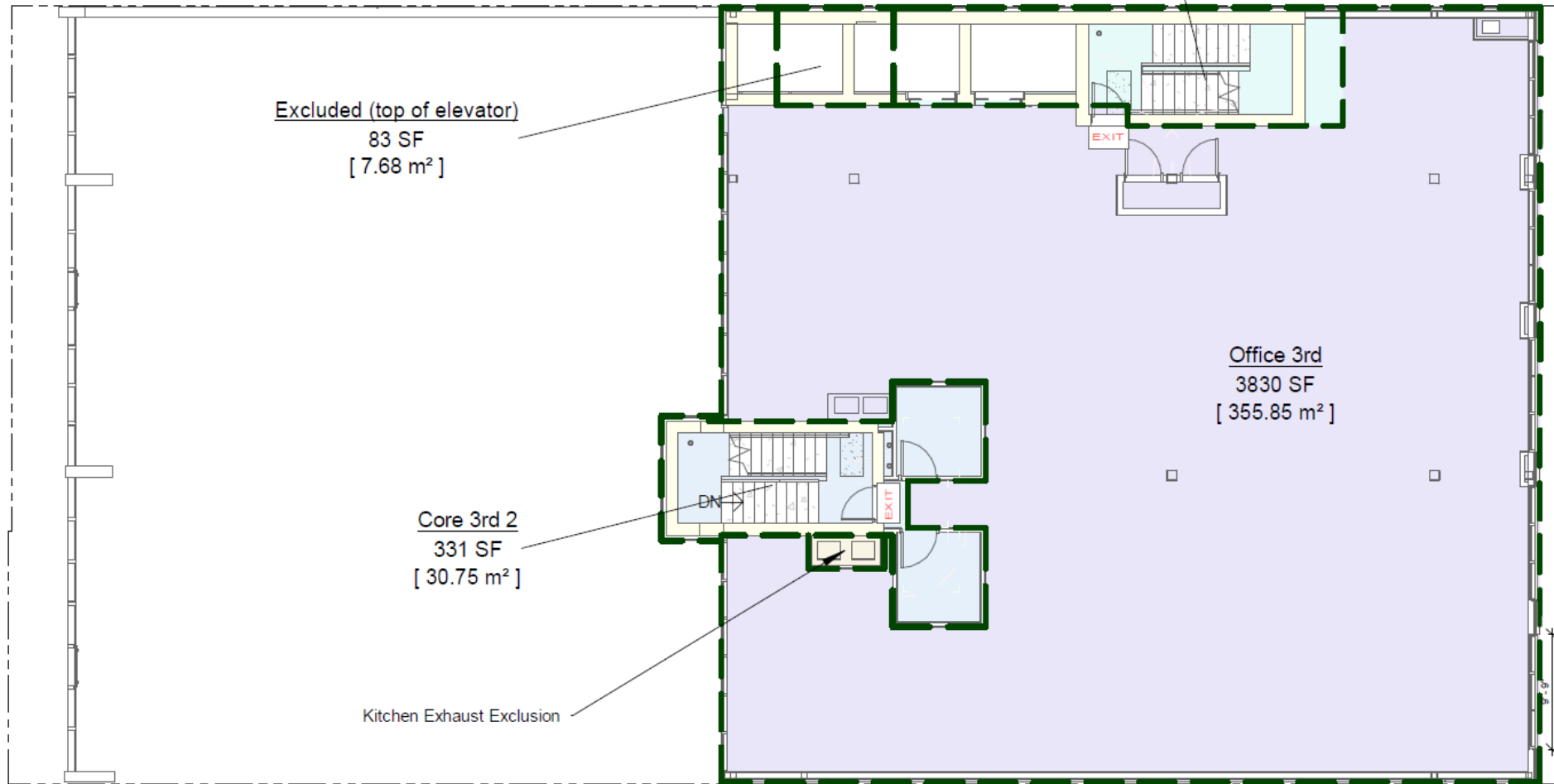
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Office Use Level 3 Up to 3,933 SF



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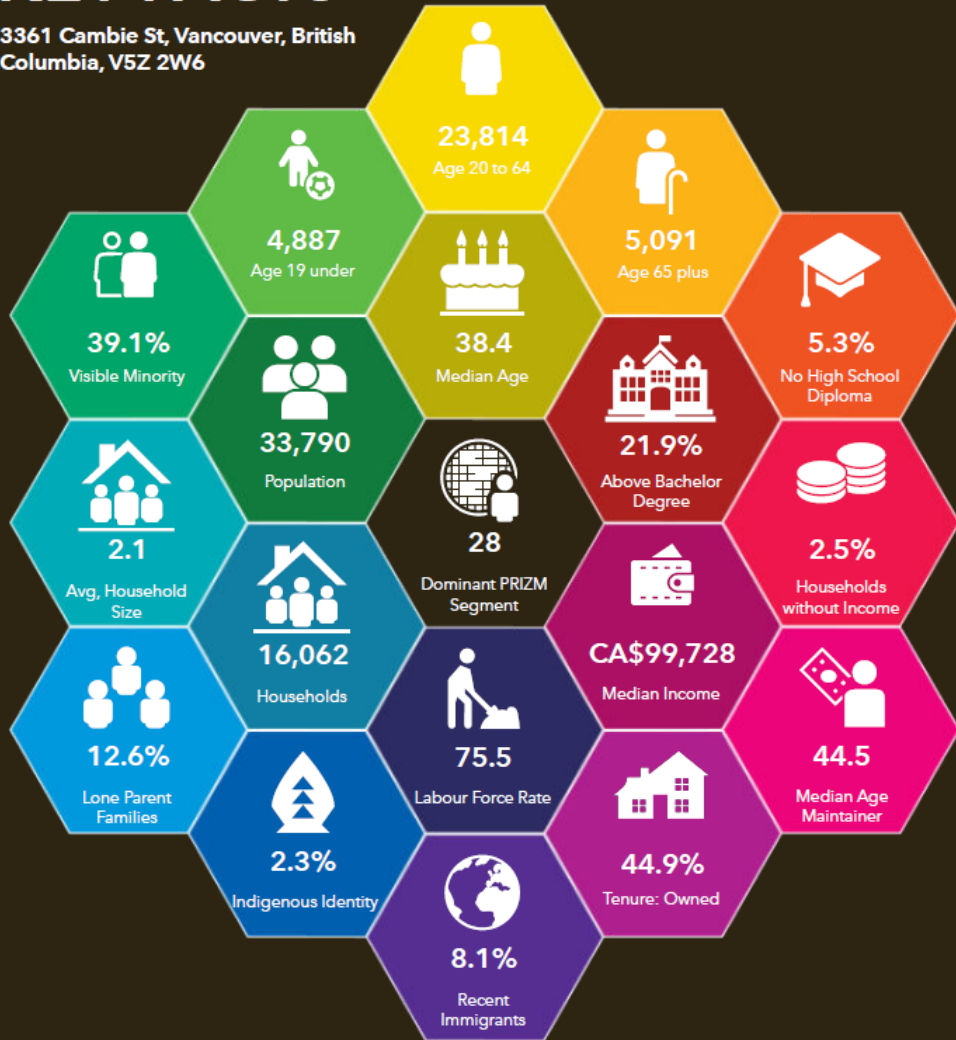
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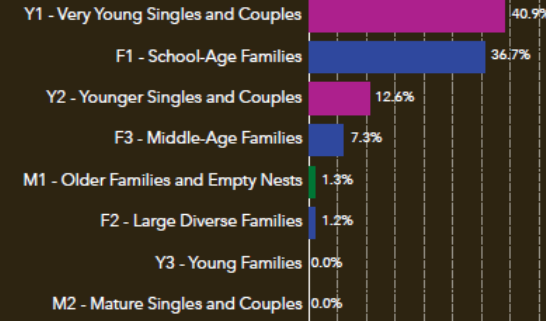


KEY FACTS

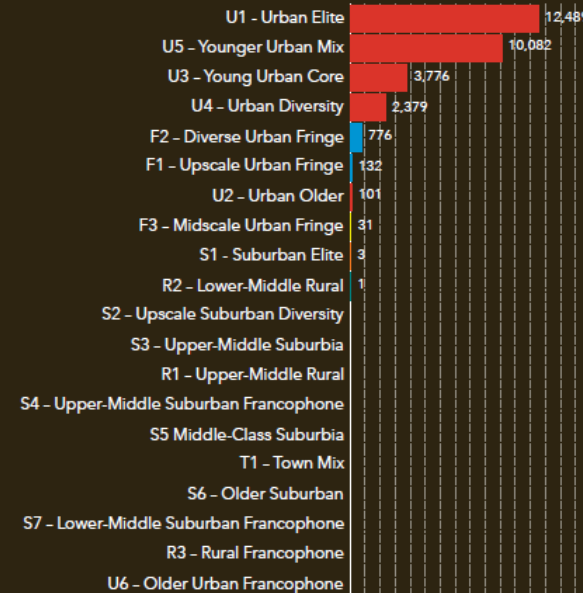
3361 Cambie St, Vancouver, British Columbia, V5Z 2W6



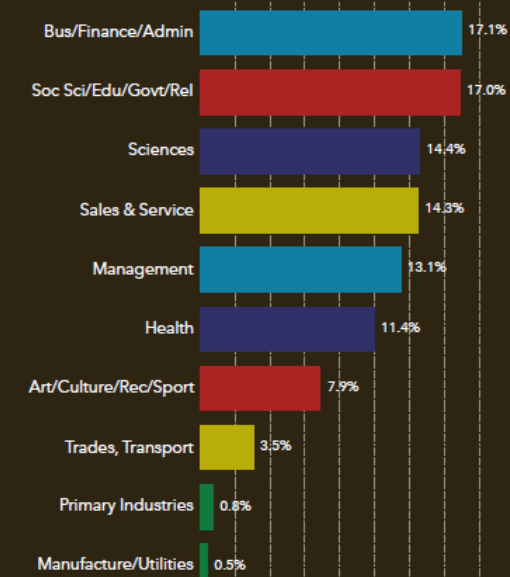
Lifestage Stage



Social Groups



Occupation Type



Vancouver



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Vancouver R&D Real Estate Group

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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.



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33,790

Total Population



16,062

Total Households



2.1

Average People Per Household



CA\$99,728

Median Household Income



2,074

Single-Detached House



267

Semi-Detached House



8,984

Apartment, Building < Five Story

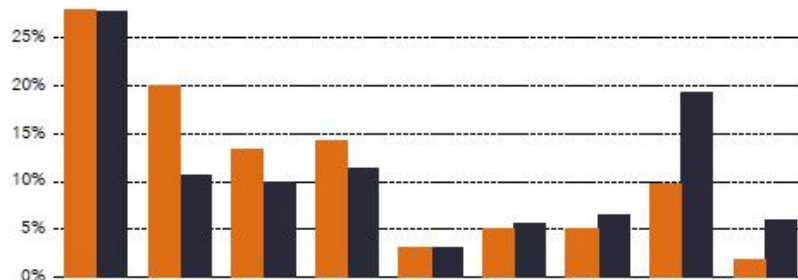


2,052

Apartment, Building > Five Story



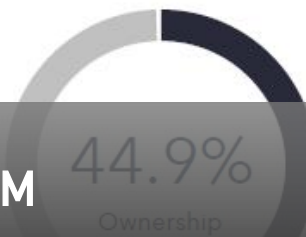
Private Dwellings by Period of Construction



CA\$23,789

Avg. Spending of Shelter by Household

Dwelling Ownership



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