

# FOR LEASE

3581 – 3595 KINGSWAY, VANCOUVER, BC  
530 SF – 7,737 SF OF NEW COMMERCIAL SPACE



**THE LINK**  
- COLLINGWOOD -



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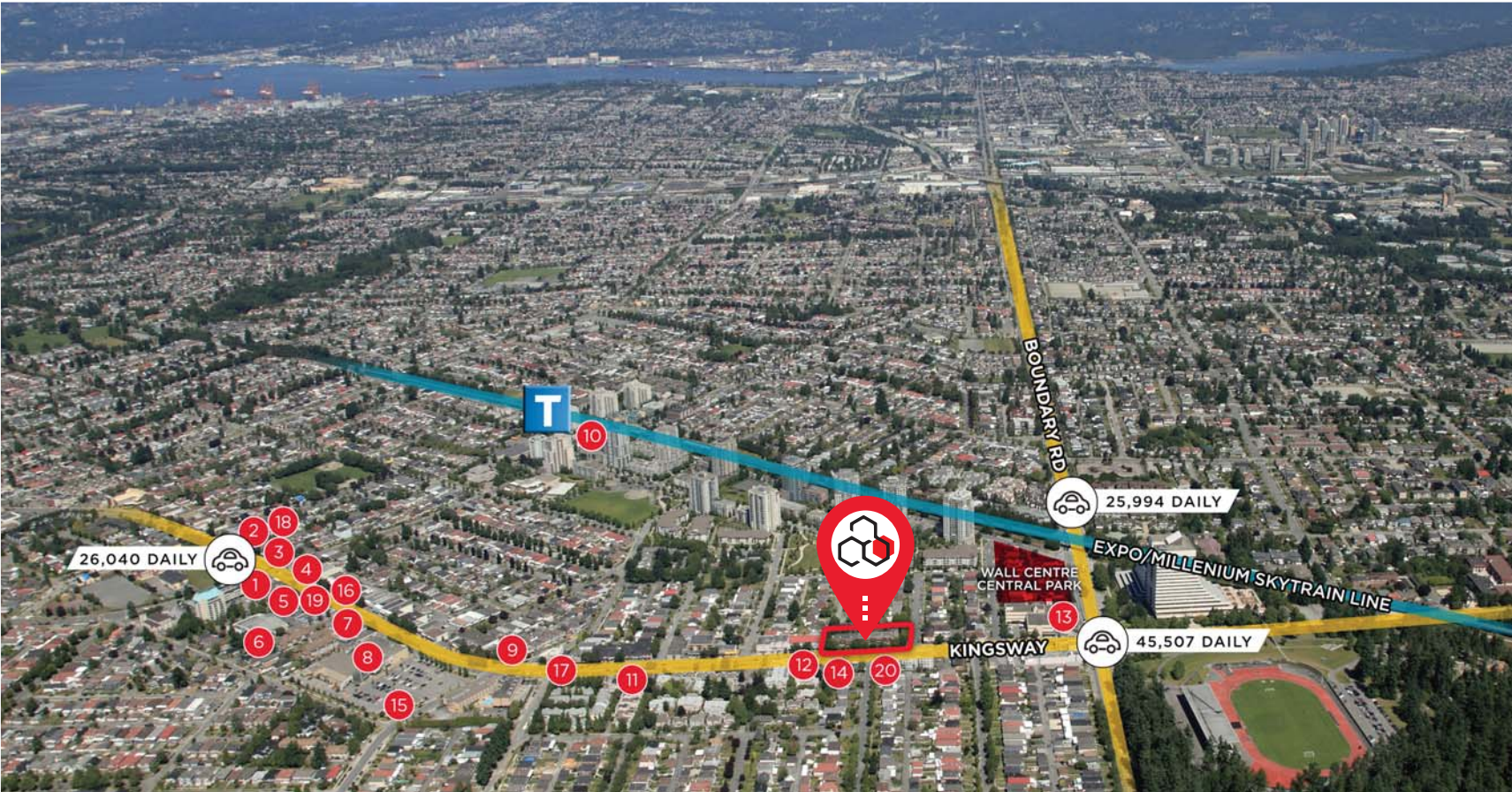
**HUNGERFORD**  
PROPERTIES



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**NEARBY AMENITIES**

- 1 7-11
- 2 BMO
- 3 CIBC
- 4 Vancity
- 5 RBC
- 6 London Drugs
- 7 HSBC
- 8 Safeway
- 9 Tim Hortons
- 10 Tim Hortons
- 11 Subway
- 12 Max's Restaurant
- 13 Starbucks
- 14 Pre-K Academics Day Care
- 15 BC Liquor Store
- 16 TD Bank
- 17 Chosun Korean BBQ
- 18 Captain's Boil
- 19 Peaceful Restaurant
- 20 Icy Bar

**OPPORTUNITY**

The building features a total of 10,032 sf of new commercial space for lease on the ground floor of a 6 storey residential and commercial mixed use development fronting Kingsway. Upon completion, this new-build mixed use building will be unique to this portion of the Kingsway corridor – ideal for premium brand positioning. The finished space will feature floor to ceiling glazing, double doors, 12 foot ceilings with fashionable exposed ducting, as well as high exposure, flexible signage opportunities fronting onto bustling Kingsway. The Landlord will build the space out to a 'shell' state featuring sprinklers, an open floor plan, demising walls, electrical, plumbing and HVAC ready for tenant distribution.

**LOCATION**

The Property is strategically located on the bustling Kingsway Corridor, only two blocks from Boundary Road. The Property boasts exposure to one of the busiest stretches of Kingsway by vehicle count anchored to the east, by the rapidly densifying Metrotown, and to the west by the transit driven growth around Joyce-Collingwood Station. The Property is within a 10 to 15 minute walk from two SkyTrain stations (Joyce SkyTrain Station and Patterson SkyTrain Station) which, coupled with the mixed-use nature of the neighbourhood, ensures steady pedestrian activity at all hours of the day.

Retail anchors in the immediate vicinity of the Property include Safeway and a BC Liquor Store though the area's retail landscape continues to be largely comprised of single location retailers. The most prominent retailer groups operating in the neighbourhood include health-care providers, beauty and aesthetics, mixed Asian restaurants and electronics and small appliance repair shops.

**OPTION A**

3581 Kingsway	530 SF
3583 Kingsway	1,765 SF
3585 Kingsway	1,477 SF
3587 Kingsway	1,401 SF
3589 Kingsway	1,221 SF
3591 Kingsway	1,173 SF
3593 Kingsway	1,233 SF
3595 Kingsway	1,232 SF
<b>TOTAL</b>	<b>10,032 SF</b>

**AVAILABILITIES**

**ZONING**

CD-1

**AVAILABLE**

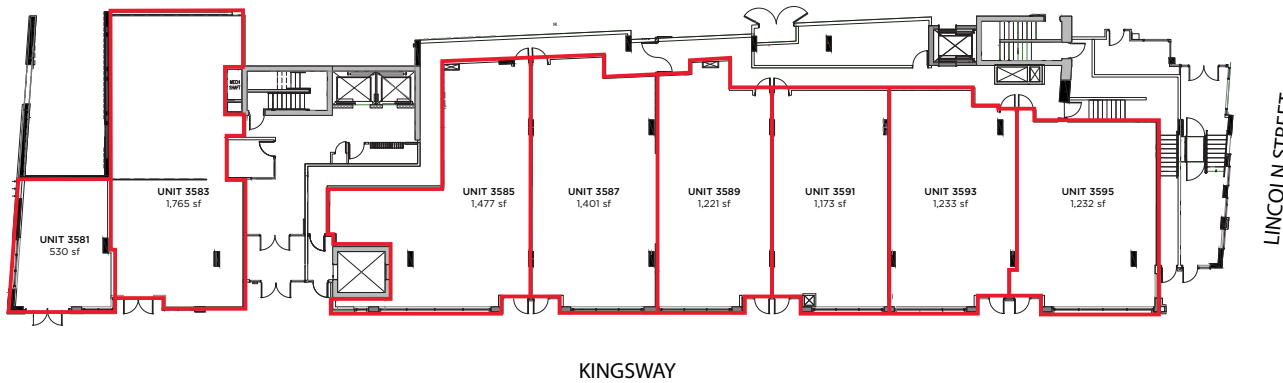
Q3 2019

**LEASE RATE**

Please Contact Listing Agents

**COMMERCIAL HIGHLIGHTS**

- High traffic along Kingsway corridor (43,000+ vehicles per day)
- Great exposure
- Convenient underground visitor parking
- Close proximity to surrounding residential neighbourhood

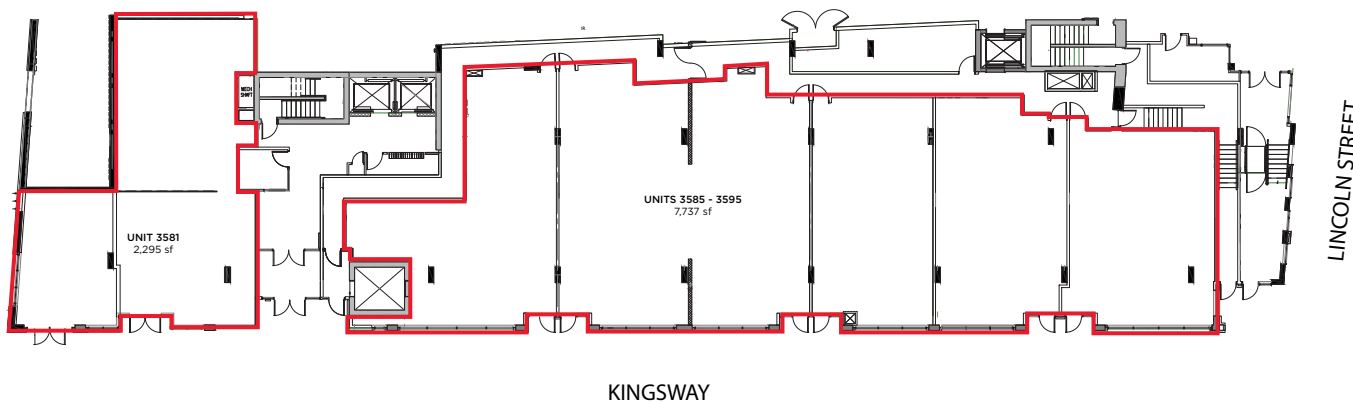


**OPTION B**

3581 Kingsway	2,295 SF
3585 Kingsway	7,737 SF

**BUILDING FEATURES**

- Floor to ceiling glazing
- High ceilings with exposed ducting for unique design feature
- Flexible signage opportunities fronting onto Kingsway
- Hungerford Properties will build the space out to a 'shell' state featuring sprinklers, an open floor plan, demising walls, electrical and plumbing roughed in, and HVAC ready for tenant distributions



Plans are subject to change

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SCORES



WALK SCORE  
VERY WALKABLE  
**76**



TRANSIT SCORE  
EXCELLENT TRANSIT  
**84**



BIKE SCORE  
BIKER'S PARADISE  
**91**



WITHIN  
3 KM

**152,756** Daytime Working Population  
**5.3%** Projected Growth (2017 - 2022)  
Ages **25.2%** < 24  
**57.9%** 25 - 64  
**16.7%** > 65  
**\$80,827** Average Household Income

DEMOGRAPHICS



## DRIVE TIMES

METROTOWN → 8 mins  
DOWNTOWN → 25 mins  
VANCOUVER AIRPORT (YVR) → 34 mins

## NEARBY SKYTRAIN STATIONS

JOYCE-COLLINGWOOD STATION → 1 km - 13 minute walk  
PATTERSON STATION → 1.2 km - 14 minute walk



Hungerford is an award winning developer with more than 40+ years of success investing in, managing and building residential, office, retail and industrial properties in Western Canada. They have in-depth knowledge, experience and resources across the areas of property management, asset management, sales and marketing, development, acquisitions, finance and operations. Hungerford has developed and refurbished millions of square feet of real estate assets across Western Canada, and currently manages a portfolio of diversified assets.

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\*Craig Haziza is licensed with CAH Realty Inc. and has a contractual relationship with Cushman & Wakefield ULC

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