

FOR LEASE

RETAIL SPACE at 22 TERRACE

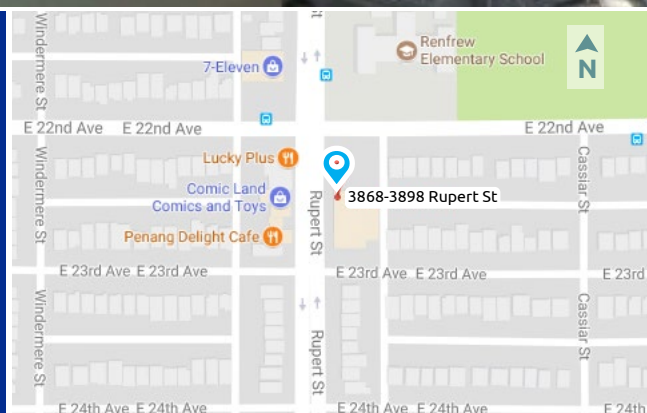
3868 - 3898 Rupert Street, Vancouver, BC

22TERRACE



Opportunity Highlights

- Anchored by Chong Lee Market
- Floor to ceiling glazing with excellent ceiling height
- Concrete construction
- HVAC
- 67 underground stalls for the retail commercial use
- Skytrain station nearby



Eric K. Poon

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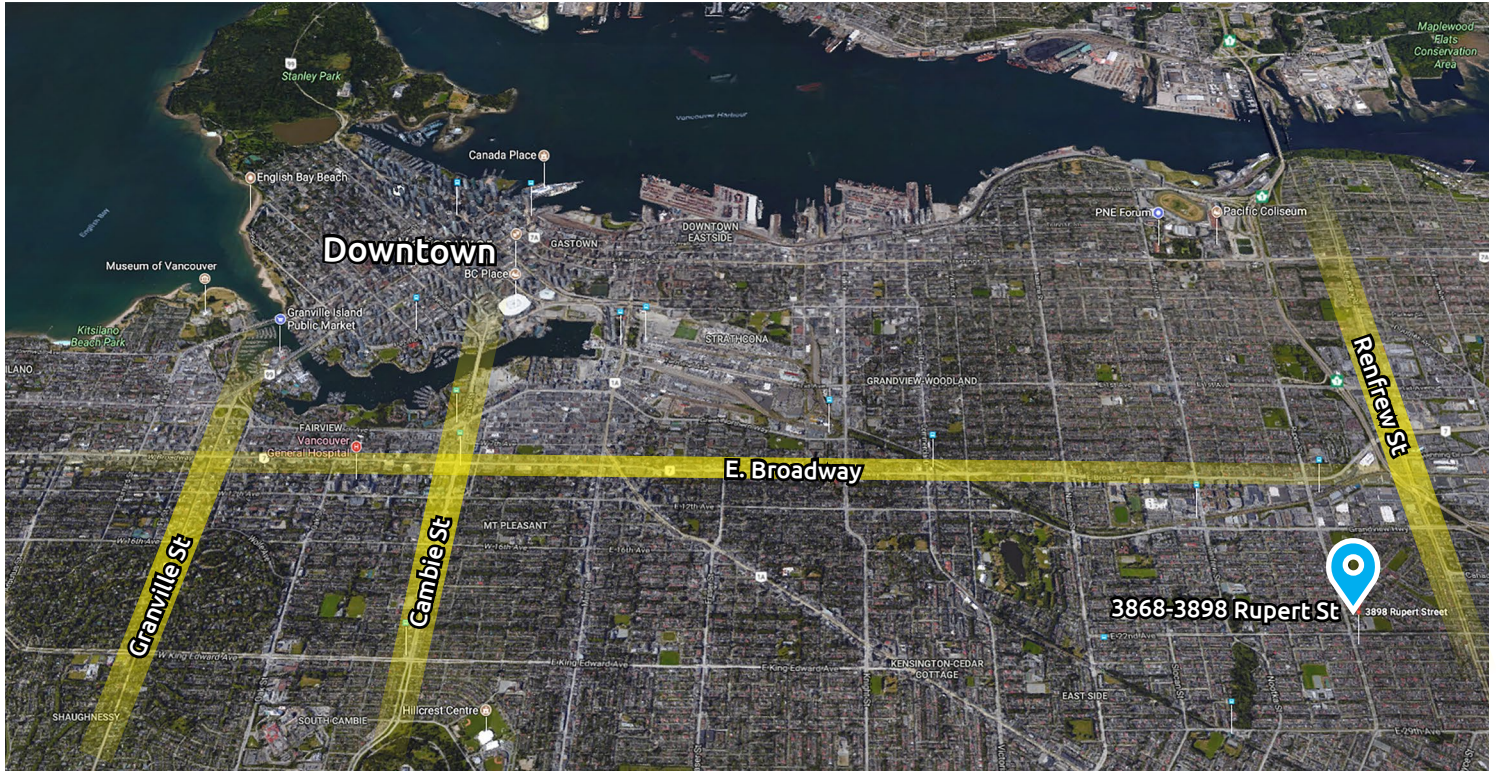
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Location

The property is located on the south-east corner of Rupert Street and East 22nd Ave. Rupert Street is an arterial route and East 22nd Ave is a busy route that connects Boundary Road to Nanaimo Street. It is strategically located in the heart of Renfrew Heights, a prominent and dynamic family-oriented residential neighborhood. The City of Vancouver has developed the Renfrew-Collingwood vision plan to facilitate all aspects of future growth and development in the area.

The property is 15 minutes away from downtown Vancouver and 20 minutes away from the Vancouver International Airport. Nearby Skytrain stations include Rupert Station, 29th Ave. Station Nanaimo Station, and Joyce-Collingwood Station. The location of 22 Terrace provides convenient public transit that connects to all directions of the city, west towards UBC, east towards the city of Burnaby, North towards downtown Vancouver, and South towards the city of Richmond.

The location consists of a mix of commercial spaces, residential development, retail buildings, and a local elementary school. The surrounding neighbourhood is consisted predominantly of single family homes. The recently renovated Renfrew Park Community Centre is also conveniently close, within walking distance and provides a wide variety of programs and amenities to residents in the area.

The Development

22 Terrace is a mix use development over an entire city block on Rupert Street between East 22nd and East 23rd Ave. The development is a 6 story building, with ground floor retail commercial units and 98 rental residential units over 5 stories above. The development also has 2 levels of underground parking, with 67 stalls servicing the commercial component of the development.

The retail commercial component of 22 Terrace consists of approximately 22,988 sf of ground floor commercial

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space. Chong Lee Market will be the anchor tenant occupying 13,305 sq.ft. on the corner of Rupert and East 22nd Ave. CRU units are available from 1,134 sq.ft. to 3,223 sf. with maximum continuous space being 4,431 sq.ft. All commercial units have floor to ceiling glazing and lofty ceiling heights providing prominent retail presence.

Property Features

- Floor to ceiling glazing
- Excellent ceiling height
- Concrete construction
- HVAC
- 67 underground stalls for the retail commercial use
- Skytrain station nearby

Zoning

CD1 zoning permitting a wide variety of retail and commercial uses.

Basic Rent

\$35.00 per sq.ft. net

Additional Rent

\$15.00 per sq.ft. (estimated)

Availability

Fall 2022

RETAIL SPACE at 22 TERRACE 3868 - 3898 Rupert Street, Vancouver, BC

Renfrew-Collingwood Demographics

2001	2006	2011
Total Census Population		
44,946	48,885	50,500
Median Household Income		
\$42,185	\$47,320	\$55,074
Number of Household		
14,650	16,815	17,745
Average Age: 38		
Traffic Count: 31,000 vehicles per day		



75 WALK
SCORE



79 TRANSIT
SCORE



77 BIKE
SCORE



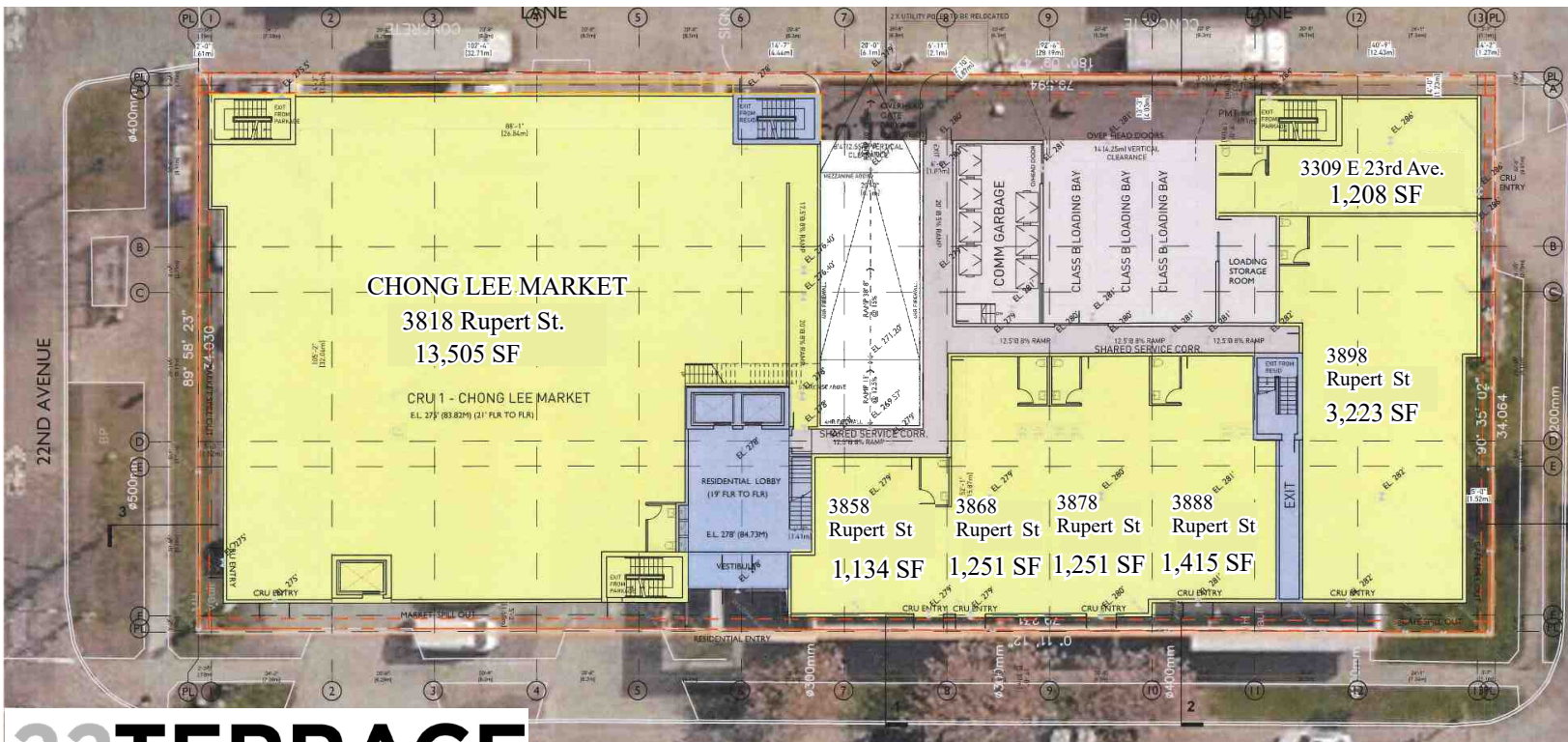
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