

**5838 & 5844 & 5864 & 5898 CAMBIE STREET, VANCOUVER**  
RETAIL UNITS STEPS AWAY FROM OAKRIDGE-41ST AVE SKYTRAIN

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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# Overview

The property is situated on Cambie Street, between 42nd Avenue and 43rd Avenue, just steps from the Oakridge-41st Avenue SkyTrain Station and the redeveloping Oakridge Centre, which offers a wide array of dining, shopping, and services. The available retail units, with configurations ranging from 1,690 sq. ft. to 4,507 sq. ft., feature unparalleled exposure and visibility along Cambie Street. This prime location attracts significant foot and vehicle traffic throughout the day, creating an ideal environment for retail operations. The bustling nature of this vibrant corridor, coupled with the substantial daily commuter traffic, positions these units to fully capitalize on the dynamic atmosphere.



5898 CAMBIE ST



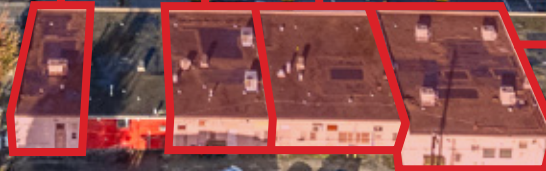
5864 CAMBIE ST



5844 CAMBIE ST



5838 CAMBIE ST





**5844 CAMBIE ST**



**5864 CAMBIE ST**



**5838 CAMBIE ST**



**5898 CAMBIE ST**

## Property Highlights



Unparalleled exposure and visibility on Cambie Street



Ample parking at the rear of the property



280m from Oakridge-41st Avenue Canada Line SkyTrain Station



Currently improved as a fully built-out showroom



Directly across from Oakridge Centre. High foot traffic in a rapidly developing and highly densified neighbourhood

## Salient Facts

### Size Breakdown

5838 Cambie: ± 3,560 SQFT

5844 Cambie: ± 2,149 SQFT\*

5864 Cambie: ± 2,358 SQFT\*

5898 Cambie: ± 1,690 SQFT

\*5844 Cambie & 5864 Cambie can be combined for a total of ± 4,507 SQFT

### Parking

2 free reserved stalls (Additional parking at market price)

**Gross Rent: Per Unit**  
\$65/SQFT

**Gross Rent: 5838 Cambie**  
\$80/SQFT

5838 CAMBIE ST  
± 3,560 SQFT





**\*5844 & 5864 CAN BE COMBINED FOR A TOTAL OF 4,507 SQFT**



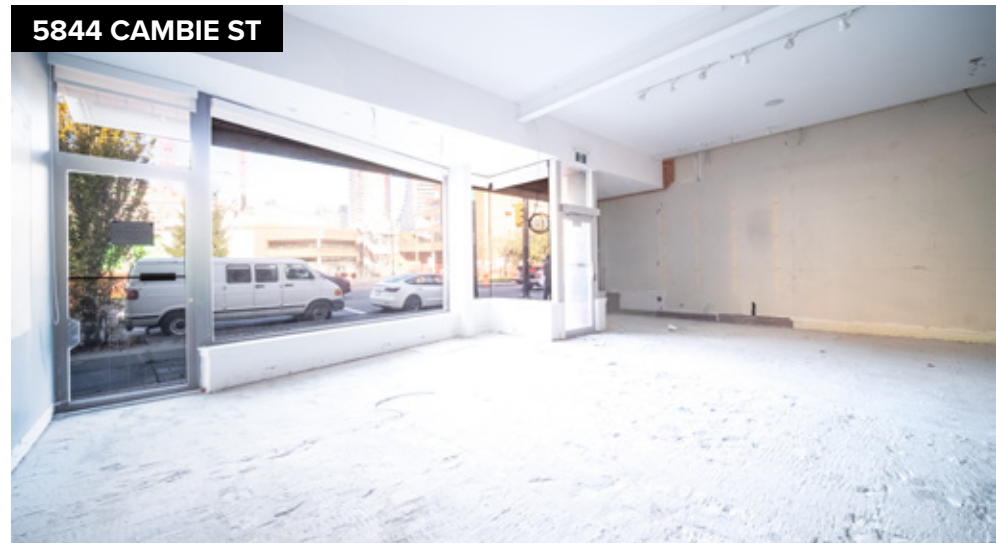
**5844 CAMBIE ST**



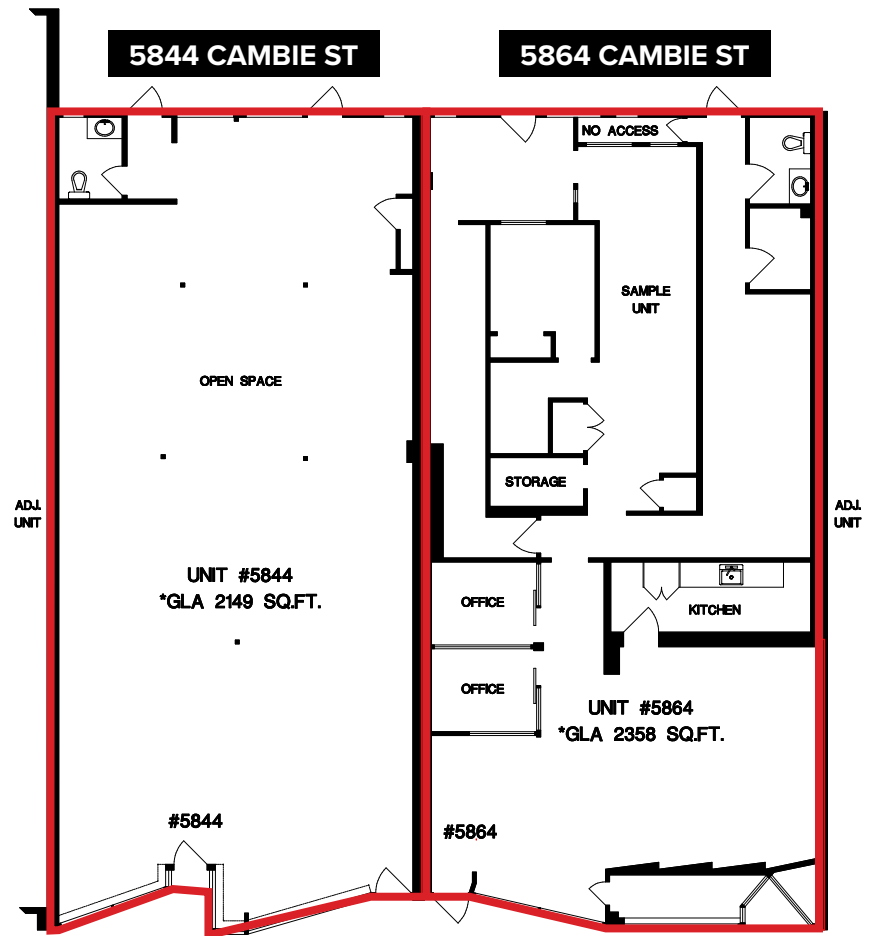
**5844 CAMBIE ST**



**5844 CAMBIE ST**



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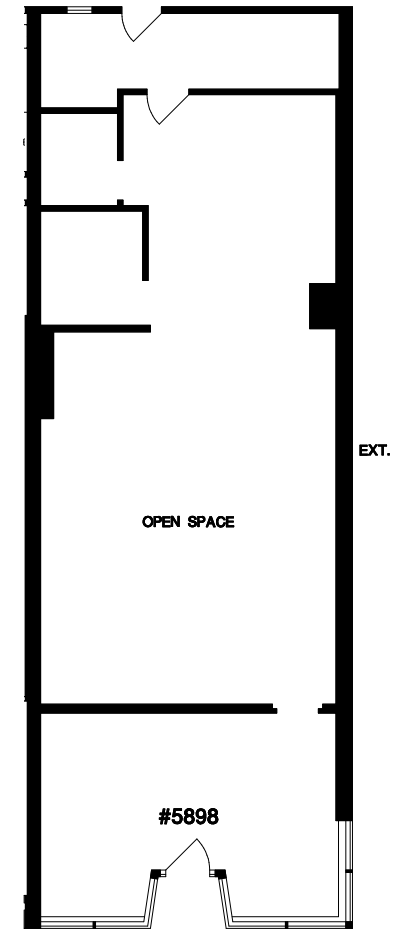


Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

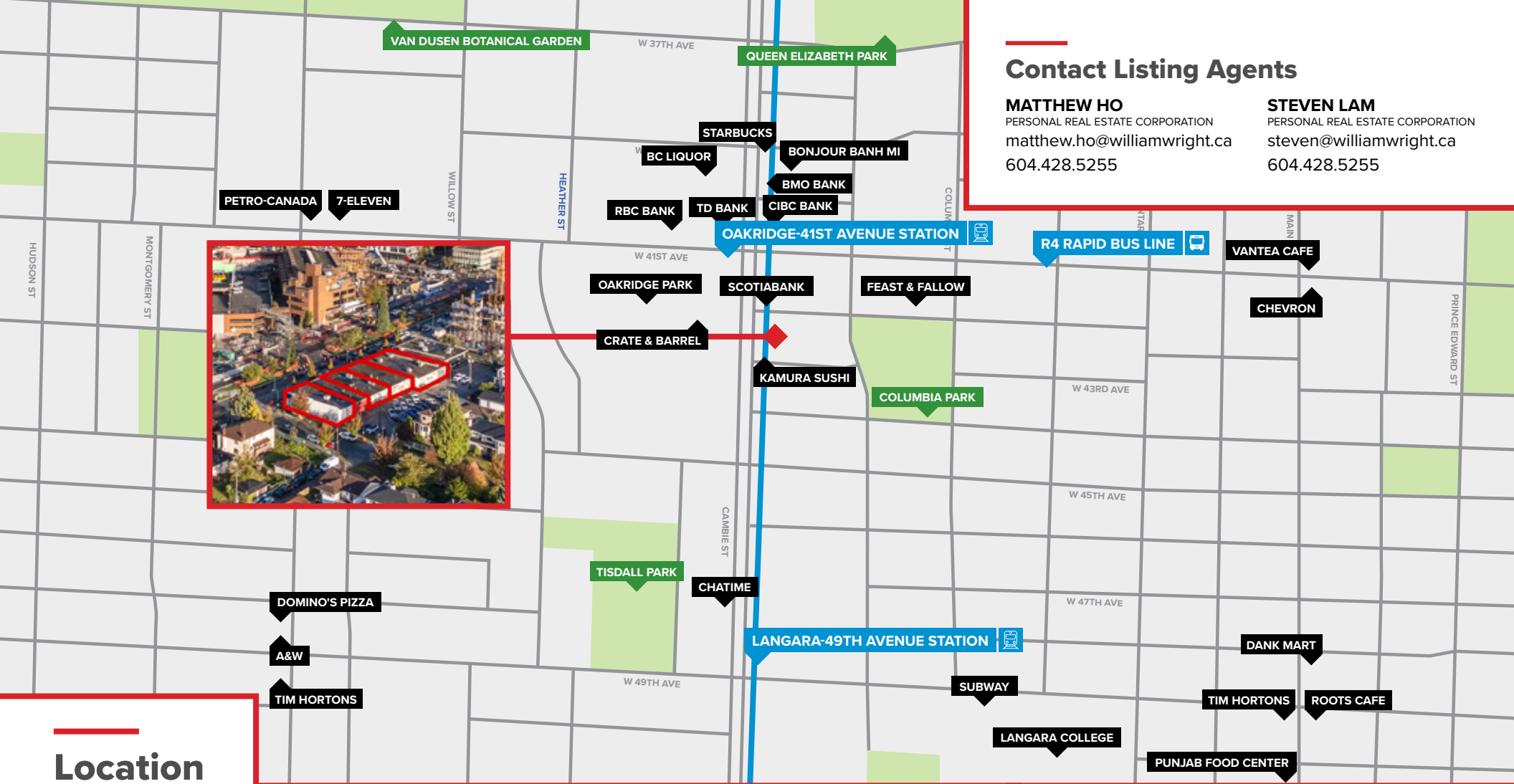
5864 CAMBIE ST  
± 2,358 SQFT



**5898 CAMBIE ST**  
± 1,690 SQFT



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



## Contact Listing Agents

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## Location

Located along Cambie Street, this area offers high visibility and easy accessibility. The proximity to Oakridge-41st Avenue SkyTrain Station ensures convenient transportation for commuters and shoppers. The ongoing redevelopment of Oakridge Centre is enhancing the local retail landscape, attracting new shops and services that will boost foot traffic from both residents and visitors. The Cambie Corridor is vibrant, featuring a variety of dining options, cafes, and essential services, making it an appealing destination for businesses in a bustling retail environment.

## Driving Distances

LANGARA COLLEGE	4 MIN DRIVE
OAKRIDGE-41ST AVENUE STATION	5 MIN DRIVE
YVR AIRPORT	19 MIN DRIVE