

# *FOR SUBLEASE*

Showroom/Retail Opportunity  
Along the Kingsway Corridor



2004 Kingsway  
Vancouver, BC

**CBRE**









## OPPORTUNITY OVERVIEW

Opportunity to sublease a high-exposure retail unit at 2004 Kingsway, situated in East Vancouver’s Kensington-Cedar Cottage neighbourhood. This offering features a 3,468 square foot retail unit with prime frontage on Kingsway, at the signalized intersection of Kingsway and Victoria Drive.

Currently operating as a condominium presentation centre, this bright, open-concept commercial unit features expansive windows that provide abundant natural light, complemented by recessed ceiling lights and directional track lighting for a clean, modern ambiance. With a ready-to-brand reception or front-of-house area, the unit is ideally suited for showroom or similar uses.

## FEATURES

-  Strong vehicular traffic counts (± 56,500 vehicles per day)
-  5 designated surface parking stalls located at the rear of the building
-  Located in a rapidly transforming area, experiencing significant mixed-use redevelopment
-  High exposure corner location fronting a major thoroughfare to/from Vancouver and Metrotown

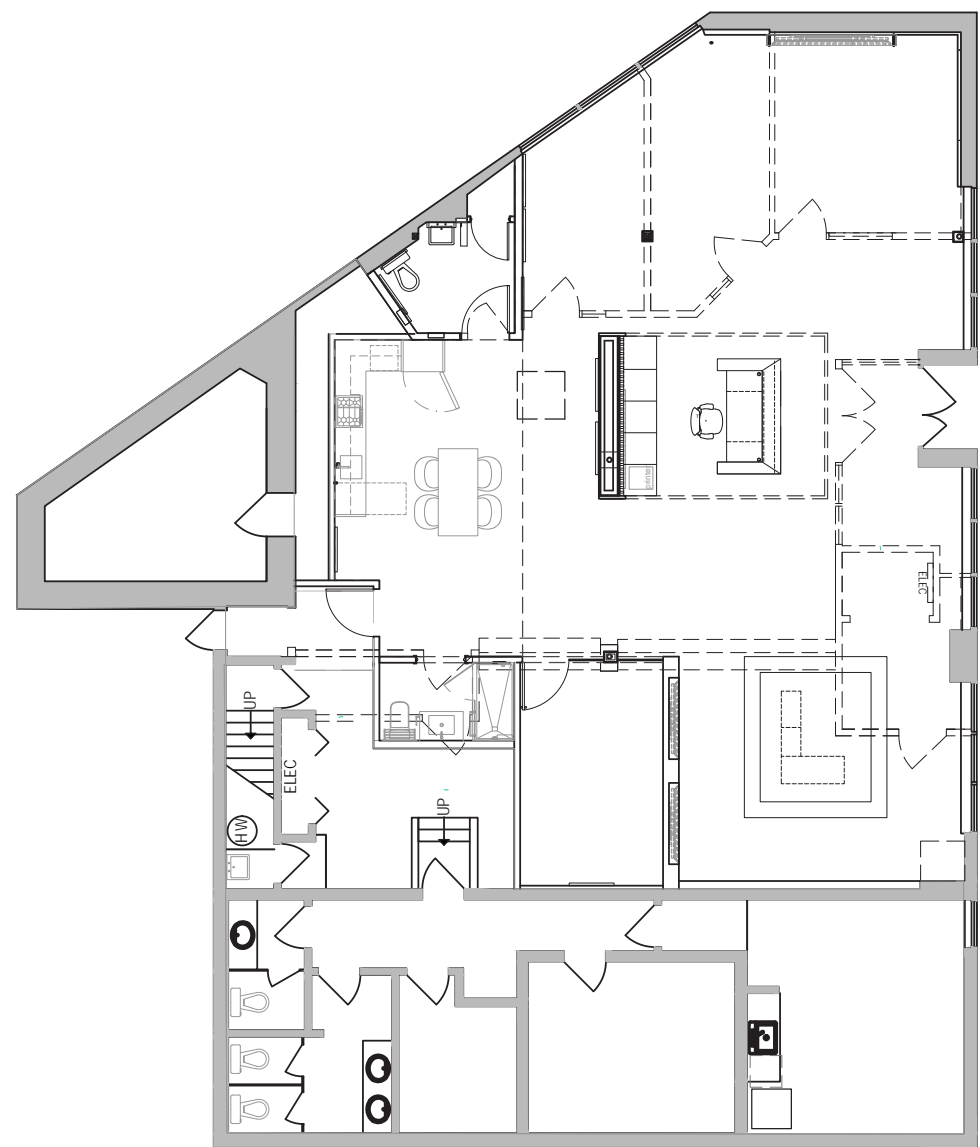
## LEASE DETAILS

AREA*	3,468 square feet
AVAILABILITY & LEASE TERM	Contact Agents
ZONING**	C-2 Commercial
ADDITIONAL RENT (EST)	\$14.00 PSF
NET RENT	\$26.00 PSF

\* Exact unit size is subject to verification.  
\*\* Tenant is responsible for verifying allowed uses as per the zoning.

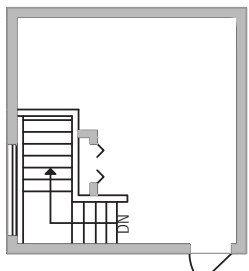


FLOOR PLAN



Kingsway

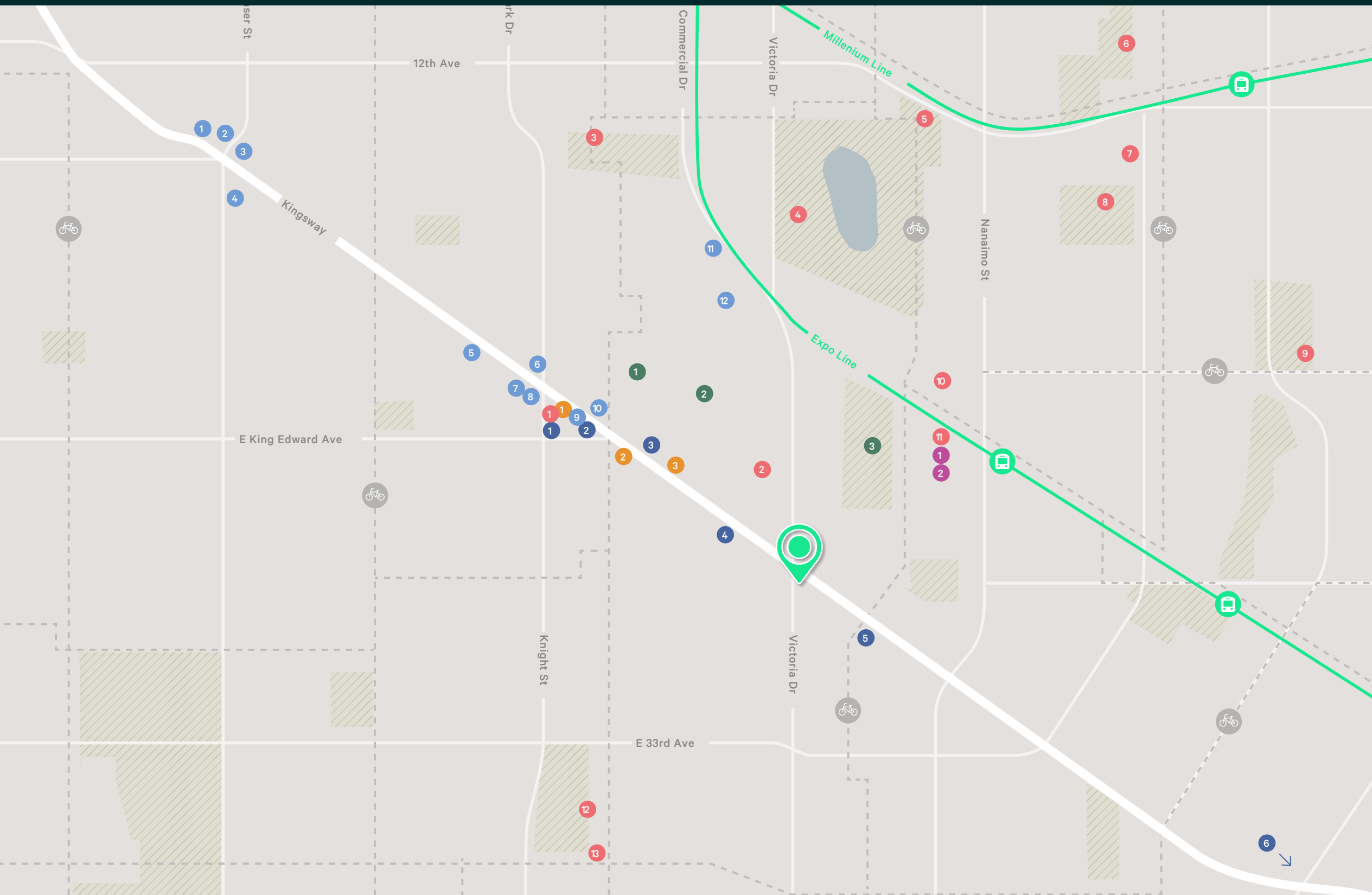
2<sup>ND</sup> FLOOR



Not to scale. Subject to verification.







#### GROCERY & SHOPPING

- 1 Save-On-Foods
- 2 Jackson's General Store
- 3 Famous Foods
- 4 Pharmasave
- 5 T&T Supermarket
- 6 Metrotown Centre

#### EDUCATION

- 1 Little Cedar Montessori PreSchool
- 2 Lord Selkirk Elementary School
- 3 Gladstone Secondary School

#### CHILD CARE

- 1 Learning Tree Day Care
- 2 Playhouse Child Development Centre

#### RESTAURANTS & CAFÉS

- 1 Osteria Savio Volpe
- 2 Les Faux Bourgeois
- 3 Sal y Limón
- 4 Bells and Whistles
- 5 Hai Phong Vietnamese Restaurant
- 6 House of Dosas
- 7 Do Chay
- 8 Pallet Coffee Roasters
- 9 Pink Peppercorn Seafood House
- 10 White Spot
- 11 Flourist
- 12 Commercial Street Café

#### HEALTH & WELLNESS

- 1 Anytime Fitness
- 2 Enhanced Performance
- 3 30 Minute Hit

#### PARKS & COMMUNITY

- 1 Vancouver Public Library
- 2 Brewers Park
- 3 Clark Park
- 4 Trout Lake Community Centre
- 5 John Hendry Park
- 6 Van Tech Fields
- 7 Italian Cultural Centre of Vancouver
- 8 Beaconsfield Park
- 9 Renfrew Park Community Centre
- 10 Copley Community Orchard
- 11 Crow's Point Community Garden
- 12 Kensington Community Centre
- 13 Tecumseh Annex



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## CONTACT US

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