

2731 KINGSWAY, VANCOUVER
BRAND NEW 1,425 SF RETAIL STRATA UNIT AT FRAME

**FOR
LEASE**

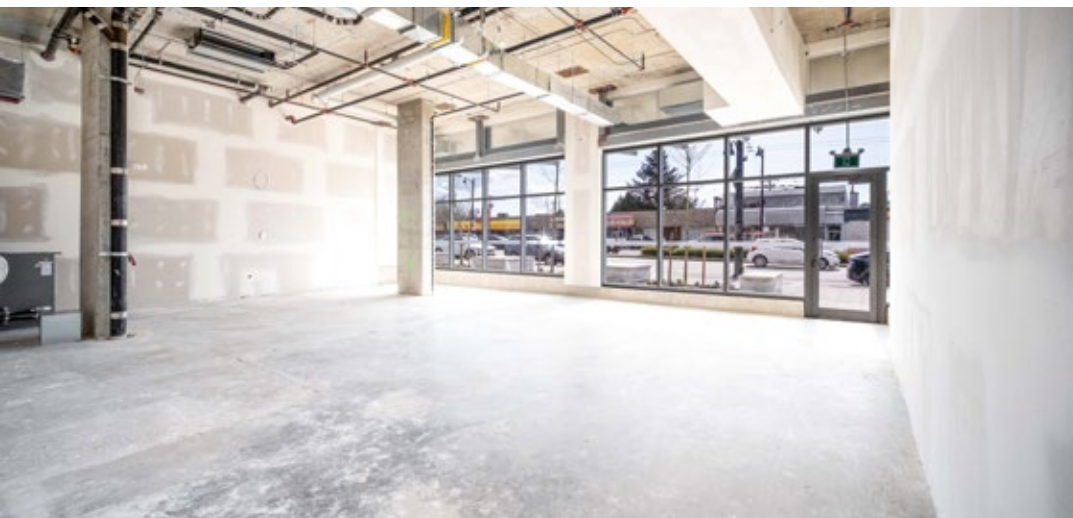


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THE OPPORTUNITY

A brand-new retail strata unit at Frame, located along the Kingsway corridor in Vancouver at the prominent intersection of Kingsway and Earles. The 1,425 SF space features two-bay storefront exposure with excellent visibility, natural light, and strong signage presence along a high-traffic arterial route.

Delivered in shell condition with HVAC installed and 400A, 3-phase electrical service, the unit offers flexible build-out potential suitable for retail, medical, wellness, and service-oriented uses (subject to approvals). Positioned within a growing mixed-use community and a 5-minute walk to a future public plaza, the property benefits from increasing residential density, steady pedestrian activity, and strong vehicular exposure.

PROPERTY HIGHLIGHTS



High-exposure retail opportunity along Kingsway with significant daily traffic and strong street presence



Efficient rectangular layout with two-bay frontage, ideal for retail, medical, or service-based users



New construction shell space with HVAC installed and flexible build-out potential



Rapidly densifying Kingsway corridor with a proposed 20,000 SF public plaza just a 5-minute walk away

SALIENT FACTS

SIZE

+/- 1,425 SQFT

PARKING

2 designated stalls

ZONING

CD-1(806)

ELECTRICAL

400A, 208/120V, 3-phase power

BASIC RENT

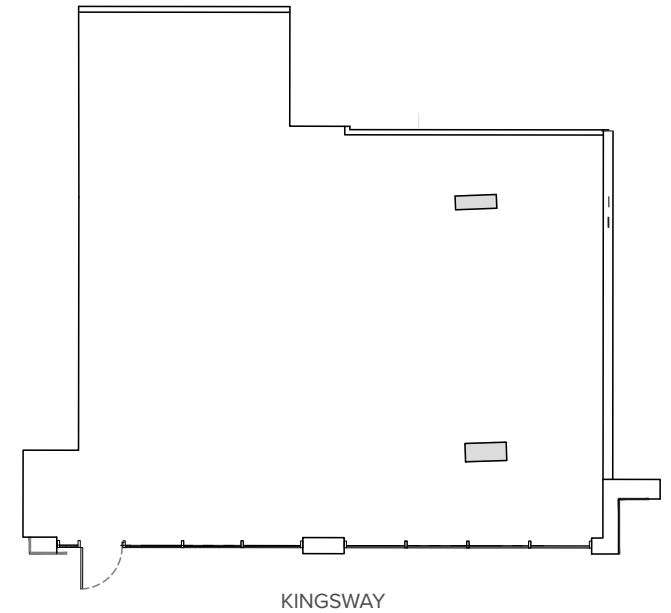
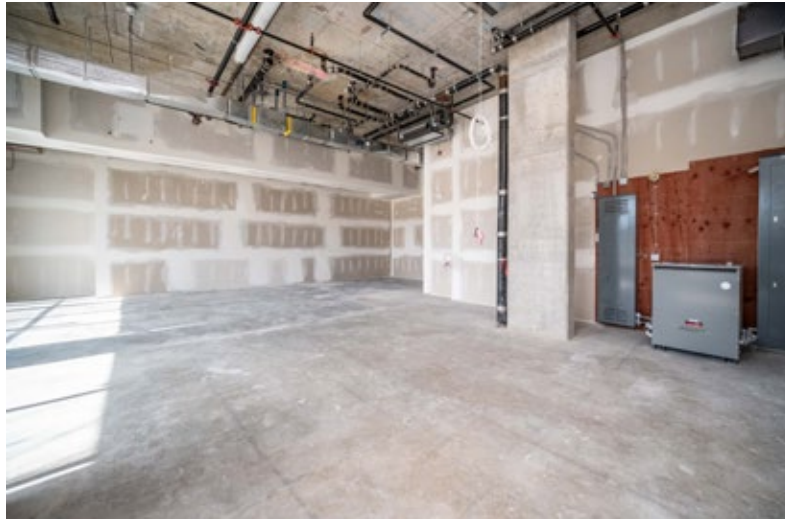
\$55.00/SF

ADDITIONAL RENT

\$17.00/SF

MONTHLY RENT

\$8,550 + GST



NORQUAY VILLAGE ON KINGSWAY

WALK SCORE **91** TRANSIT SCORE **82** BIKE SCORE **75**

Located at Kingsway and Earles Street within Vancouver's Norquay Village neighbourhood, the property sits along one of the city's primary arterial corridors. Kingsway is a high-visibility commercial route serving a dense and diverse residential population, with approximately 40,000 vehicles per day contributing to strong exposure and traffic flow.

The surrounding area continues to experience residential intensification and public realm improvements including the proposed 20,000 SF of public plaza at 2400 Kingsway, reinforcing the long-term retail fundamentals of the corridor. Frame forms part of a newly constructed mixed-use development designed to integrate residential density with protected ground-floor commercial space, supporting sustained pedestrian activity and neighbourhood-serving retail.

Strategically positioned between Downtown Vancouver and Burnaby's Metrotown core, the property benefits from established community amenities, schools, parks, and daily-needs retail, making it well-suited for a range of service-oriented and retail operators.



29th Avenue SkyTrain Station (Expo Line): Approximately 10-minute walk, providing direct rapid transit service to Downtown Vancouver, Burnaby, New Westminster, and Surrey



Kingsway Bus Corridor: Frequent east-west bus routes operating along Kingsway with direct connections to SkyTrain and surrounding neighbourhoods



Regional Connectivity: Centrally positioned between Downtown Vancouver and Metrotown, offering convenient access for both employees and customers



Vehicular Access: Immediate access to Kingsway arterial route, supporting strong commuter traffic and regional drive-time accessibility



Pedestrian Accessibility: Established sidewalks and street-level retail environment supporting walk-in customer traffic



Cycling Access: Accessible via local bike routes connecting to broader Vancouver cycling network



Demographics



Population
108,054



Population Growth (2016-2021)
+3.0%



Households
41,332



Median Household Income
± \$85,000

CONTACT LISTING AGENTS

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