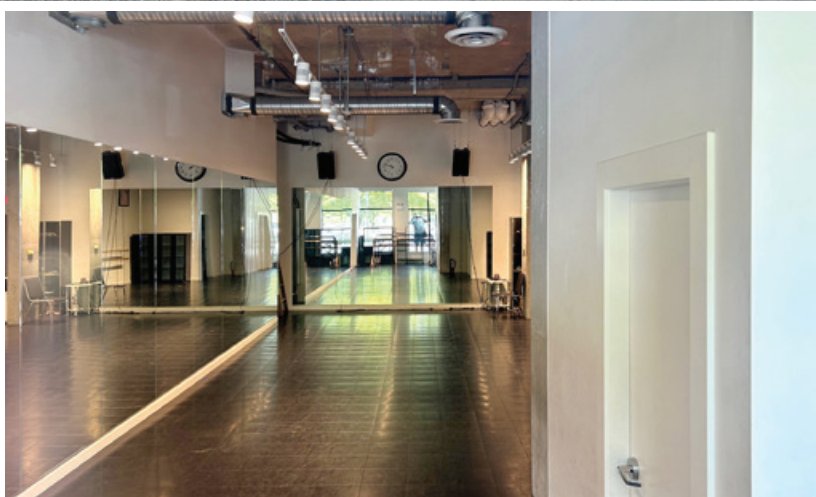


FOR SUBLEASE | RETAIL
5460-5468 FRASER STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **2,676 SF**
- **Prominent East Vancouver Location with Signage Available**

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FOR SUBLEASE | RETAIL

5460-5468 FRASER STREET

VANCOUVER, BC

Opportunity

Lee & Associates is pleased to present a prime sublease opportunity featuring retail space with ancillary office in a well-established Vancouver neighbourhood. There are two spaces available that total 2,676 SF.

Location

Located on the east side of Fraser Street, just north of East 39th Avenue, the property offers convenient access throughout Greater Vancouver. It sits within East Vancouver's Fraser neighbourhood, an area undergoing massive transition. A wave of new residential projects along the Fraser Street Corridor, combined with an expanding variety of retail businesses, is actively reshaping the local streetscape and enhancing the community's appeal.

Features

- ▶ Prominent signage available
- ▶ 7-minute bus ride to Oakridge Park/Canada Line SkyTrain station
- ▶ High ceiling heights
- ▶ North and west facing location
- ▶ Two (2) underground parking stalls
- ▶ High traffic location

Average Daily Traffic Count

Fraser Street, northbound/southbound at 43rd Avenue (2013*) – 26,000 VPD

**Most recent statics available from City of Vancouver*

Zoning

C-2 Commercial

Available Area

2,676 SF

Basic Lease Rate

\$32.00 PSF

Taxes & Operating Costs

\$19.26 PSF (2025 estimate)

Availability

Immediate

Sublease Expiry

December 14, 2027

