

FOR LEASE

COMMERCIAL RETAIL UNITS UNDER CONSTRUCTION
IN THE HEART OF MOUNT PLEASANT

701 KINGSWAY & 3180 FRASER STREET, VANCOUVER, B.C.

Developed by:

QL **QUALEX -
LANDMARK™**



Marcus & Millichap

Qualex-Landmark Fraser Living Inc.

THE OFFERING

Presenting approximately 6,000 SF of premium commercial retail space available for lease at a brand-new mixed-use development by Qualex-Landmark™. This project features 200 residential rental units, offering a built-in customer base, and vibrant street-level retail enhanced by a thoughtfully designed public courtyard. The development also includes a rooftop deck with dedicated outdoor seating and servery, ideal for creating a unique dining experience.

Strategically located at the corner of Fraser Street and Kingsway, this development offers exceptional frontage and unparalleled exposure in one of Vancouver's most dynamic and growing neighbourhoods.

Ideal uses include restaurants, cafes, brunch spots, pharmacy, grocery stores/markets, bakeries, and wine and cocktail locations.

The project is under construction and upon completion in 2028, this development will span the entire northeast corner of Fraser Street and Kingsway. The development is centrally positioned in Vancouver's hip Mount Pleasant neighbourhood, and the commercial retail space will benefit from its proximity to the future Mount Pleasant Subway Station as well as strong street traffic and 200 residential rental homes situated above the retail component of the mixed-use development.





OFFERING HIGHLIGHTS

- 1 Targeting restaurants, cafés, brunch spots, pharmacy, grocery stores / market, bakery, bodega, wine and cocktail locations.
- 2 Located in the heart of Vancouver's Mount Pleasant neighbourhood surrounded with well established food destinations.
- 3 Corner location with exception frontage and visibility from Kingsway and Fraser Street, public courtyard space directly outside of the commercial retail units.
- 4 Public courtyard outside of the commercial retail units will feature seating opportunities, and will be directly accessible from the commercial retail units.
- 5 The second-level rooftop deck, featuring a convenient servery, provides a versatile outdoor seating area, ideal for enhancing the customer experience.
- 6 This is a rare opportunity to be part of an exceptional mixed-use development. The project is currently under construction and scheduled for completion in 2028.
- 7 Developed by Qualex-Landmark™, a well-established developer recognized for quality construction and design.



SITE OVERVIEW

Located in Vancouver's Mount Pleasant neighborhood, this thoughtfully designed mixed-use development seamlessly blends with the character of the vibrant community. This 24-storey building is a respectful and innovative addition to the neighbourhood, enhancing its depth and charm while contributing to its growth.

The building will be complete in 2028 and will span the entire northeast corner of Fraser Street and Kingsway.

The project offers an exceptional approximately 6,000 square feet of retail space on the ground floor, seamlessly integrated with a well designed public courtyard. Featuring lush trees, and a tranquil water feature, this space is designed to create a welcoming environment that invites community engagement and provides ample seating opportunities for visitors from the surrounding neighbourhood.

Elevating the retail experience further, the development includes an additional approximately 1,000 square feet of retail servery and roof deck. This prime location is easily accessible via both an elevator and a stairwell, making it an ideal setting for a restaurant or café to offer a unique rooftop dining experience.

Designed with tenant flexibility in mind, these commercial units feature customizable demising options, ensuring adaptability to a wide range of business needs. This development presents a rare opportunity for retailers and restaurateurs to establish a presence in one of Vancouver's most vibrant neighbourhood, while benefiting from carefully planned spaces that encourage community connection and engagement.

SALIENT DETAILS

Address:	701 Kingsway & 3180 Fraser Street, Vancouver, B.C.
Unit SF:	Customizable demising options available
Ceiling Height:	Varies, approximately min. 17' - max. 23'
Asking Rent:	Contact Listing Agents
Additional Rent:	Contact Listing Agents
Availability:	2028



PUBLIC COURTYARD

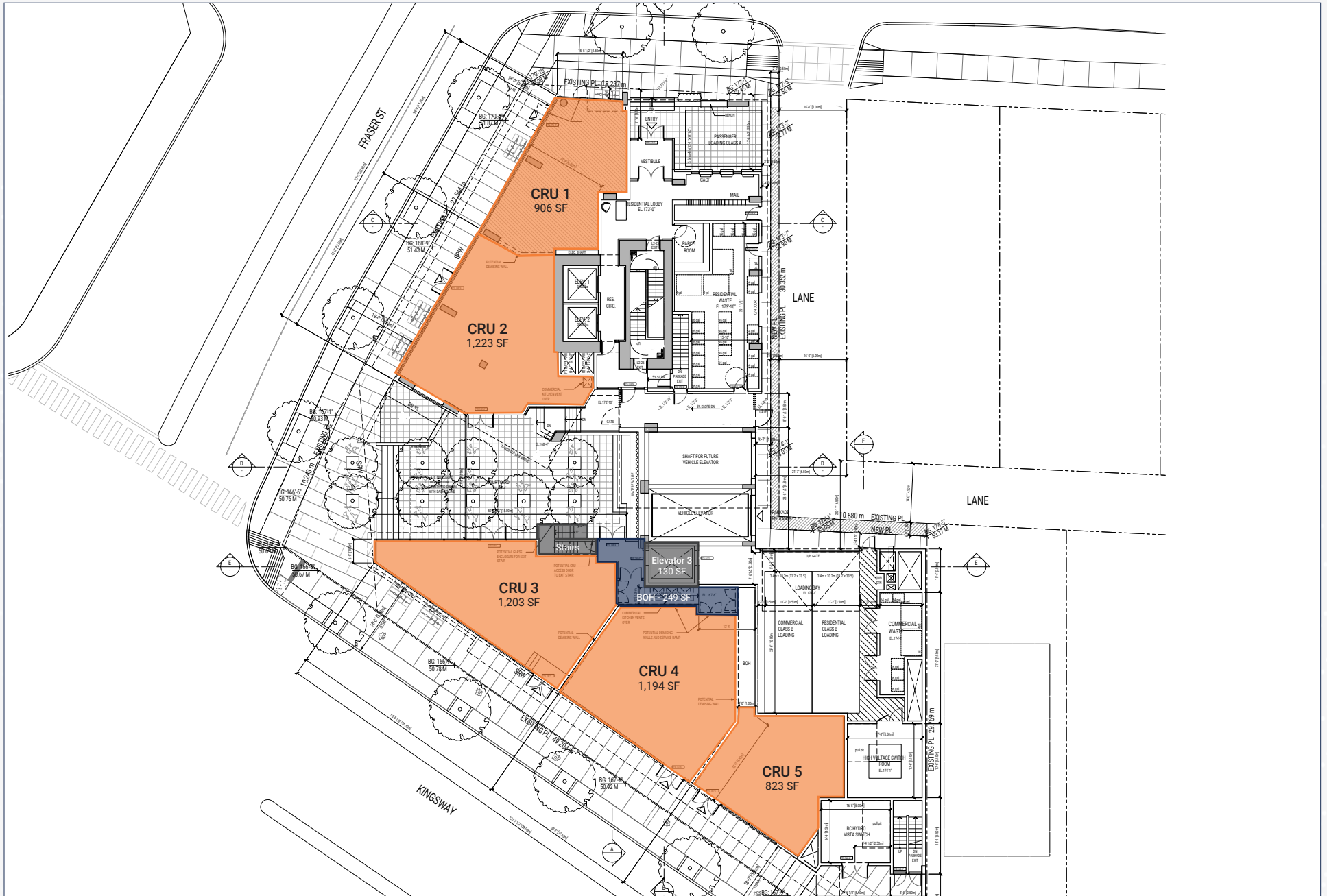
The development features a courtyard and plaza that offer a perfect balance of nature, community, and modern living.

At the entrance, the public plaza welcomes residents and visitors with lush landscaping and a tranquil water feature wall, creating an oasis-like escape from the city's energy. The space is enhanced by trees and provides opportunities for the retail spaces to offer outdoor seating, fostering a lively and inviting streetscape.

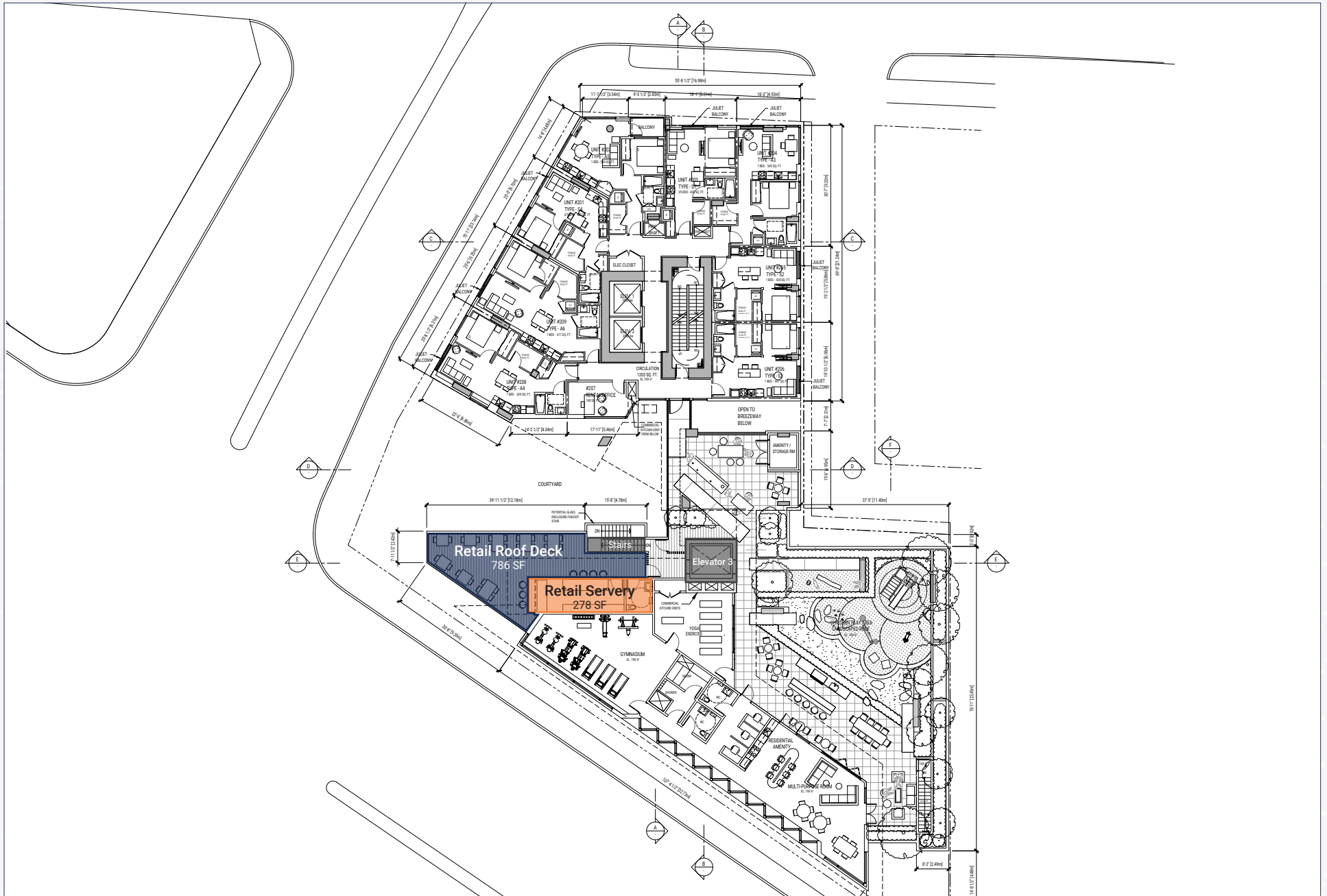
More than just outdoor spaces, the courtyard and plaza foster a sense of community, bringing people together in a beautifully designed urban sanctuary.



GROUND FLOOR / POTENTIAL DEMISING OPTIONS



SECOND FLOOR



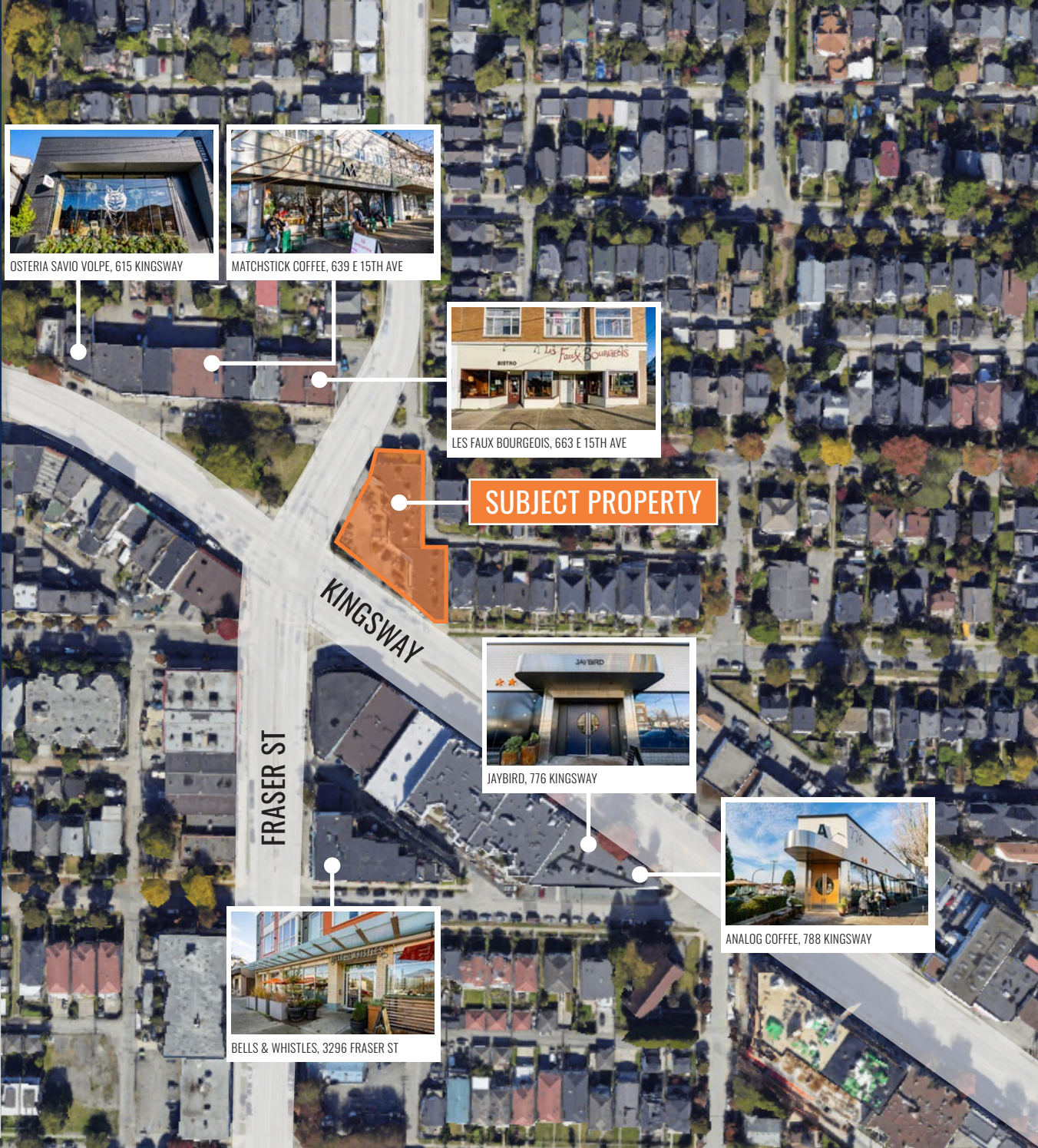
MOUNT PLEASANT

One of Vancouver's most beloved communities. A vibrant and growing neighbourhood in Vancouver.

Mount Pleasant, located in East Vancouver, is a vibrant and rapidly evolving neighbourhood that seamlessly blends residential charm with a dynamic commercial scene. Known for its cultural diversity and community spirit, Mount Pleasant has become a sought-after destination for both residents and businesses.

A significant highlight of Mount Pleasant is its thriving culinary landscape. The area is home to several acclaimed dining establishments that have garnered both local and national attention. Esteemed establishments such as Savio Volpe, and Les Faux Bourgeois, have firmly established the area as a gastronomic hub. These dining destinations not only attract locals but also draw visitors from across the city, contributing to the neighborhood's lively atmosphere. The presence of these esteemed restaurants has established Mount Pleasant as a culinary hub, attracting patrons from across Vancouver and contributing to the neighbourhood's vibrant atmosphere. This thriving food scene not only enhances the community's appeal but also presents a unique opportunity for new businesses to become part of a lively and engaged community.

Beyond its gastronomic attractions, Mount Pleasant offers a blend of boutique shops, artisan cafes, and community-focused amenities. The neighborhood's tree-lined streets and proximity to parks provide a balance of urban energy and tranquil green spaces, appealing to a diverse demographic. Positioned within this dynamic environment, the upcoming commercial units offer businesses the chance to integrate into a well-established and continually growing community. The synergy between Mount Pleasant's vibrant culinary scene and its supportive local population creates an ideal setting for commercial ventures aiming to thrive in one of Vancouver's most exciting neighbourhoods.



Demographics	5 Min Drive Time
2025 Population	129,871
Est. population growth in next 5 years	3.4%
Median Age	36.8
Average Household Income	\$144,572

For Lease Inquiries:

Mario Negris

Personal Real Estate Corporation

Senior Managing Director

(604) 638-2121

Mario.Negris@MarcusMillichap.com

Martin Moriarty

Personal Real Estate Corporation

Senior Managing Director

(604) 675-5255

Martin.Moriarty@MarcusMillichap.com

Marcus & Millichap

Marcus & Millichap

Suite 1100 - 1111 West Georgia Street

Vancouver, BC V6E 4M3

T (604) 638-2121

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. Please note that any renderings and drawings presented in this brochure are subject to change. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.