



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

**2886 COMMERCIAL DRIVE**

**VANCOUVER, BC**



**Kyle Wilson**

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**OPPORTUNITY**

To lease an approximate 5,697 SF building currently improved as an automotive repair shop; the space offers 5 service bays, ground and mezzanine level storage, plenty of surface parking, front desk/ reception area and waiting room.

**LOCATION**

The subject property is located at the corner of East 13th and Commercial Drive. Commercial Drive is at the heart of the Grandview-Woodland neighborhood. The area is an excellent destination for a variety of local restaurants, cafes, shops and services.

**FEATURES**

- Large surface parking lot
- Close proximity to Commercial Broadway Station
- Surrounded by a vibrant mixture of restaurants and amenities

**SITE AREA**

13,992 sf

**BUILDING AREA**

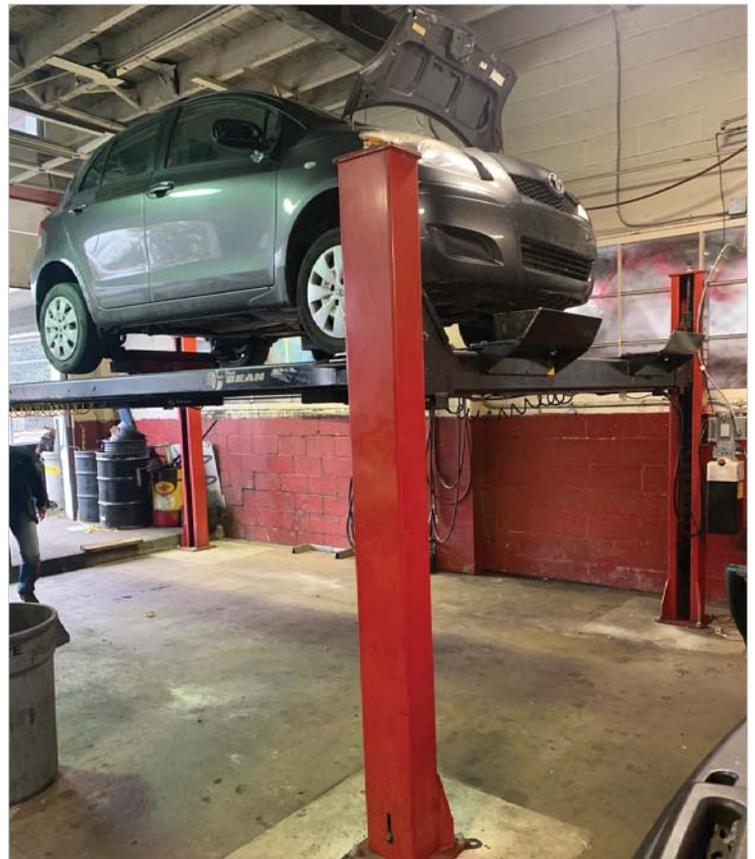
Main Floor	5,187 sf
Mezzanine	510 sf
<b>Total Area</b>	<b>5,697 sf</b>

**TERM**

Approximately 2 years

**ASKING RATE**

Please contact the Listing Agents for details



**DEMOGRAPHICS**



WITHIN  
3 KM

<b>184,634</b>	2019 Population Estimate	
<b>0.9%</b>	Projected Growth (2019 - 2024)	
Ages	< 19	<b>16.1%</b>
	20 - 59	<b>64.1%</b>
	> 60	<b>19.8%</b>
<b>\$96,643</b>	Average Household Income	

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