

Retail Opportunities

FOR LEASE

Cedar Lane - 1301 Kingsway, East Vancouver, BC



A NEW CULTURAL RETAIL AND DINING DESTINATION IN THE HEART OF LITTLE SAIGON, EAST VANCOUVER.



FOR REAL ESTATE INQUIRIES, PLEASE CONTACT:

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The Behar Group Realty Inc., Brokerage

Property HIGHLIGHTS

Discover the perfect location for your business in the heart of Little Saigon, East Van—where cultural sophistication meets vibrant community, creating a new destination for local eateries and residents.

ADDRESS:

1301 Kingsway, Vancouver, BC

LOT SIZE:

0.33 acres

ASSET CLASS:

Mixed use Residential/Office/Retail

GLA (RETAIL):

10,192 sf

CURRENT ZONING:

CD-1 (741)

POSSESSION:

Immediately

Comprehensive Development district

OTHER NOTES:

- **Prime Corner Exposure** at Kingsway & Clark Drive in Vancouver's dynamic Little Saigon district (unmatched visibility to daily commuter and pedestrian traffic.)
- **New Construction (2025):** mixed-use landmark with 54 upscale rental homes above and four premium street-level retail units below.
- **Flexible Retail Opportunities:** from approximately 1,200 SF to 3,200 SF, with double-height storefronts and mezzanine layouts for flexible retail or restaurant use.
- **Food-Ready Infrastructure:** Units A & B feature Class 1 kitchen venting to roof, ideal for café or restaurant concepts.
- **Customer Convenience:** 2 loading bays for seamless access and operations.
- **Transit & Connectivity:** minutes to the Broadway Subway (Mount Pleasant Station) and only 18 minutes to Downtown Vancouver.
- **Vibrant Neighbourhood Ecosystem:** surrounded by destination dining (Earnest Ice Cream & Do Chay), grocers, and community services — a proven retail hub with a 96 Walk Score / 86 Bike Score.



Location MAP

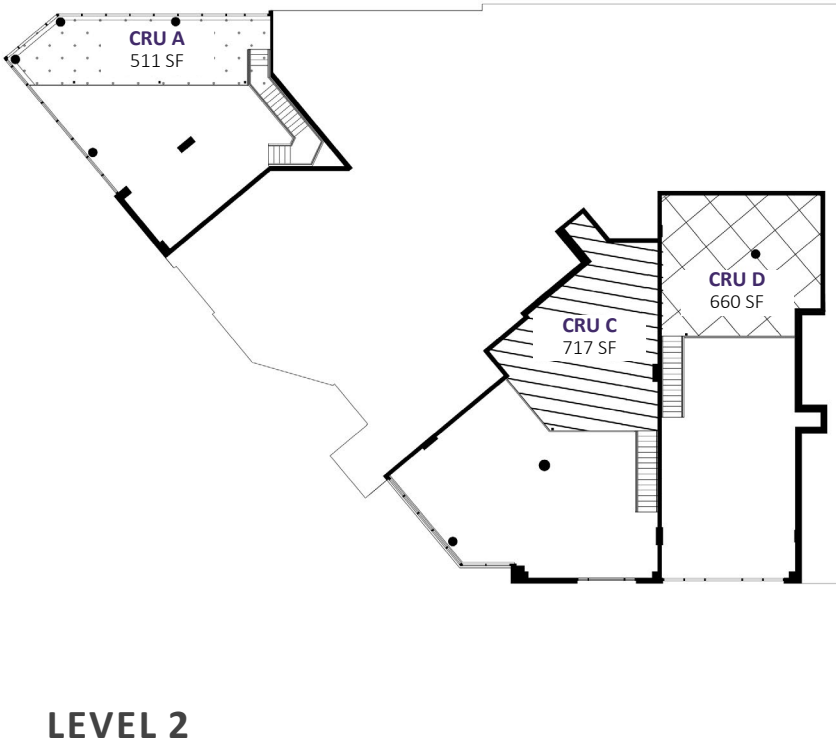
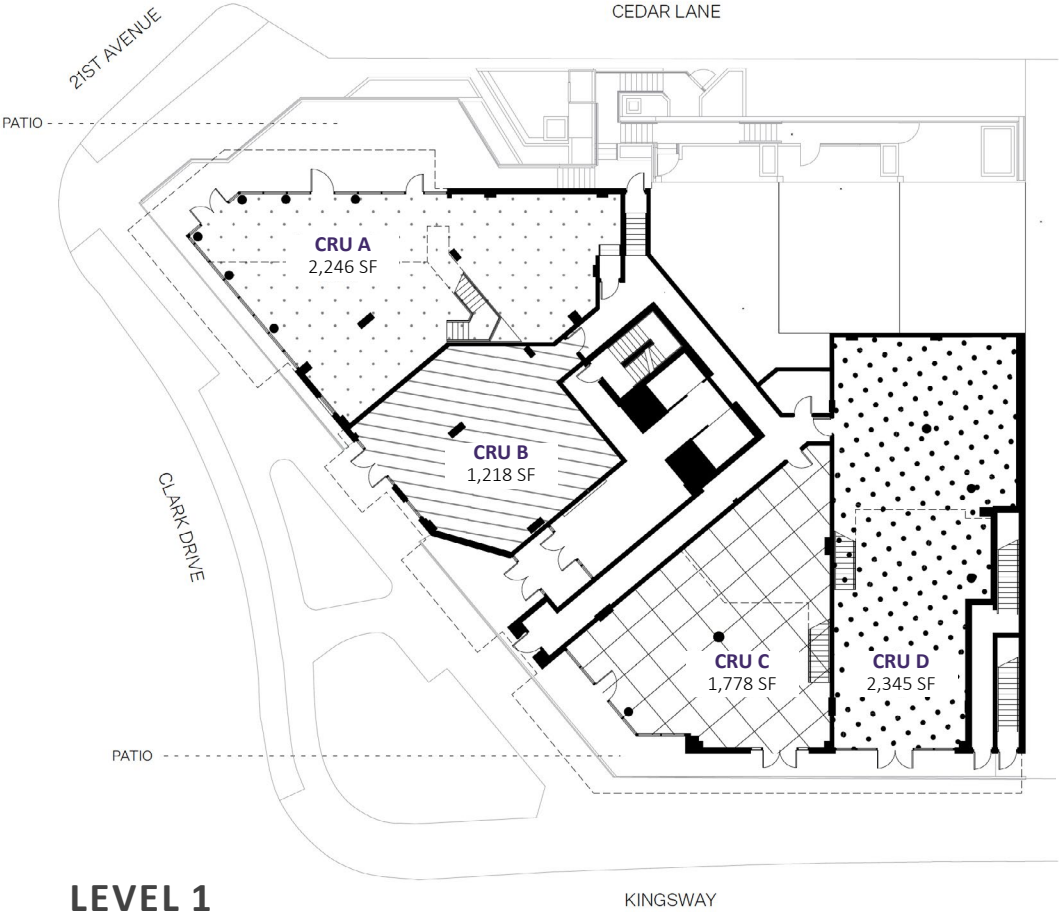
DEMOGRAPHICS	5-min	7-min	10-min
Total Population	113,793	229,599	502,604
Total Daytime Population	93,385	206,677	515,265
Total Households	45,843	92,756	208,573
Average Household Income	\$129,647	\$127,974	\$127,207

Source: Estimates Environics, 2024



Leasing INFORMATION

	LEVEL 1	LEVEL 2	TOTAL
CRU A	2,246 SF	511 SF	2,757 SF
CRU B	1,218 SF		1,218 SF
CRU C	1,778 SF	717 SF	2,495 SF
CRU D	2,345 SF	660 SF	3,005 SF
Pricing	Contact Listing Agents		



ADDITIONAL PHOTOS



CONTACTS

All listing inquiries should be directed to the Designated Representative(s):

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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Unless you are also a Client of TBG (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

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