

FOR LEASE | RETAIL OR OFFICE SPACE

SUITE 105

5550 FRASER STREET

Vancouver, BC



Patricia Wong Chong*

Associate Vice President

604.780.3889

patricia@macdonaldcommercial.com

**Personal Real Estate Corporation*

Jake Luft*

Senior Vice President

778.828.4245

jake.luft@macdonaldcommercial.com

Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL

SUITE 105

5550 FRASER STREET

Vancouver, BC

Lease a one-of-a-kind retail/office space in a children-focused hub. Join tenants like AquaAdventures, Tumble Town, BASA, and Westside Montessori Academy. Perfect for businesses serving families and kids!

OVERVIEW

This shell-condition commercial opportunity at 5550 Fraser Street offers a flexible blank canvas for tenants seeking to design and build a space tailored to their specific needs. Suitable for retail, office, medical, wellness, or community-oriented uses, the unit provides an adaptable layout with the ability to create a highly functional and purpose-built environment. With prominent street exposure and exceptional pedestrian activity, the space is ideal for businesses looking to establish a strong presence along one of Vancouver's most active commercial corridors.

LOCATION

Situated between East 39th and East 41st Avenues on bustling Fraser Street, the property benefits from exceptional pedestrian traffic and prime street visibility. The building welcomes thousands of children and families each week, attracting consistently heavy foot traffic and exceptional visibility.

Fraser Street is a well-established and vibrant commercial corridor characterized by a diverse mix of retail, services, and community amenities. The property is well served by frequent transit routes along Fraser Street, providing convenient access to Downtown Vancouver, Broadway, and Marine Drive. Easily accessible by car, transit, and bike, this highly visible location offers a compelling combination of exposure, accessibility, and long-term neighbourhood appeal.





SPACE DETAILS

LEASABLE FLOOR AREA

4,241 SF

ZONING

C-2 zoning permits a wide range of commercial, retail, and office uses

PARKING

24 surface parking stalls for tenants and visitors, and ample street parking

BASE RENT

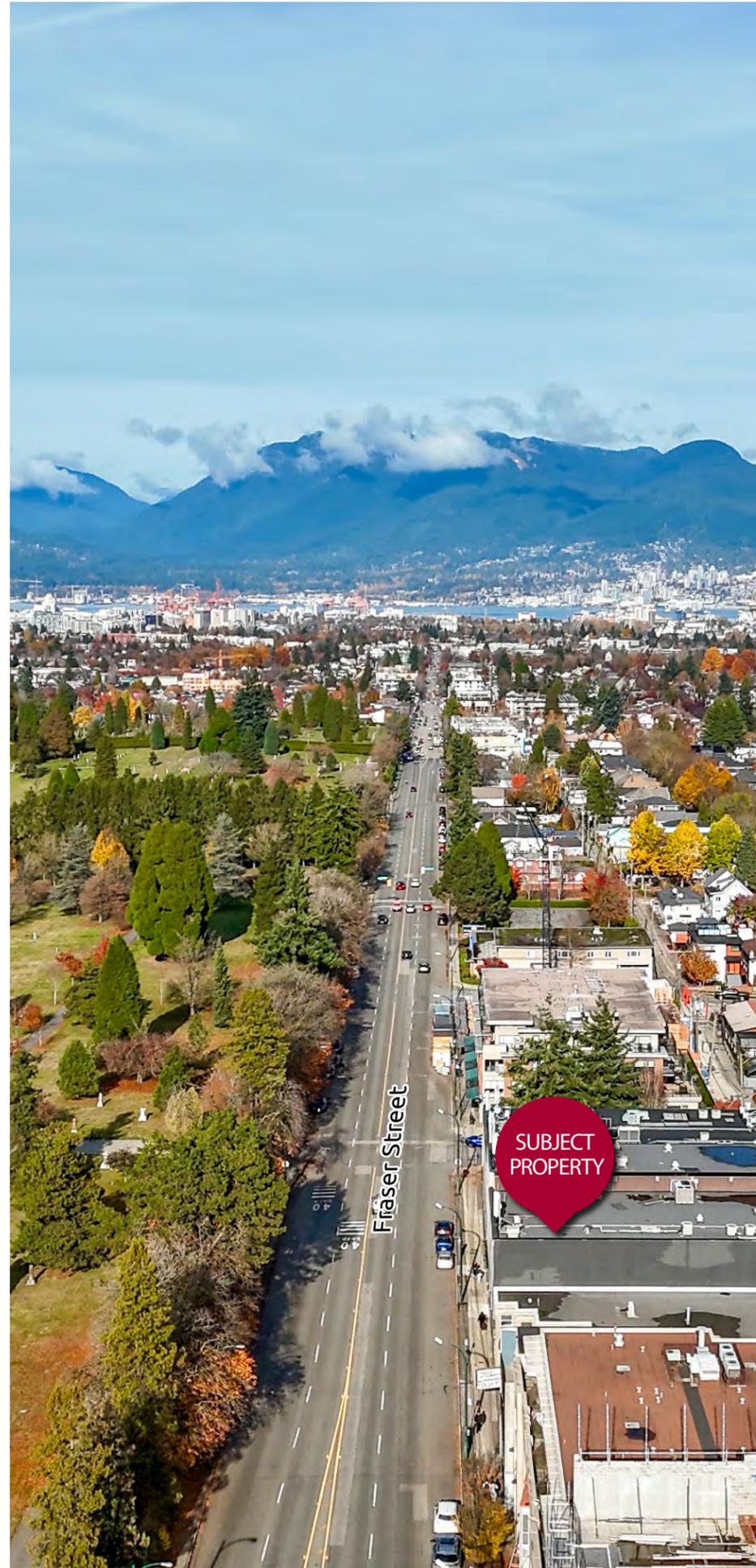
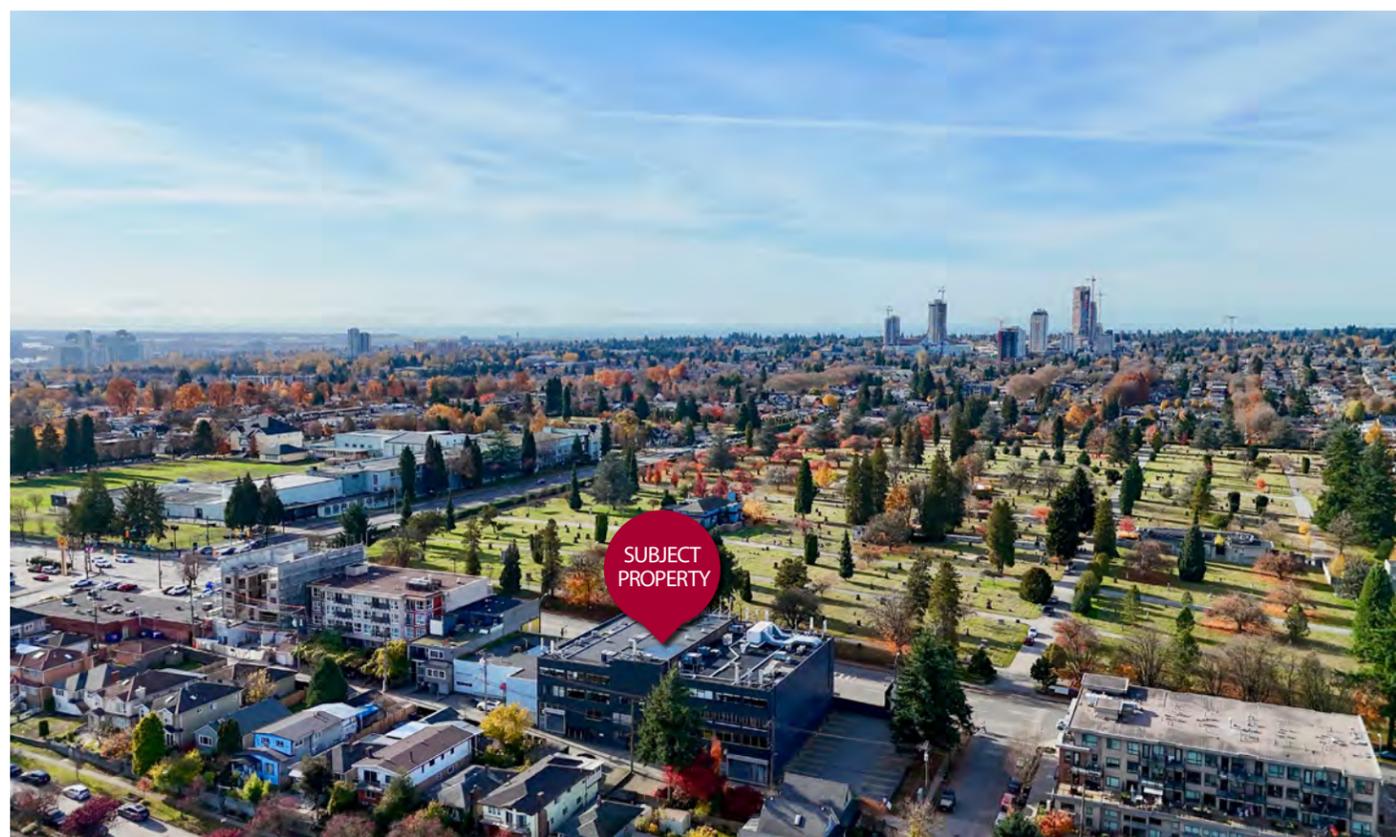
Contact Listing Agent

ADDITIONAL RENT

\$11.51 PSF (2025 estimates)

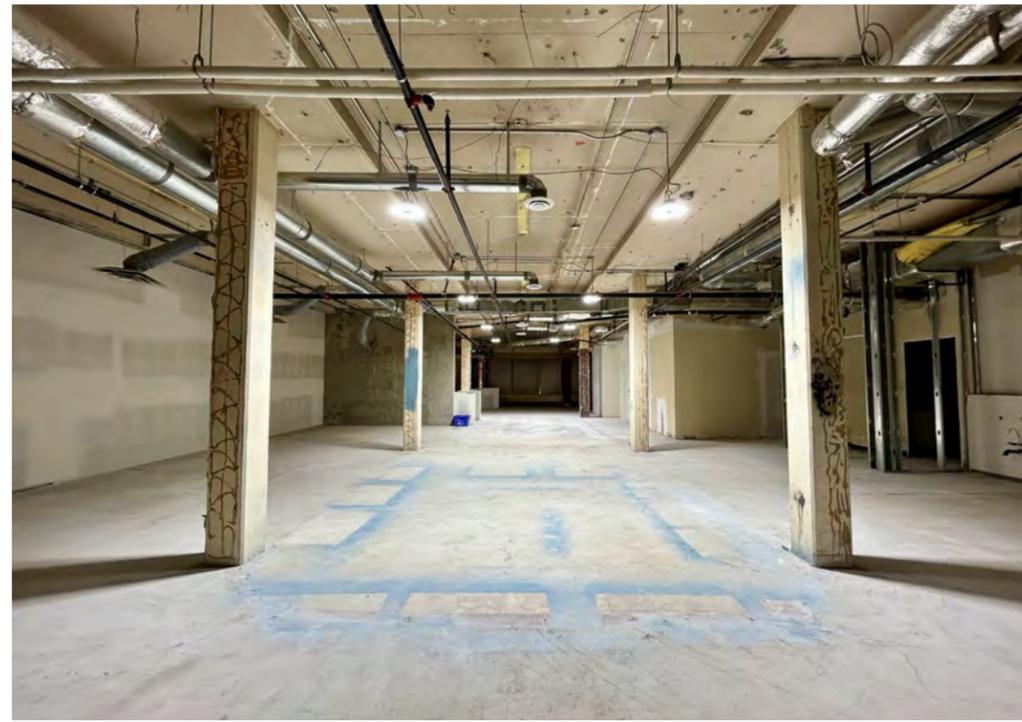
AVAILABILITY

Immediately

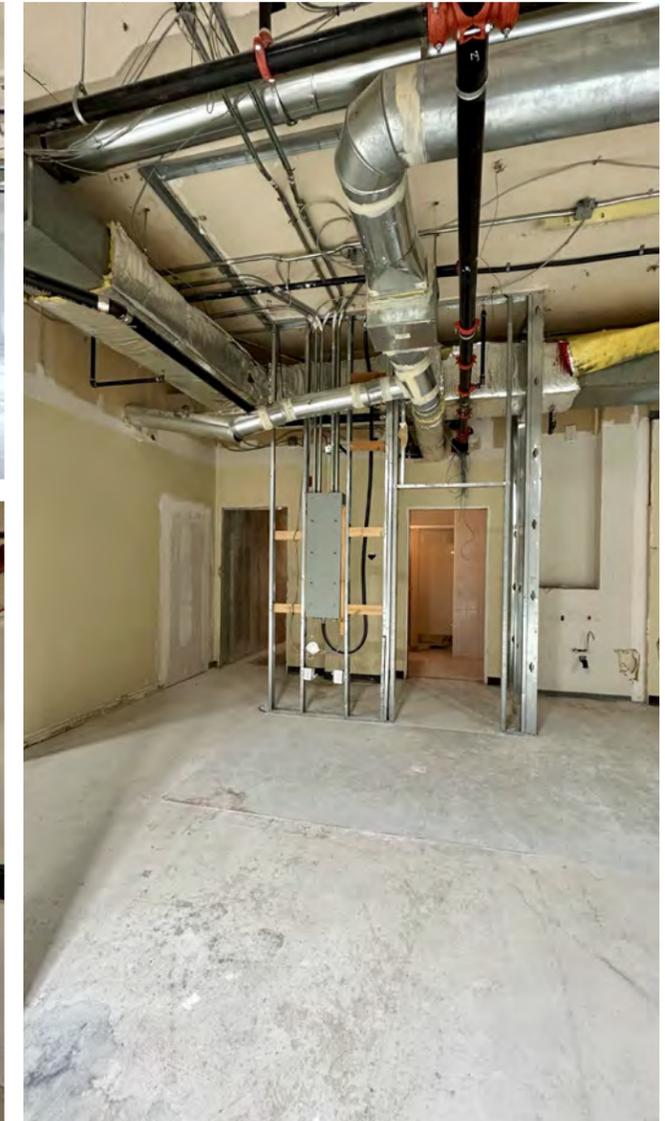
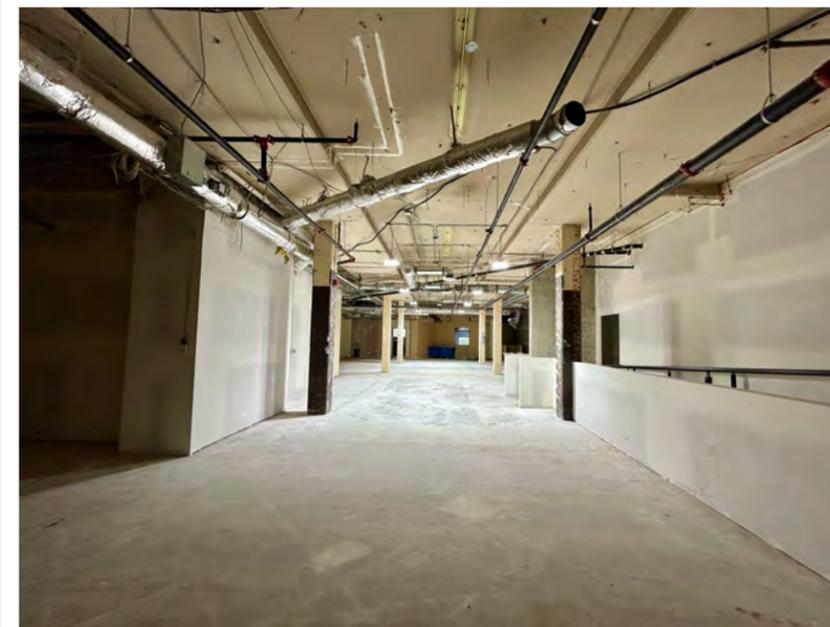
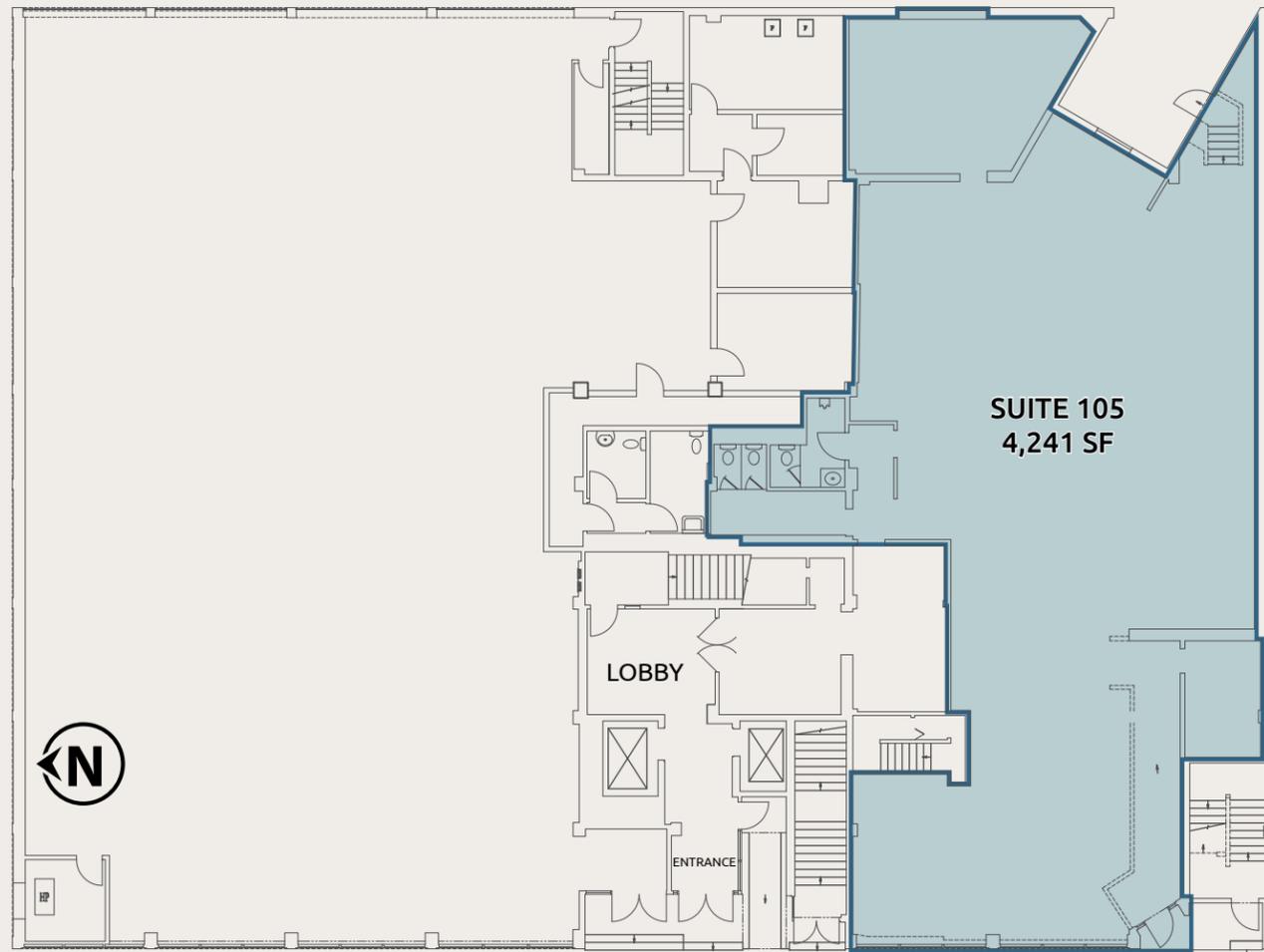


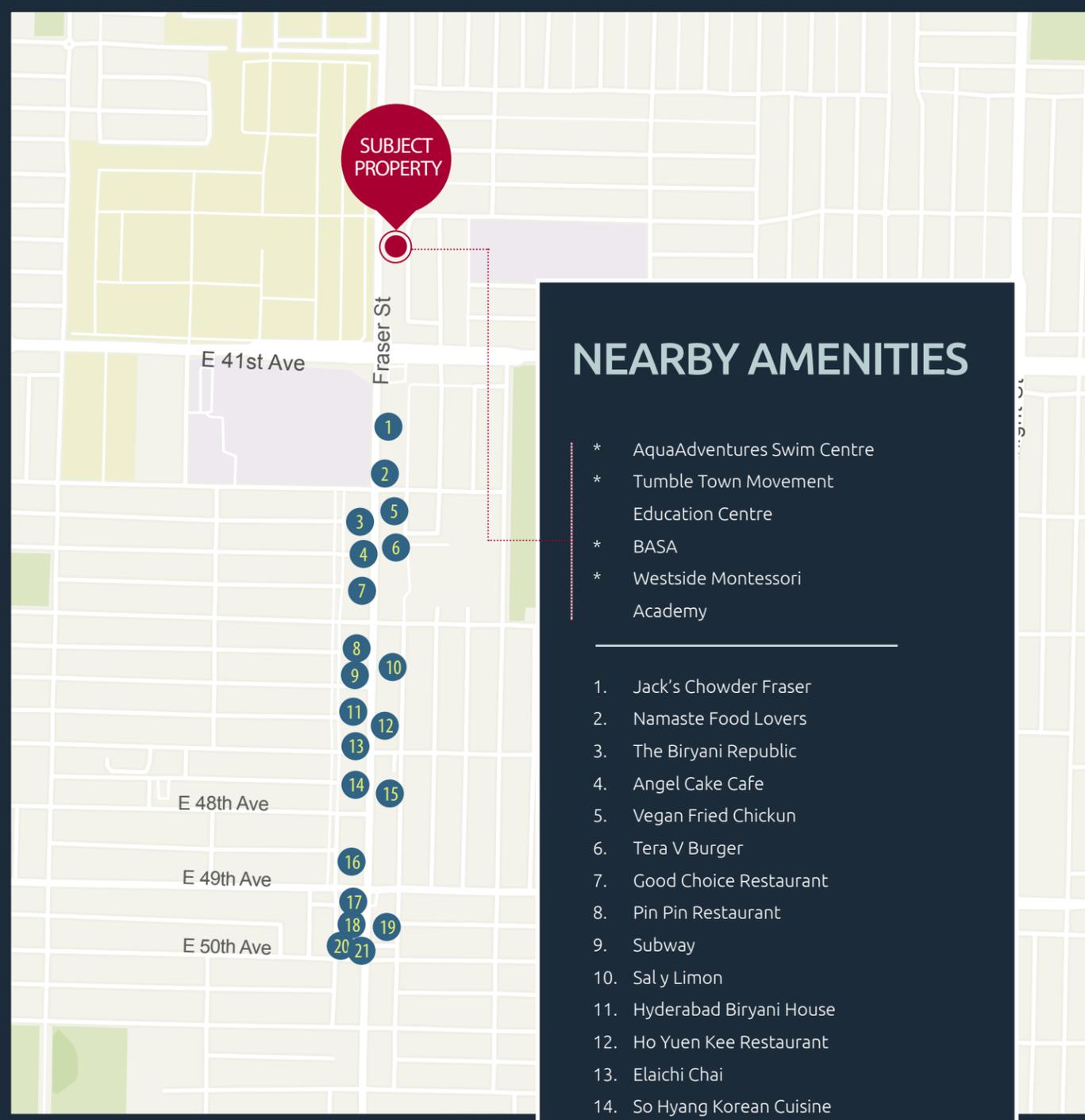
FEATURES

- » Ceiling Height (Floor to Ceiling): 14 ft
- » Excellent exposure with prominent frontage
- » Ample visitor parking
- » Open, flexible floor plan
- » Suitable for children-oriented retail, dental, medical, therapy, government, and other commercial uses
- » Extensive building upgrades



FLOOR PLAN





NEARBY AMENITIES

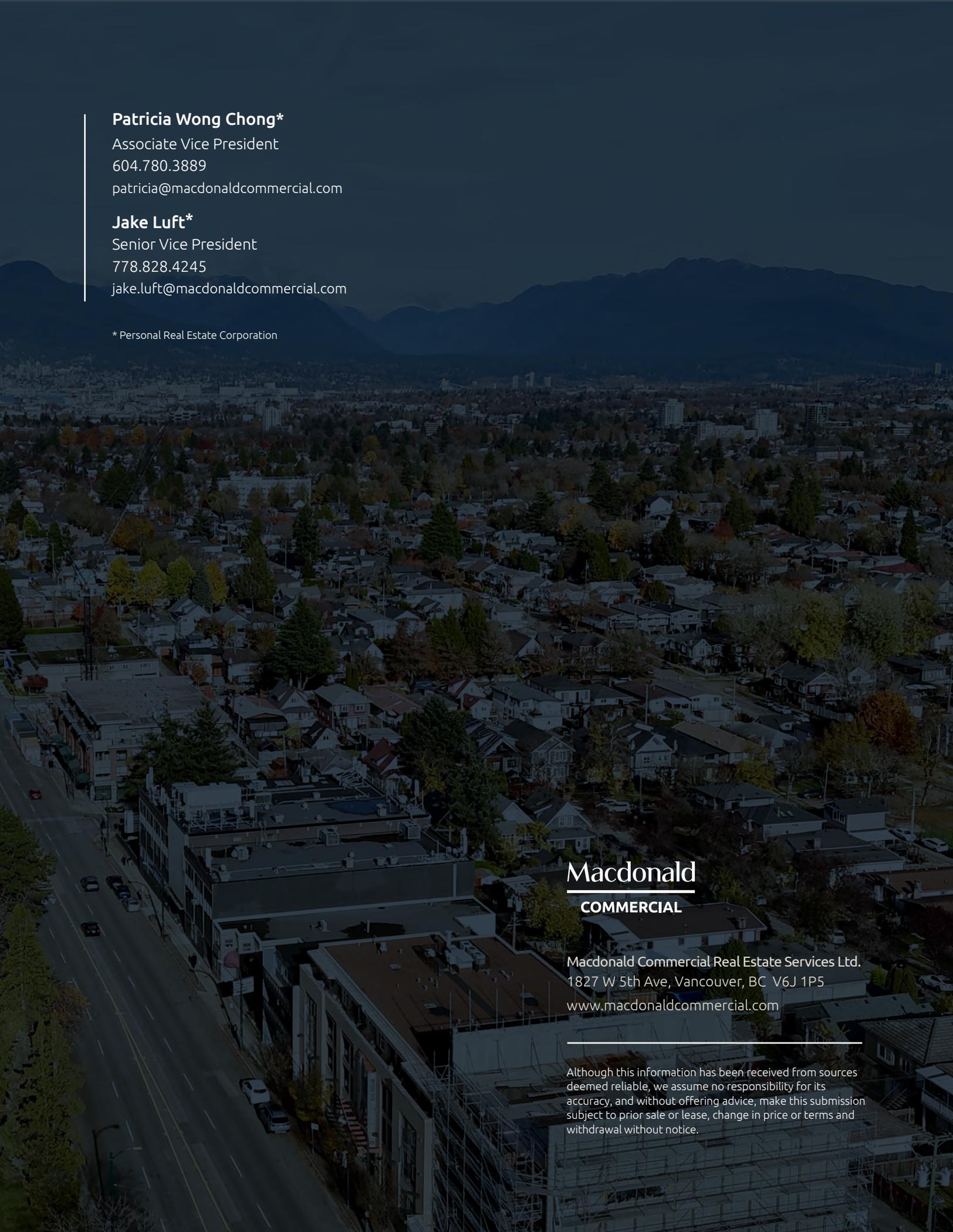
- * AquaAdventures Swim Centre
- * Tumble Town Movement Education Centre
- * BASA
- * Westside Montessori Academy

1. Jack's Chowder Fraser
2. Namaste Food Lovers
3. The Biryani Republic
4. Angel Cake Cafe
5. Vegan Fried Chickun
6. Tera V Burger
7. Good Choice Restaurant
8. Pin Pin Restaurant
9. Subway
10. Sal y Limon
11. Hyderabad Biryani House
12. Ho Yuen Kee Restaurant
13. Elaichi Chai
14. So Hyang Korean Cuisine
15. Momo Hut
16. TD Canada Trust
17. RBC Royal Bank
18. Breka Bakery & Cafe
19. PRINKLE FRIED CHICKEN
20. Dhaliwal Sweet & Restaurant
21. Yu Xiang Yuan Restaurant

Walk Score
90
WALKER'S PARADISE

Bike Score
89
VERY BIKEABLE





Patricia Wong Chong*

Associate Vice President

604.780.3889

patricia@macdonaldcommercial.com

Jake Luft*

Senior Vice President

778.828.4245

jake.luft@macdonaldcommercial.com

* Personal Real Estate Corporation

Macdonald
COMMERCIAL

Macdonald Commercial Real Estate Services Ltd.
1827 W 5th Ave, Vancouver, BC V6J 1P5
www.macdonaldcommercial.com

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.