



CLARIDGE HOUSE BY POLYGON

5740 Cambie Street, Vancouver, BC

Flagship retail opportunities available in the heart of Vancouver's prestigious Oakridge neighbourhood.

NOW PRE-LEASING



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**AVISON
YOUNG**

5740
Cambie Street
Vancouver, BC



PROPERTY

The retail podium acts as the anchor for this mixed-use development that will include a luxury condo tower, a high-end purpose-built rental apartment tower, as well as approximately 60,000 sf of office space.

Located immediately across the street from Oakridge Park, tenants can expect to take advantage of the tremendous exposure and shadow-anchor effect from Vancouver’s premier retail destination.

PROPERTY SUMMARY

UNIT SIZES

5740 Cambie Street – CRU 1 (leased)	5,608 sf
5760 Cambie Street - CRU 2	1,633 sf
5770 Cambie Street - CRU 3*	2,336 sf

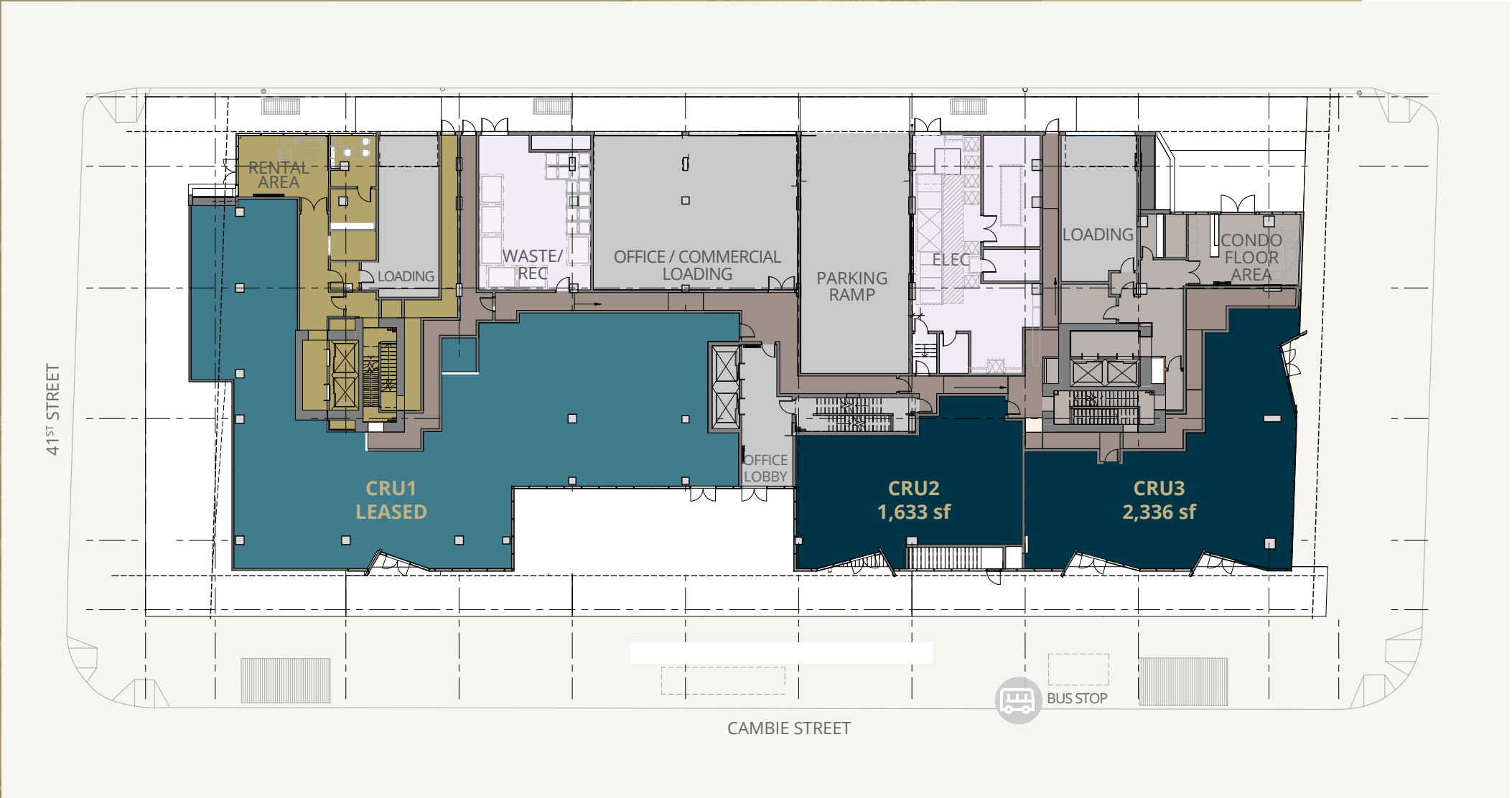
**CRU 3 can be demised into two units of approximately 685sf and 1,651sf*

ZONING
C2

BASIC RENT
Contact listing agents

ADDITIONAL RENT
Contact listing agents

AVAILABILITY
Estimated Q2 2025



LOCATION

Located on the SE corner of Cambie Street and West 41st Avenue in the centre of Vancouver's Oakridge neighbourhood, this project presents an unparalleled opportunity for retailers in one of the city's busiest and most important retail destinations and intersections.

The Oakridge area is currently experiencing significant growth and increased density, with well over a million square feet of new office space and retail offerings upcoming as well as thousands of new residential homes underway, adding to the established and sought-after community.

Easily accessible for pedestrians, personal vehicles and numerous transit options, Oakridge benefits from a very central location that caters to a captive neighbourhood population as well as shoppers from throughout Vancouver and the nearby suburbs including Burnaby and Richmond.

Total population within 3km:
157,935
(2024 projection)


Average annual income within 3km:
\$114,302



Central Location
Immediately across the street from Oakridge Park and Oakridge 41st Ave SkyTrain Station



Signage
Outstanding signage opportunities



Traffic Counts
37,872vpd traveling along Cambie St and 25,817vpd traveling along West 41st



Oakridge-41st Ave SkyTrain Station
With 7,486 daily ridership (2019)



FUTURE AREA DEVELOPMENTS:

- 1

Oakridge Park
- 2

5910 - 5988 Cambie Street
- 3

5812-5844 Cambie Street
- 4

441-475 W 42nd Avenue
- 5

325-341 W 42nd Avenue
- 6

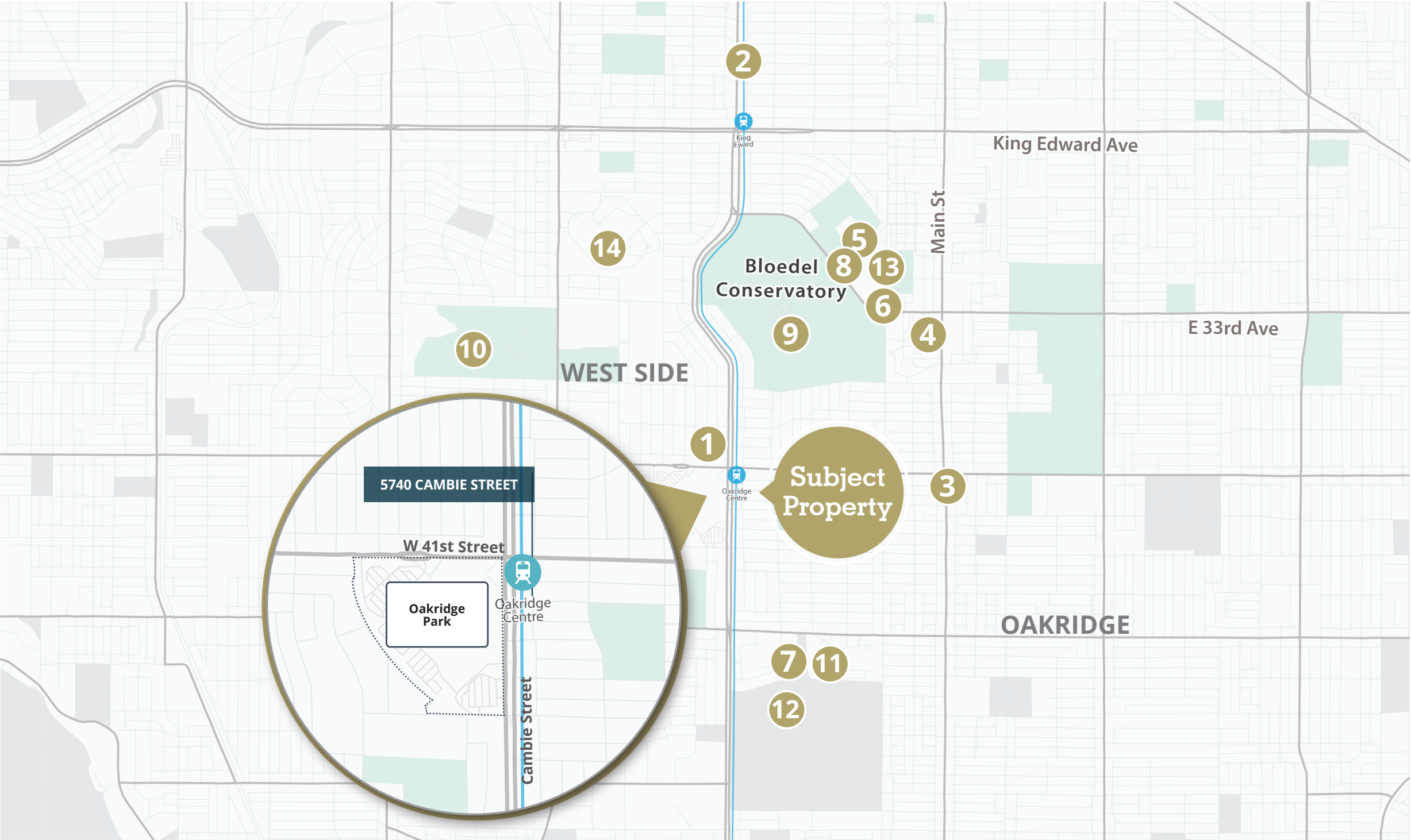
325-343 W 41st Avenue
- 7

325-475 W 41st Avenue
- 8

495 W 41st Avenue **future home of TD Bank*

AMENITIES

- 1 Signature BC Liquor Store
- 2 Cambie Village Shopping
- 3 Main Street Shopping
- 4 Riley Park
- 5 Hillcrest Park
- 6 Vancouver Racquets Club
- 7 Langara Family YMCA
- 8 Hillcrest Centre
- 9 Queen Elizabeth Park
- 10 VanDusen Botanical Garden
- 11 Langara College
- 12 Langara Golf Course
- 13 Nat Bailey Stadium
- 14 BC Women's & Children's Hospital



 **90**
WALKER'S PARADISE
Daily errands do not require a car

 **77**
EXCELLENT TRANSIT
Transit is convenient for most trips

 **100**
BIKER'S PARADISE
Flat as a pancake, excellent bike lanes

 **A SHORT STROLL**
OAKRIDGE PARK


QUEEN ELIZABETH PARK

VANDUSEN GARDEN

 **20-30 MINS**
UBC CAMPUS

KITSILANO BEACH

METROTOWN

 **15 MINS**
DOWNTOWN VANCOUVER

VANCOUVER INTERNATIONAL AIRPORT

RICHMOND CENTRE



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For more information,
please contact

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