

# FOR LEASE • 3,270 SF NEW-BUILD OPPORTUNITY AVAILABLE ON ARTERIAL FRASER STREET

## 6362 FRASER STREET, VANCOUVER, B.C.

Marcus & Millichap is pleased to bring to market a 3,270 SF new-build retail opportunity located on Vancouver's arterial Fraser Street (the "Subject Property"). Surrounded by a mix of local businesses and residential neighborhoods, the Subject Property benefits from steady foot and vehicle traffic and its central location and proximity to transit make it ideal for a variety of retail or service-based businesses.

### SALIENT DETAILS

**Municipal Address:** 6362 Fraser Street, Vancouver, B.C.

**PID:** 014-643-928

**Gross Leasable Area:** Approximately 3,270 SF

**Parking:** 2 Exclusive Surface-Level Parking Stalls at Rear

**Zoning:** C-2

**Notable Permitted Uses:**

- Financial Institution;
- Health Care Office;
- Grocery or Drug Store;
- Retail Store;
- Barber Shop or Beauty Salon;
- Beauty and Wellness Centre

**Timing:** Contact Listing Agents

**NET Rent:** Contact Listing Agents

**Additional Rent:** Contact Listing Agents



### JACK ALLPRESS

Personal Real Estate Corporation  
Senior Managing Director Investments  
(604) 638-1975  
JAllpress@MarcusMillichap.com

### ROBERT HAMILTON

Personal Real Estate Corporation  
Senior Associate  
(604) 398-2773  
RHamilton@MarcusMillichap.com

# FOR LEASE

• 3,270 SF NEW-BUILD OPPORTUNITY AVAILABLE ON ARTERIAL FRASER STREET

| Demographics                | 5-Minute Drive | 10-Minute Drive | 15-Minute Drive |
|-----------------------------|----------------|-----------------|-----------------|
| Avg. Household Income       | \$103,194      | \$111,212       | \$111,473       |
| Total Population            | 17,994         | 63,929          | 122,989         |
| Daytime Population          | 13,033         | 46,633          | 92,327          |
| Population Growth 2022-2027 | 1.7%           | 2.3%            | 8.0%            |
| Total Households            | 5,863          | 20,890          | 41,718          |

