



For Lease | Prime Cambie Village Retail Space

3317 Cambie Street, Vancouver, BC

Marcus & Millichap





### Opportunity Overview

Prime opportunity to lease retail space located on the southwest corner of Cambie Street and West 17th Avenue in Vancouver’s vibrant Cambie Village neighbourhood. Cambie Village is a diverse and vibrant blend of restaurants, cafes, retailers, beauty and wellness services, green spaces, and more. This area has an abundance of street parking available and is well connected to main transit lines, including the 99 B-Line and the Canada Line SkyTrain, providing convenient access for residents and visitors. The space has exceptional street level exposure onto Cambie Street offering tenants excellent exposure to pedestrian and vehicular traffic.

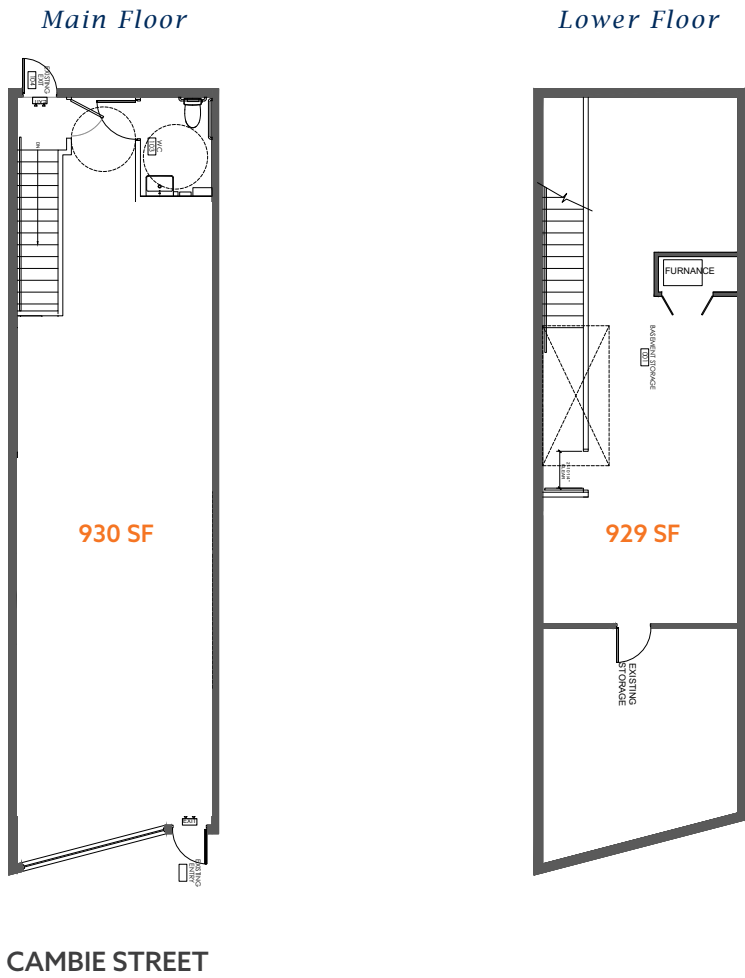
### Property Details

Available Area:	Main Floor: 930 SF
	Lower Floor: 929 SF
	Total: 1,859 SF
Net Rent:	Ground: \$58.00 PSF
	Basement: \$29.00 PSF
Additional Rent:	\$15.00 PSF (2025 estimate)*
Bike Score:	97
Walk Score:	98
Transit Score:	71
Zoning:	C-2**
Available:	Immediately

\*Approximate and subject to change from time to time.  
\*\*Tenant is responsible for verifying permissible uses as per the zoning.



### Floor Plan



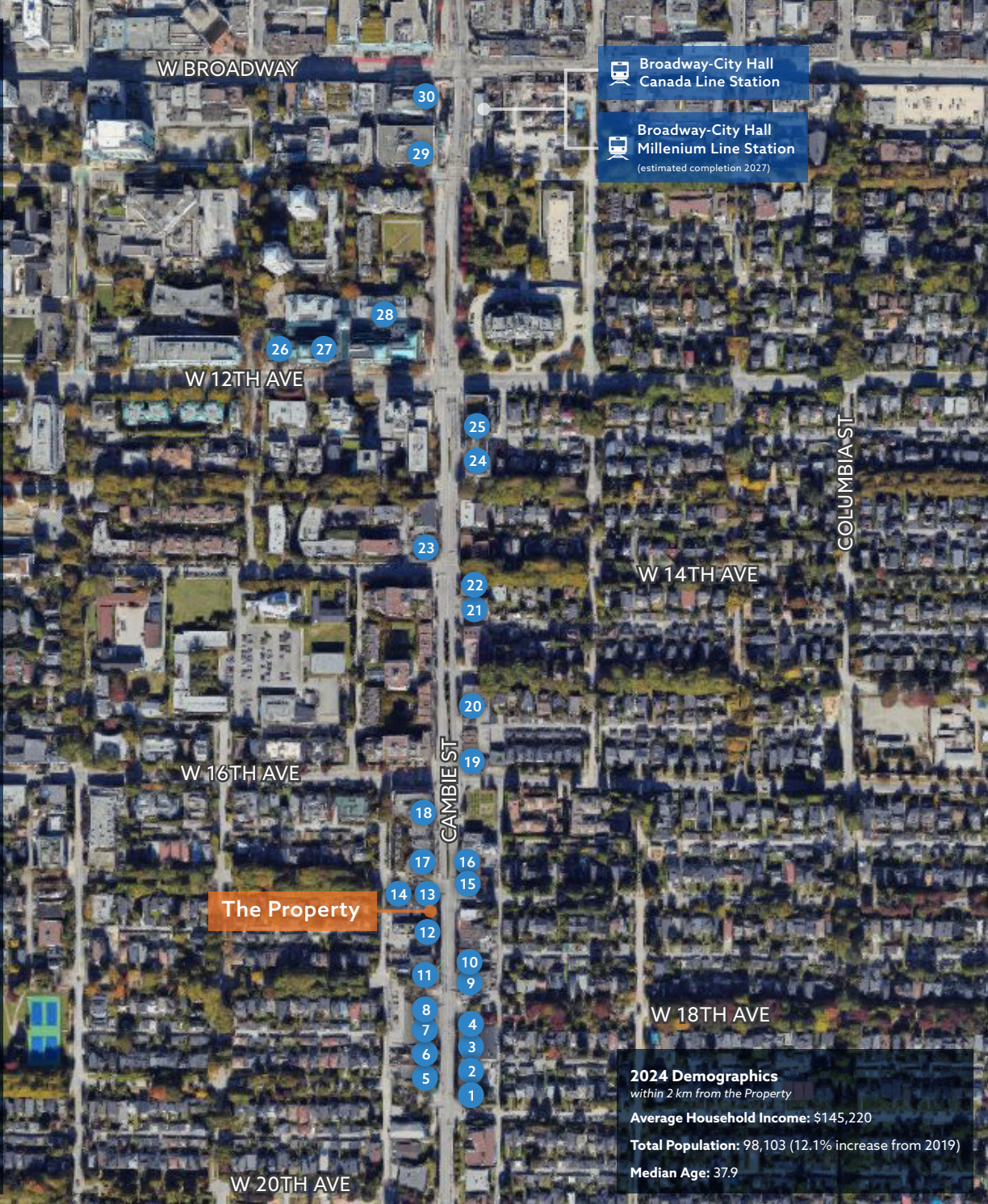
### Property Highlights

- + Central Cambie Village location within the same building as popular restaurants June and Osteria Elio Volpe, as well as many other boutique restaurants and retailers within steps from the property.
- + Exceptional visibility and signage opportunities for tenants with prominent exposure onto Cambie Street.
- + The surrounding area has many new developments underway, including Sterling by Pennyfarthing Homes, W16 by Wesgroup Properties, and Astrid by Enera, which will bring an influx of new residents and businesses to the neighbourhood in the near future.
- + Area retailers include Starbucks, Choices Markets, Kaboodles Toy Store, TD Canada Trust, Rain or Shine Ice Cream, JJ Bean, Cadine, Shoppers Drug Mart, Vij’s, Orangetheory Fitness, and more.



## Area Tenants

1. Starbucks
2. Miso Taco
3. The Park Theatre
4. Kaboodles Toy Store
5. Choices Markets
6. Pet Parlour
7. Angry Otter Liquor
8. TD Canada Trust
9. Rain or Shine Ice Cream
10. Baja Racing Sports Bar
11. JJ Bean
12. Cadine
13. June
14. Osteria Elio Volpe
15. Dutch Wooden Shoe Cafe
16. Montreux Jewels
17. Subway
18. Shoppers Drug Mart
19. Alley 16
20. Vij's
21. Passion8 Dessert Cafe
22. The Firewood Cafe
23. Tip Top Nails Boutique
24. Orangetheory Fitness
25. Quan Ju De Beijing Duck House
26. Fitness World
27. Hot Yoga 101
28. Daniadown Home
29. Vancity
30. Jollibee



### 2024 Demographics

within 2 km from the Property

**Average Household Income:** \$145,220

**Total Population:** 98,103 (12.1% increase from 2019)

**Median Age:** 37.9

## Contact Information

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