



RETAIL LEASING BROCHURE

1312 KINGSWAY

VANCOUVER, BC

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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

1312 Kingsway is located in Vancouver's vibrant Kensington-Cedar Cottage neighbourhood, a diverse and rapidly evolving community known for its strong local character and growing residential population.

Positioned along Kingsway, one of Vancouver's primary commercial corridors, the property benefits from excellent visibility, prominent frontage, and exposure to significant vehicular and pedestrian traffic. The location offers convenient access to Downtown Vancouver, Burnaby, and surrounding neighbourhoods.

- ✦ Approx. 12,000 residences within 1 km radius
- ✦ Area provides a great mix of local and national tenants
- ✦ Excellent exposure on Kingsway
- ✦ Prominent signage opportunity



DETAILS

✦ Size: 950 SF

✦ Parking: Street parking only

✦ Base Rent: Please Contact Listing Agents

✦ Available: October 1, 2026

✦ Additional Rent: \$20.50 PSF (2026 est.)

✦ Zoning: **C-2** which permits a wide range of retail, general office, business schools, and beauty/wellness.

AREA TENANTS



DEMOGRAPHICS

| DRIVE TIME | 5 MIN | 7 MIN | 12 MIN |
|-----------------------------|-----------|-----------|-----------|
| 2025 Population | 106,606 | 221,912 | 667,899 |
| 2030 Populations Projection | 109,529 | 227,769 | 690,462 |
| 2025 Daytime Population | 86,661 | 202,984 | 772,188 |
| 2025 Average HH Income | \$138,649 | \$138,282 | \$135,999 |

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AERIAL



FLOOR PLAN

