

**FOR SALE/LEASE**

# **5860 EAST BOULEVARD**

Vancouver, BC



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# 5860 E BLVD

Vancouver, BC

## SPACE DETAILS

### ADDRESS

5860 East Blvd Vancouver

### PROPERTY

1009 sf strata tiled retail unit

### OPPORTUNITY

For Sale and Lease

### YEAR BUILT

2019

### ZONING

CD-1 (622), allows a wide range of uses including but not limited to Cultural and Recreational, Institutional, Office, Retail, Service, clinic, etc.

### PARKING

one designated secured lot and ample street parking

### AVAILABILITY

immediately

### CEILING HEIGHT

12 feet

**FOR SALE**

**FOR LEASE**

### ASKING PRICE

**\$1,650,000**

### BASIC RENT

\$60/sf (Year One)

### ADDITIONAL RENT

\$ 29.20

(estimated for 2026)



### PREMIUM RETAIL OPPORTUNITY IN THE HEART OF KERRISDALE

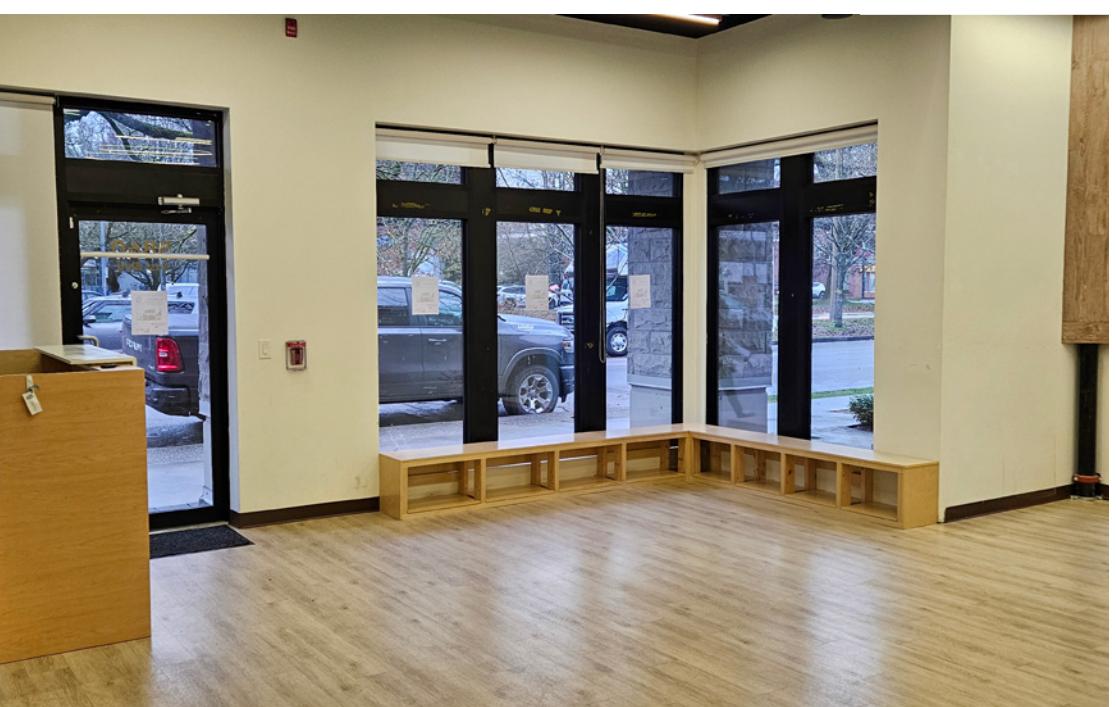
Located in the heart of Vancouver's prestigious **Kerrisdale** neighbourhood, this prime commercial retail opportunity at **5860 East Boulevard** offers exceptional exposure.

Positioned just south of West 41st Avenue, the property benefits from high foot traffic and excellent visibility within one of Vancouver's most affluent and well-established retail environments.

### NEIGHBORHOOD & ACCESSIBILITY

Situated in an area celebrated for its sophisticated blend of independent retailers and local mainstays, this location draws a steady flow of both neighborhood residents and destination shoppers. The property is surrounded by a rich array of daily essentials and premium lifestyle amenities, from major financial institutions and grocers to top-tier fitness studios and acclaimed eateries. This vibrant retail corridor is highly connected, offering effortless access to public transportation and a surplus of street parking, ensuring a seamless experience for both staff and clientele.

This offering represents a rare opportunity to secure a premier commercial space in one of Vancouver's most highly sought-after shopping destinations.



## PROPERTY HIGHLIGHTS

This **1,009 SF** corner retail unit is one of only four commercial strata units in **The Station**, a boutique mixed-use development.

The space is designed with sophisticated, artist-led expertise and a level of finish rarely found in the market.

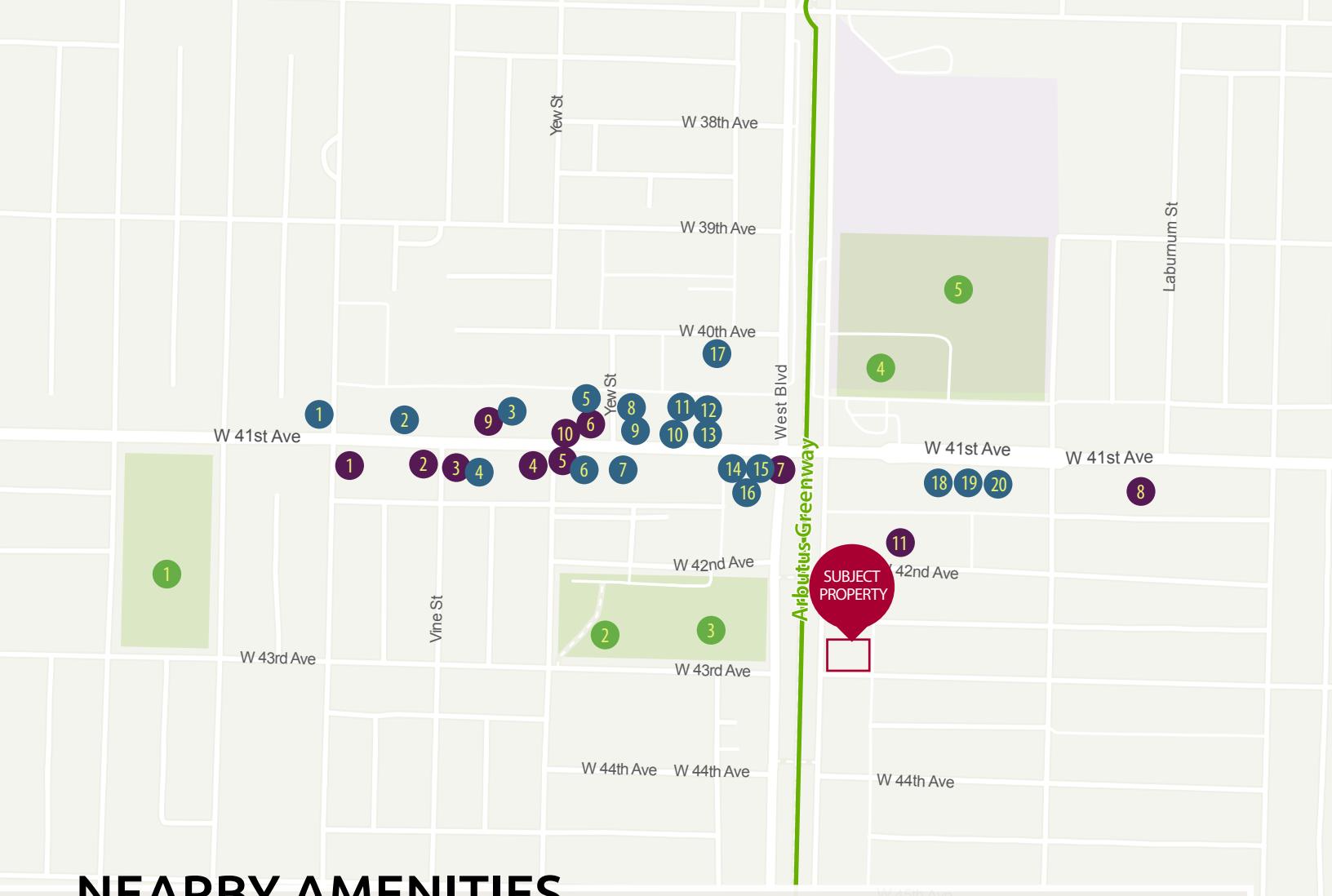
» **Turnkey Condition:** Features beautifully improved flooring, fresh paint, and a modern, functional layout.

» **Natural Light:** Large wrap-around windows provide an abundance of natural light and maximum brand visibility.

» **Modern Infrastructure:** Equipped with air conditioning and a private, accessible washroom in place.

» **Soaring Ceilings:** The unit boasts impressive ceiling heights, creating a spacious and grand atmosphere for customers.

» **Parking:** Includes one designated secured underground parking stall, supplemented by ample street parking for clients and visitors.



## NEARBY AMENITIES

### ● RESTAURANT & CAFE

1. Minerva's Restaurant
2. Saint Germain Bakery
3. Ramen DANBO
4. Vegan Shoku Japanese Restaurant
5. Tim Hortons
6. ASA Sushi
7. Faubourg
8. Shota Sushi & Grill
9. Starbucks
10. Donair Dude
11. Big Way Hot Pot
12. Baan Wasana Thai Restaurant

13. Porkoro Cutlet Express
14. ZUBU Ramen
15. Baquette Vietnamese Bistro
16. Neptune Eats Kerrisdale'
17. Burrata Pizzeria
18. Secret Garden Tea Company
19. Golden Ocean Seafood Restaurant
20. 26 Viet Cafe
21. MYST Asian Bistro

### ● SHOPPING / SERVICES

1. Vancity
2. BlueShore Financial
3. CIBC
4. RBC Royal Bank
5. TD Canada Trust
6. Scotiabank
7. BMO
8. Shoppers Drug Mart
9. Kin's Farm Market
10. London Drugs

### ● RECREATION & ENTERTAINMENT

1. Elm Park
2. Kerrisdale Centennial Park
3. Kerrisdale Community Centre
4. Kerrisdale Cyclone Taylor Arena
5. Kerrisdale Park

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