5381 VICTORIA DRIVE, VANCOUVER
2,600 UP TO 4,600 SF UNIT AT KENSINGTON-CEDAR COTTAGE

FOR LEASE

WILLIAM | WRIGHT

GAVIN BRAR
PERSONAL REAL ESTATE CORPORATION
gavin.brar@williamwright.ca
604.428.5255

Highly Visible Retail/Office Opportunity

Prime location along a well-traveled commercial corridor. High visibility storefront with steady pedestrian and vehicle traffic. Flexible C-2 zoning to accommodate a wide range of businesses. Surrounded by established residential neighbourhoods, schools, and community amenities. Convenient access by transit, bike, and vehicle. This is an excellent opportunity for tenants seeking a prominent, community-oriented location to grow their business in Vancouver.
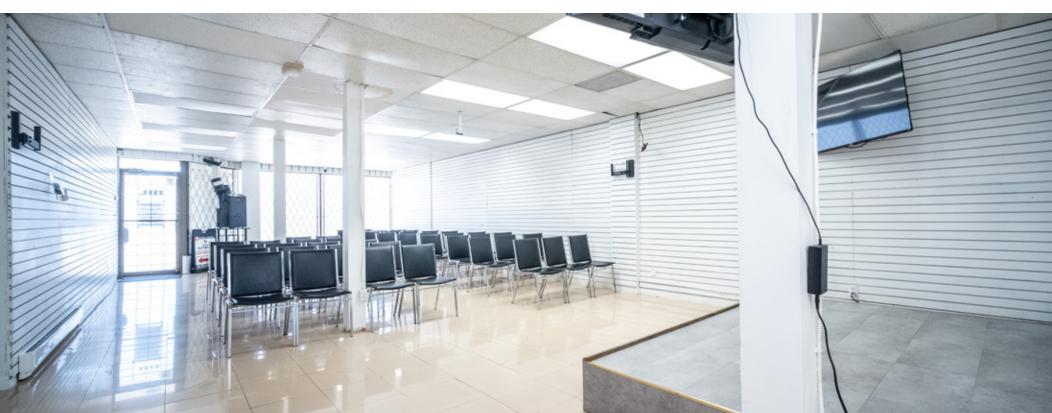
Excellent Transit Connections

Strong Daily Traffic

Surrounding Amenities

Flexible Zoning

Salient Facts

SIZE	+/- 2,600 to 4,600 SQFT
ZONING	C-2
BASIC RENT	$30.00/FT
ADDITIONAL RENT	$10.00/FT

DRIVING DISTANCES

KINGSWAY	3 MIN DRIVE
TROUT LAKE PARK	6 MIN DRIVE
DOWNTOWN VANCOUVER	21 MIN DRIVE
YVR AIRPORT	22 MIN DRIVE

TROUT LAKE PARK

SAVE-ON-FOODS

VICTORIA DR

TD BANK

T&T SUPERMARKET

88 SUPERMARKET

KENSINGTON PARK

BUN CHA CA HOANG YEN

JONES PARK

SUBJECT PROPERTY

STARBUCKS

MCDONALD'S

LONDON DRUGS

DIRECTLY NEXT TO JONES PARK

Transit & Accessibility

92 WALKER'S PARADISE

81 VERY BIKEABLE

Kensington-Cedar Cottage is well-served by multiple bus routes, including direct connections to SkyTrain stations at Commercial–Broadway, Nanaimo, and Joyce–Collingwood. Easy access to major east-west arteries such as Kingsway and 41st Avenue. 5381 Victoria Drive is centrally located within a 15-minute drive to Downtown Vancouver, Burnaby, and Richmond and is surrounded by established residential density, providing a strong local customer base.

Bus Routes in The Neighbourhood

20	VICTORIA/DOWNTOWN
33	UBC/29TH STATION
41	CROWN/JOYCE STATION
R4	UBC/JOYCE STATION

Contact Listing Agent

GAVIN BRAR
PERSONAL REAL ESTATE CORPORATION
gavin.brar@williamwright.ca
604.428.5255