



**For Sale | The Retail Podium at King Edward Village**

Kingsway & Knight Street, Vancouver, BC

Marcus & Millichap

## Opportunity Overview

Marcus & Millichap REIS Canada Inc. is pleased to present the opportunity to acquire the retail podium at King Edward Village (the "Property") located on the bustling corner of Kingsway and Knight Street in Vancouver's Kensington-Cedar Cottage neighbourhood. The Property comprises 27 strata lots totaling 64,416 square feet of leasable area with ~340 feet of Kingsway frontage and ~417 feet of Knight Street frontage. Save-On-Foods, TD, Service Canada, and The Vancouver Public Library occupy 71.81% of the retail podium and there is currently less than 8.00% vacancy at the Property.

King Edward Village is a master planned community, the first of its kind in the neighbourhood, comprising 398 residences and retail space across the ground and a portion of the second floor. The Property is ideally located in a densely populated neighbourhood near many schools, parks, restaurants, and community amenities. Easily accessible via public transportation or vehicle, the Property is also a convenient ten minute drive from Downtown Vancouver and the Trans-Canada Highway.

This offering presents investors with an exceptional opportunity to acquire a retail asset that is 92.20% occupied located in a highly sought after neighbourhood in Vancouver.



## Salient Details

	1428, 1433, 1435, 1437, 1438, 1460, & 1466 Cedar Cottage Mews, Vancouver
<b>Civic Addresses:</b>	4018, 4030, 4036, 4038, 4078 Knight Street, Vancouver
	1408 Kingsway, Vancouver
	1403 King Edward Avenue, Vancouver
<b>PIDs:</b>	027-781-534, 027-781-542, 027-781-551, 027-781-569, 027-781-577, 027-781-585, 027-781-593, 027-781-607, 027-781-615, 027-781-623, 027-781-631, 027-781-640, 027-781-658, 027-781-666, 027-781-674, 027-781-682, 027-781-691, 027-781-704, 027-781-712, 027-781-721, 027-781-739, 027-781-747, 027-781-755, 027-781-763, 027-781-771, 027-781-780, 027-781-798
<b>Assessed Value (2024):</b>	\$48,353,800.00
<b>Property Taxes (2024):</b>	\$499,085.64
<b>Parking Stalls:</b>	205 stalls
<b>Leasable Area:</b>	64,416 square feet
<b>Frontage:</b>	340.25 feet (Kingsway), 417.50 feet (Knight Street)
<b>Year Built:</b>	2009
<b>Zoning:</b>	CD-1 (420)
<b>Tenants:</b>	Anytime Fitness, Budding Children's Daycare, Care Dental Clinic, Gold Key Insurance, Lift Performance and Rehabilitation Clinic, Lotus Medical, On The Fringe Hair Design, Save-On-Foods, Scamps Pet Place, Service Canada, TD Bank, Vancouver Public Library
<b>NOI:</b>	Upon a signed CA
<b>Asking Price:</b>	Contact listing agents

All information is subject to confirmation.



### Property Highlights

- + Located on the high traffic corner of Kingsway and Knight Street in Vancouver's vibrant Kensington-Cedar Cottage neighbourhood.
- + Exceptional frontage and exposure onto Kingsway, Knight Street, and East King Edward Avenue - three major thoroughfares in Vancouver.
- + Anchored by Save-On-Foods, the property is home to a diverse tenant mix bringing consistent foot traffic to the Property.
- + This Property is 71.81% occupied by Save-On-Foods, TD, Service Canada, and The Vancouver Public Library and has less than an 8.00% vacancy rate.
- + Excellent access to public transit, with major bus routes along Knight Street and nearby SkyTrain stations, making it a commuter-friendly location.
- + Ample on-site parking and nearby street parking for customer convenience.





FAIRVIEW

DOWNTOWN VANCOUVER

STRATHCONA

MOUNT PLEASANT

Pallet Coffee Roasters  
Do Chay  
Casa D'Espey  
Loaded Athletics

House of Dosas  
Sun Bo Kong Vegetarian  
Secret Beauty Supply

The Property

save on foods ANYTIME FITNESS

VPL VANCOUVER PUBLIC LIBRARY Service Canada

TD

CIBC  
Dollar Tree  
Freedom Mobile  
Pink Peppercorn Seafood House

White Spot

KENSINGTON-CEDAR COTTAGE

KNIGHT ST

DUMFRIES ST

FLEMING ST

KINGSWAY

E KING EDWARD AVENUE

Kingscrest Park

Area Demographics within a 2km radius

94,835 Total Population

\$128,183 Average Household Income

37.7 Median Age

# KING EDWARD VILLAGE

## *Contact Information*

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