



# CLARIDGE HOUSE BY POLYGON

5740 Cambie Street, Vancouver, BC

Flagship retail opportunities available in the heart of Vancouver's prestigious Oakridge neighbourhood.

COMING IN 2025



**James Shandro**, Vice President  
604 647 5073  
[james.shandro@avisonyoung.com](mailto:james.shandro@avisonyoung.com)

**Mike Hodge\***, Partner  
778 897 0468  
[mike.hodge@tetrarealty.ca](mailto:mike.hodge@tetrarealty.ca)  
*\*Mike Hodge Personal Real Estate Corporation*

**AVISON  
YOUNG**

**TETRA**  
REALTY ADVISORS

5740  
Cambie Street  
Vancouver, BC



PROPERTY

The retail podium acts as the anchor for this mixed-use development that will include a luxury condo tower, a high-end purpose-built rental apartment tower, as well as approximately 60,000 sf of office space.

Located immediately across the street from Oakridge Park, tenants can expect to take advantage of the tremendous exposure and shadow-anchor effect from Vancouver’s premier retail destination.

PROPERTY SUMMARY

UNIT SIZES

5740 Cambie Street – CRU 1 (leased)	5,608 sf
5760 Cambie Street - CRU 2	1,633 sf
5770 Cambie Street - CRU 3 (under contract)*	2,336 sf

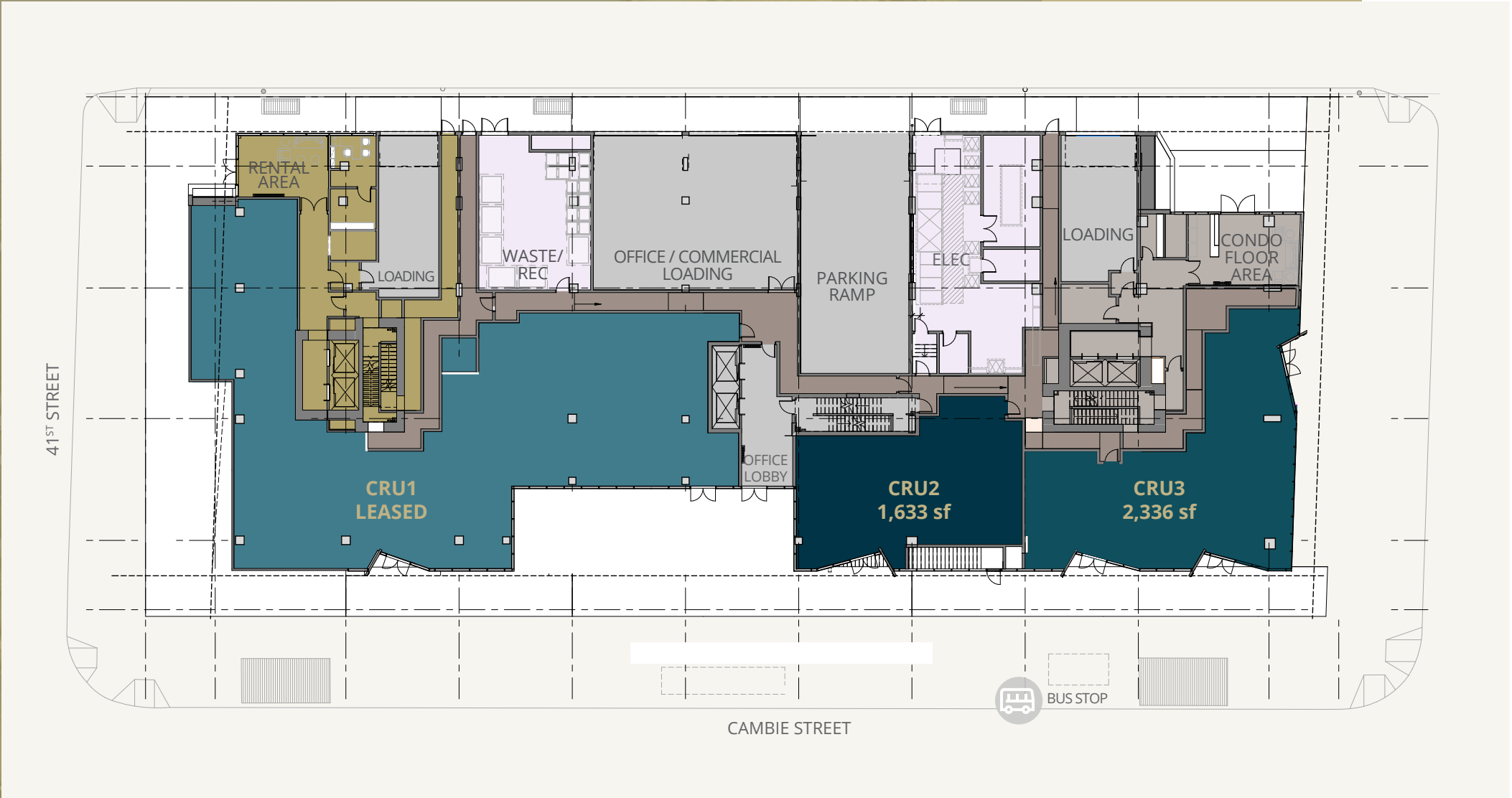
\*CRU 3 can be demised into two units of approximately 685sf and 1,651sf

ZONING  
C2

BASIC RENT  
Contact listing agents

ADDITIONAL RENT  
Contact listing agents

AVAILABILITY  
Estimated Q2 2025





# LOCATION

Located on the SE corner of Cambie Street and West 41<sup>st</sup> Avenue in the centre of Vancouver's Oakridge neighbourhood, this project presents an unparalleled opportunity for retailers in one of the city's busiest and most important retail destinations and intersections.

The Oakridge area is currently experiencing significant growth and increased density, with well over a million square feet of new office space and retail offerings upcoming as well as thousands of new residential homes underway, adding to the established and sought-after community.

Easily accessible for pedestrians, personal vehicles and numerous transit options, Oakridge benefits from a very central location that caters to a captive neighbourhood population as well as shoppers from throughout Vancouver and the nearby suburbs including Burnaby and Richmond.

Total population within 3km:  
**157,935**  
*(2024 projection)*

Average annual income within 3km:  
**\$114,302**

**Central Location**  
Immediately across the street from Oakridge Park and Oakridge 41<sup>st</sup> Ave SkyTrain Station

**Signage**  
Outstanding signage opportunities

**Traffic Counts**  
37,872vpd traveling along Cambie St and 25,817vpd traveling along West 41<sup>st</sup>

**Oakridge-41<sup>st</sup> Ave SkyTrain Station**  
With 7,486 daily ridership (2019)



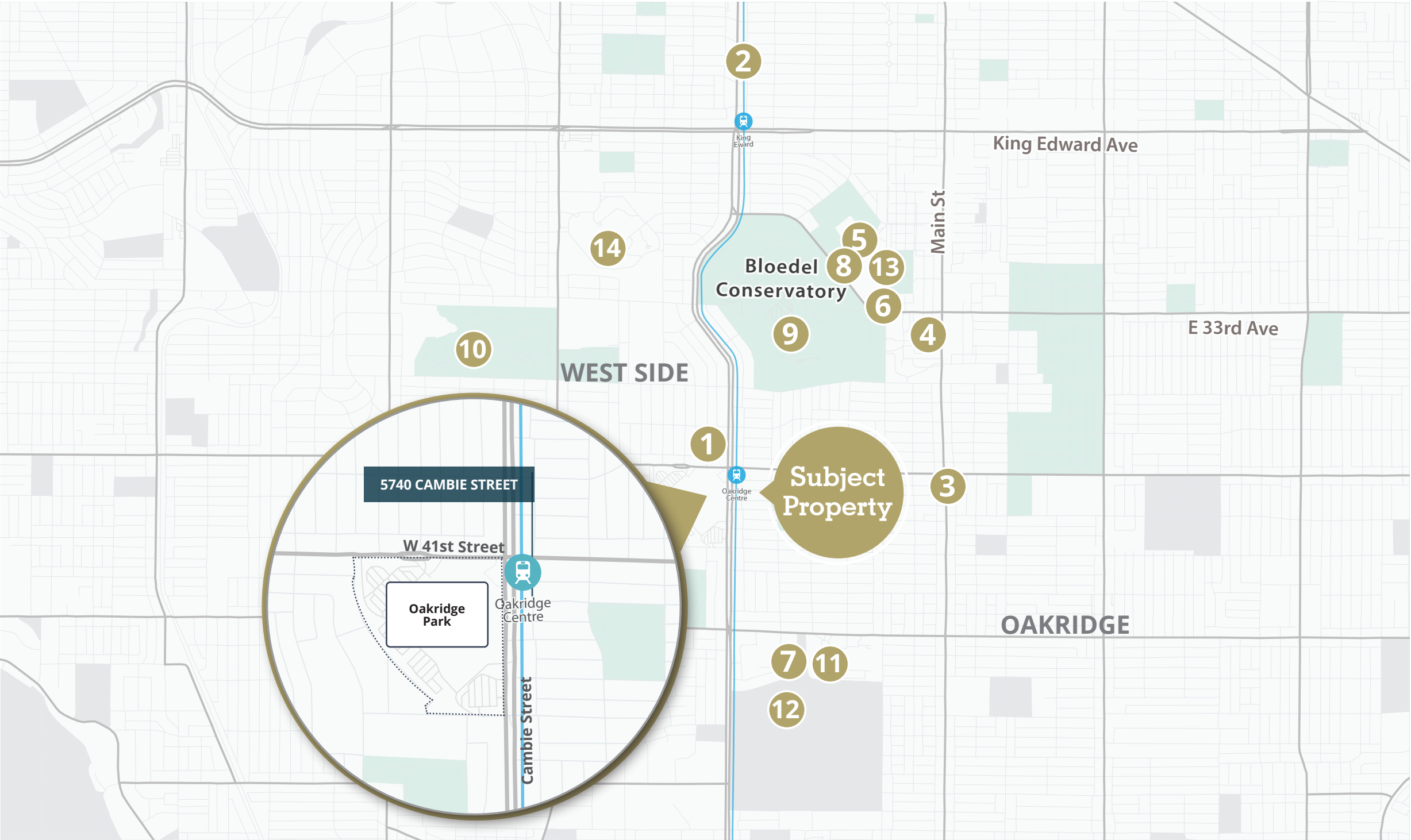
## FUTURE AREA DEVELOPMENTS:

- |   |                           |   |                         |   |                       |   |  |
|---|---------------------------|---|-------------------------|---|-----------------------|---|--|
| 1 | Oakridge Park             | 3 | 5812-5844 Cambie Street | 5 | 325-341 W 42nd Avenue | 7 | 325-475 W 41st Avenue                            |
| 2 | 5910 - 5988 Cambie Street | 4 | 441-475 W 42nd Avenue   | 6 | 325-343 W 41st Avenue | 8 | 495 W 41st Avenue <i>*future home of TD Bank</i> |



# AMENITIES

- 1 Signature BC Liquor Store
- 2 Cambie Village Shopping
- 3 Main Street Shopping
- 4 Riley Park
- 5 Hillcrest Park
- 6 Vancouver Racquets Club
- 7 Langara Family YMCA
- 8 Hillcrest Centre
- 9 Queen Elizabeth Park
- 10 VanDusen Botanical Garden
- 11 Langara College
- 12 Langara Golf Course
- 13 Nat Bailey Stadium
- 14 BC Women's & Children's Hospital



 **90**  
**WALKER'S PARADISE**  
Daily errands do not require a car

 **77**  
**EXCELLENT TRANSIT**  
Transit is convenient for most trips

 **100**  
**BIKER'S PARADISE**  
Flat as a pancake, excellent bike lanes

 **A SHORT STROLL**  
**OAKRIDGE PARK**


**QUEEN ELIZABETH PARK**

**VANDUSEN GARDEN**

 **20-30 MINS**  
**UBC CAMPUS**

**KITSILANO BEACH**

**METROTOWN**

 **15 MINS**  
**DOWNTOWN VANCOUVER**

**VANCOUVER INTERNATIONAL AIRPORT**

**RICHMOND CENTRE**



AVISON  
YOUNG

TETRA  
REALTY ADVISORS

For more information,  
please contact

**James Shandro**, Vice President  
604.647.5073  
james.shandro@avisonyoung.com

**Mike Hodge\***, Partner  
Tetra Realty Advisors  
778 897 0468  
mike.hodge@tetrarealty.ca  
*\*Mike Hodge Personal Real Estate Corporation*

[avisonyoung.com](https://avisonyoung.com)

© 2024 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

 **BEST  
MANAGED  
COMPANIES**

Platinum member