

**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



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# 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-2027



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## Retail and Restaurant uses

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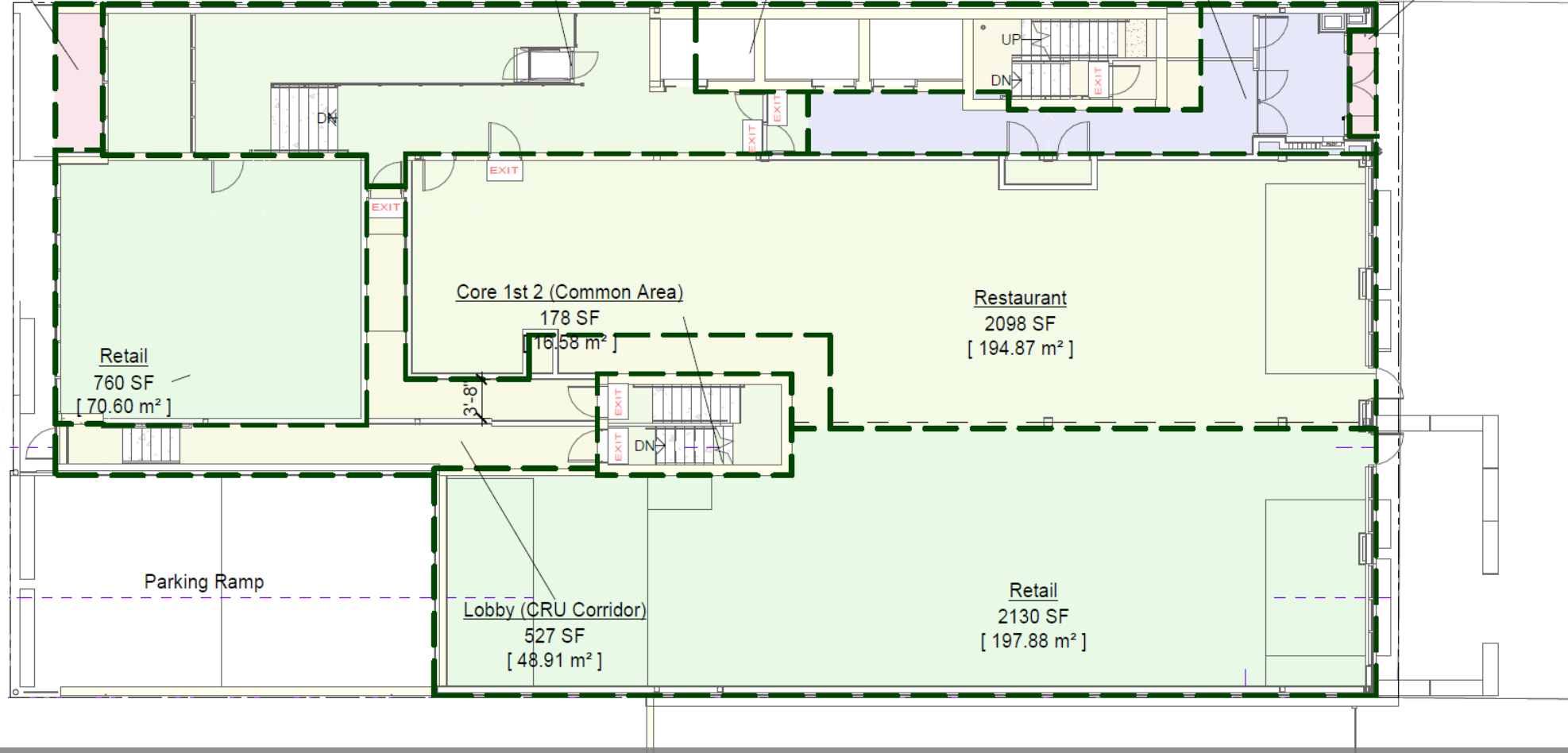
Excluded  
62 SF  
[ 5.78 m<sup>2</sup> ]

Lobby child care (Common Area)  
878 SF  
[ 81.58 m<sup>2</sup> ]

Core 1st 1 (Common Area)  
431 SF  
[ 40.06 m<sup>2</sup> ]

Lobby office (Common Area)  
399 SF  
[ 37.04 m<sup>2</sup> ]

Excluded  
25 SF  
[ 2.36 m<sup>2</sup> ]



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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-2027



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Vancouver R&D Real Estate Group

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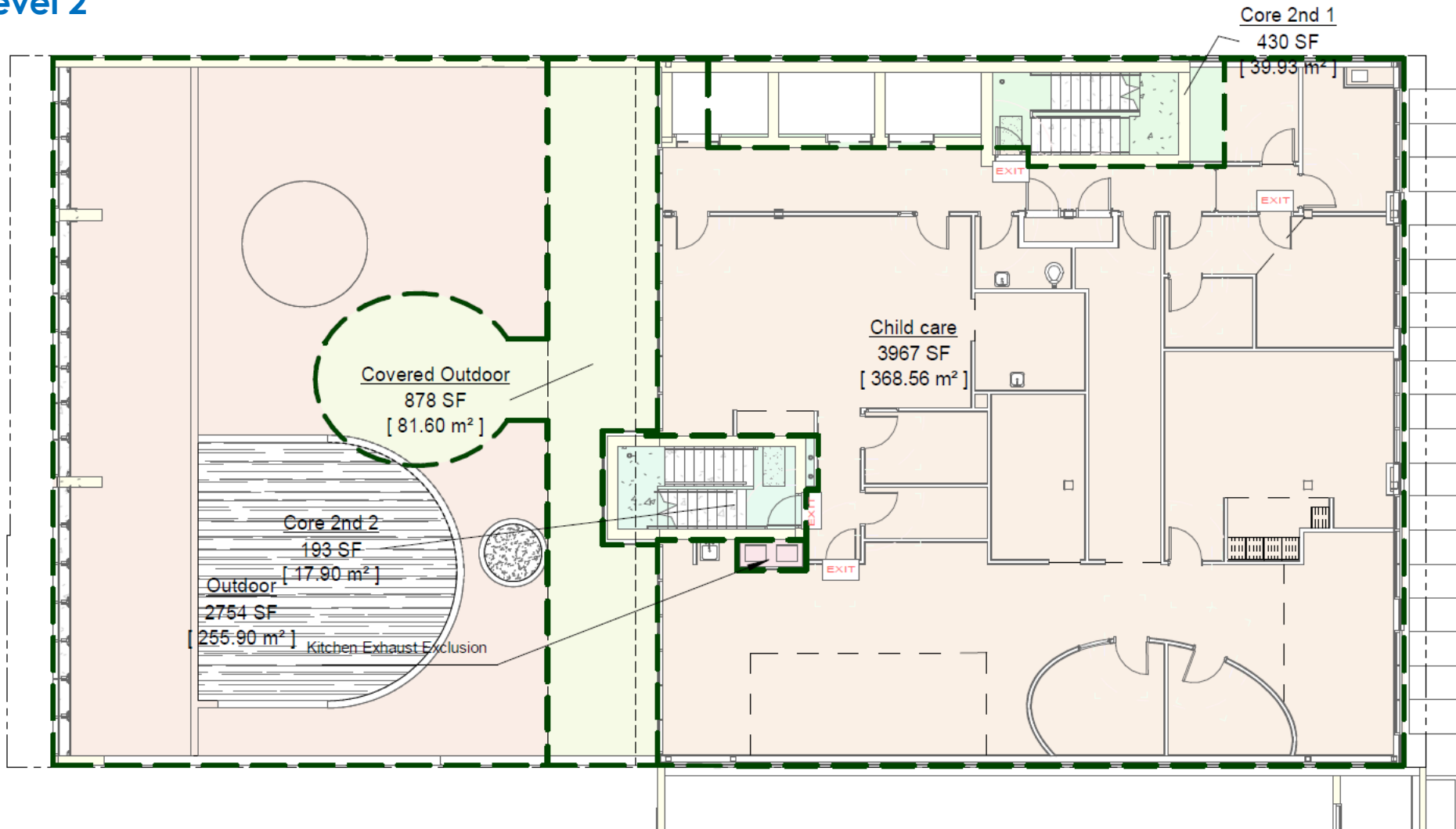
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# Child Day Care Facility on level 2

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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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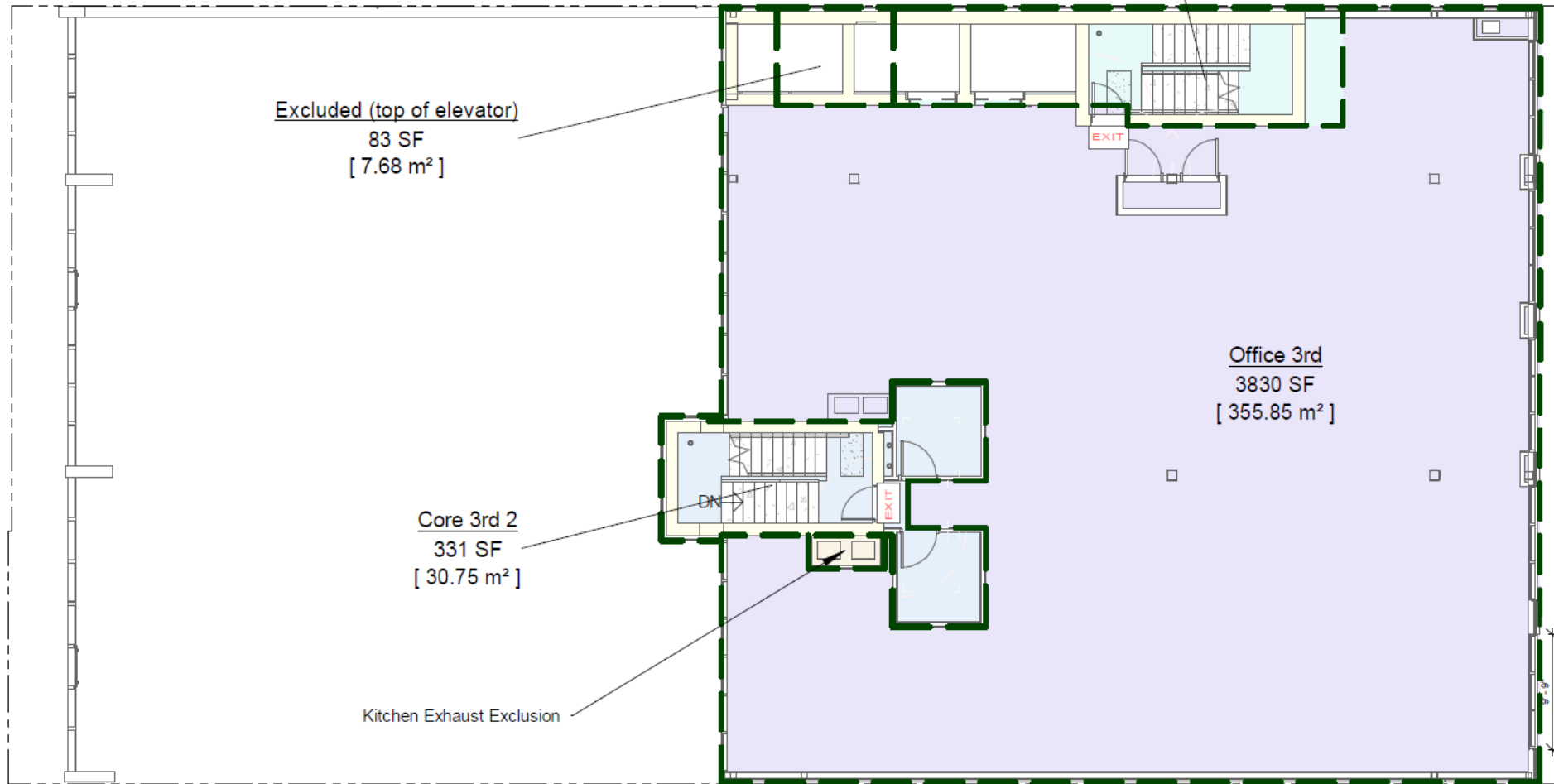
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## Office Use Level 3 Up to 3,933 SF



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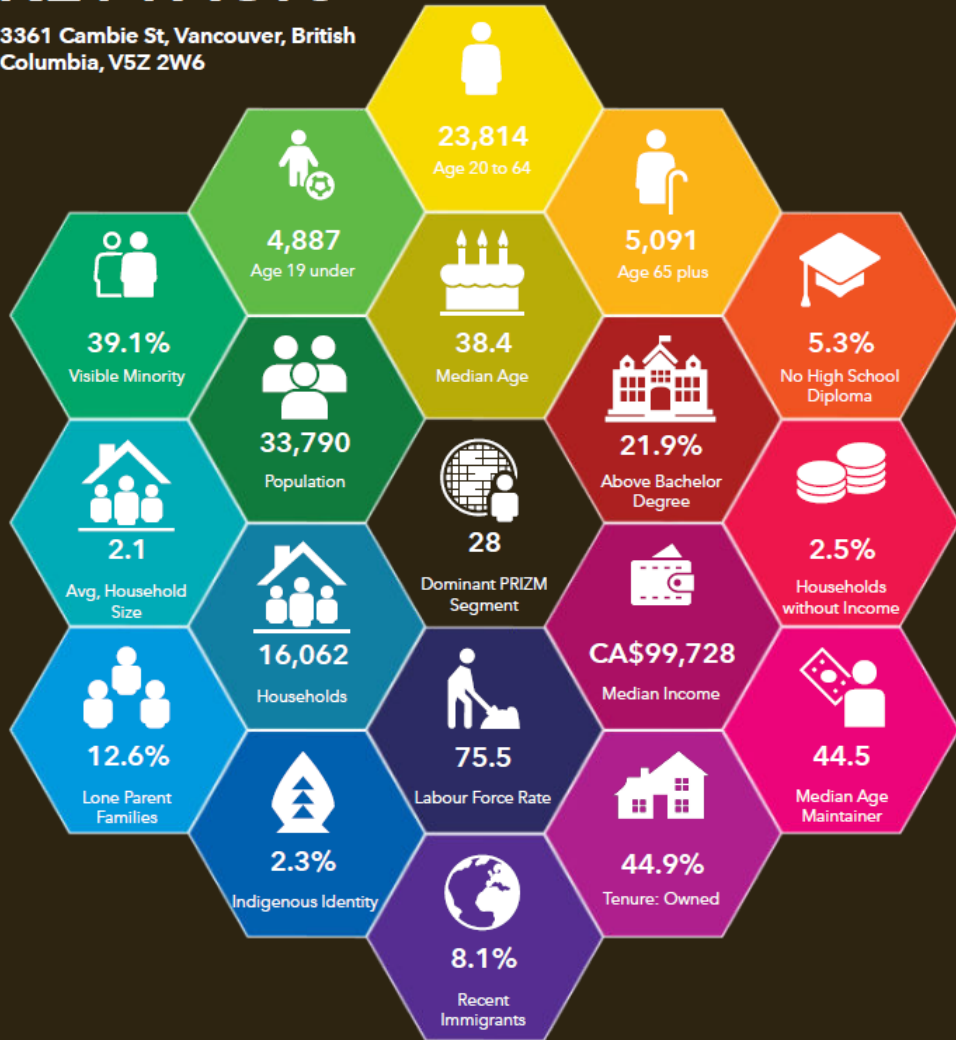
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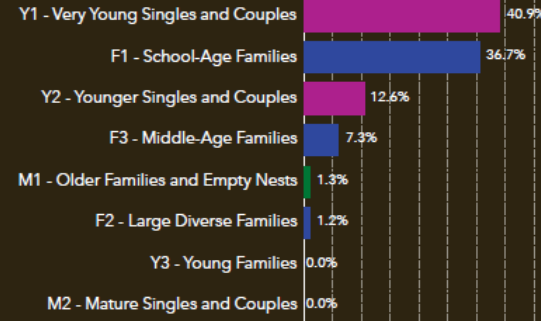


# KEY FACTS

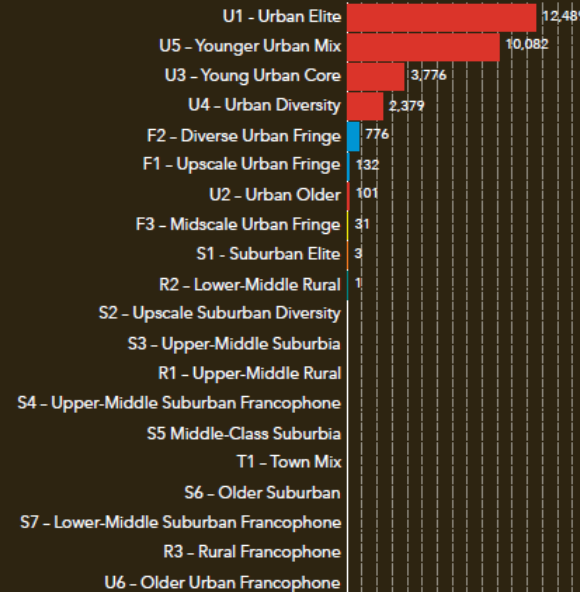
3361 Cambie St, Vancouver, British Columbia, V5Z 2W6



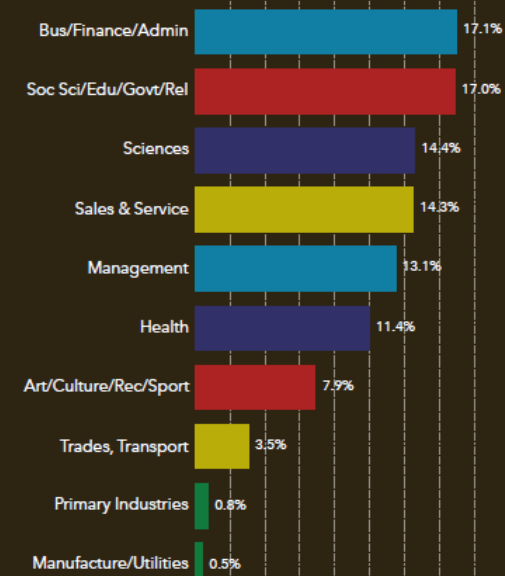
## Lifestage Stage



## Social Groups



## Occupation Type



Vancouver



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# 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.



3361 Cambie St  
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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

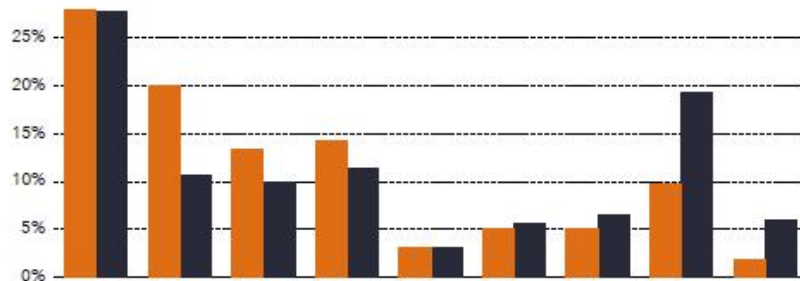


2,052

Apartment, Building > Five Story



Private Dwellings by Period of Construction



CA\$23,789

Avg. Spending of Shelter by Household

Dwelling Ownership

44.9%  
Ownership



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