

FOR LEASE | RETAIL  
**1391 EAST 33RD AVENUE**  
VANCOUVER, BC



**4,395 SF Retail Space**

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## 1391 EAST 33RD AVENUE

### VANCOUVER, BC

#### Opportunity

This is a rare opportunity to secure 4,395 SF with onsite parking on the high profile intersection of Knight Street and East 33rd Avenue.

#### Location

This freestanding building is centrally located in the Kensington Cedar Cottage community of East Vancouver, situated on the north west corner of Knight Street and East 33rd Avenue. Knight Street is a major north-south roadway connecting the Port of Vancouver to Hwy 91 which services over 50,000 vehicles per day.

#### Features

- ▶ High profile corner property
- ▶ Excellent signage opportunity
- ▶ Rear dock loading
- ▶ On-site surface parking
- ▶ High vehicular traffic location

#### Zoning

C-1 (Allows for a wide range of retail uses)

#### Available Areas

4,395 SF (Approx.)

#### Lease Rate

\$25.00 PSF net

#### CAM & Taxes

\$9.90 PSF (2016 estimate)

#### Traffic Counts

**Knight Street – 4700 block:**

49,168\* vehicles per day

*\*24hr North and South Bound Traffic, 2013*

**East 33rd Avenue – 1500 block:**

26,232\* vehicles per day

*\*24hr East and West Bound Traffic, 2013*

**East 33rd Avenue – 1000 block:**

19,454\* vehicles per day

*\*24hr East and West Bound Traffic, 2013*

DEMOGRAPHICS*	1 KM	3 KM	5 KM
Median Age	39.2	38.6	39.1
2016 Population	23,628	184,840	415,598
Average Household Income	\$78,928	\$74,479	\$80,767
Total Daytime Population	12,474	119,438	375,201
Top 3 Dominant Language	English Cantonese Chinese	English Cantonese Chinese	English Cantonese Chinese

*\*PCensus 2013*



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