

4272 FRASER STREET

VANCOUVER, BC

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FRASER
STREET

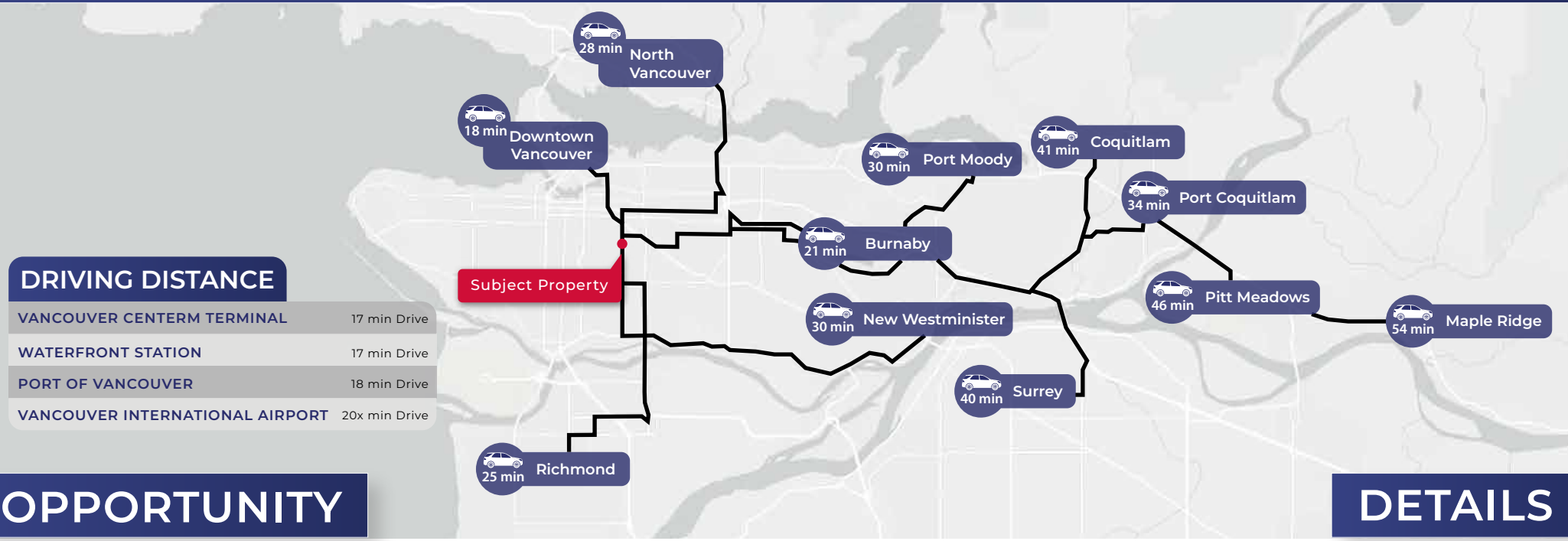
FOR LEASE

Ground Level Retail Space

 **STONEHAUS**
REALTY

IPG

ICONIC
PROPERTIES
GROUP



OPPORTUNITY

DETAILS

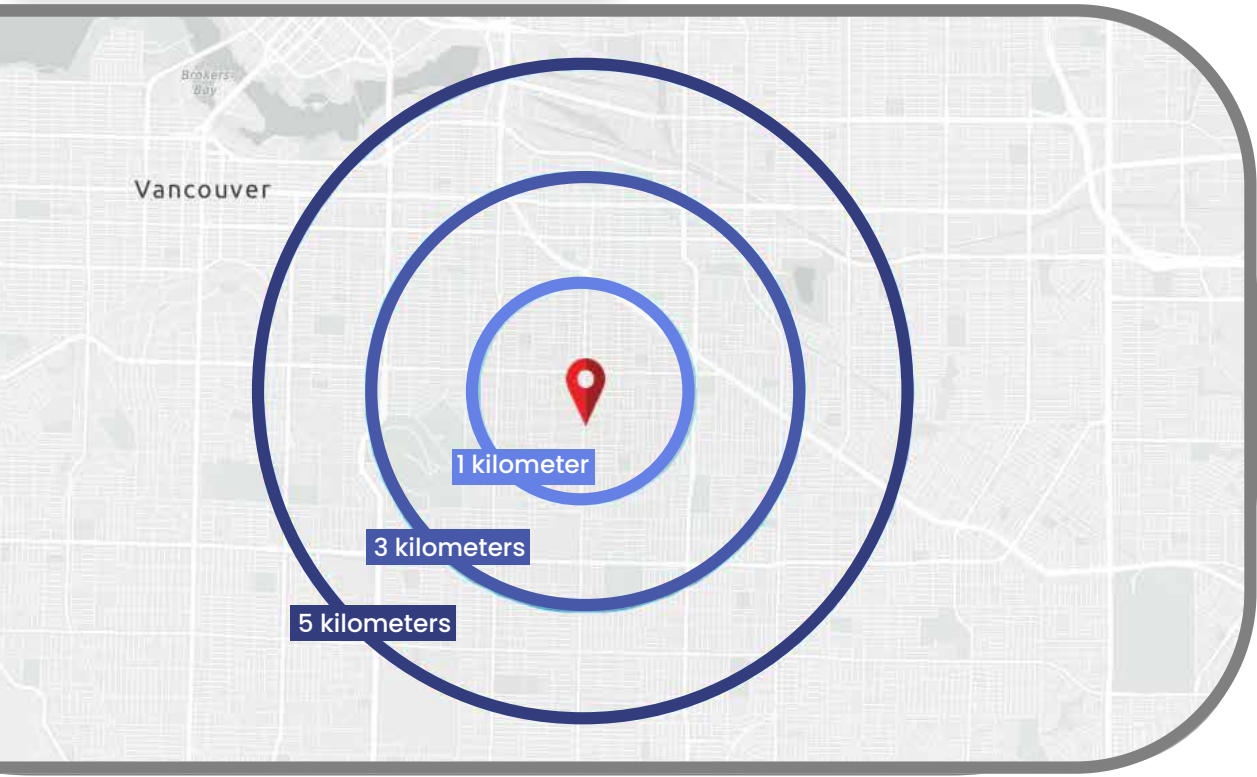
Iconic Properties Group presents a prime ground-level retail space in the high-traffic area of Fraser Street, Vancouver. Featuring flexible C-2 zoning, this space supports a range of business activities and is conveniently located near Kingsway, providing quick access to Downtown Vancouver and other key areas with significant foot traffic.

The vibrant neighborhood includes a mix of residential and commercial properties, attracting a steady flow of visitors. This retail space offers a premium location with versatile zoning, making it suitable for various commercial ventures. Don't miss this opportunity—contact Iconic Properties Group to secure your spot in one of Vancouver's most sought-after areas.

CIVIC ADDRESSES	4272 Fraser St, Vancouver, BC
NEIGHBOURHOOD	Fraser VE
ZONING	C-2 Zone
PID	014-114-143
NET LEASABLE AREA	1,200+/- sqft
LEASE RATE	Please Contact Agent

All measurements quoted herein are approximate.

DEMOGRAPHICS



LOCATION

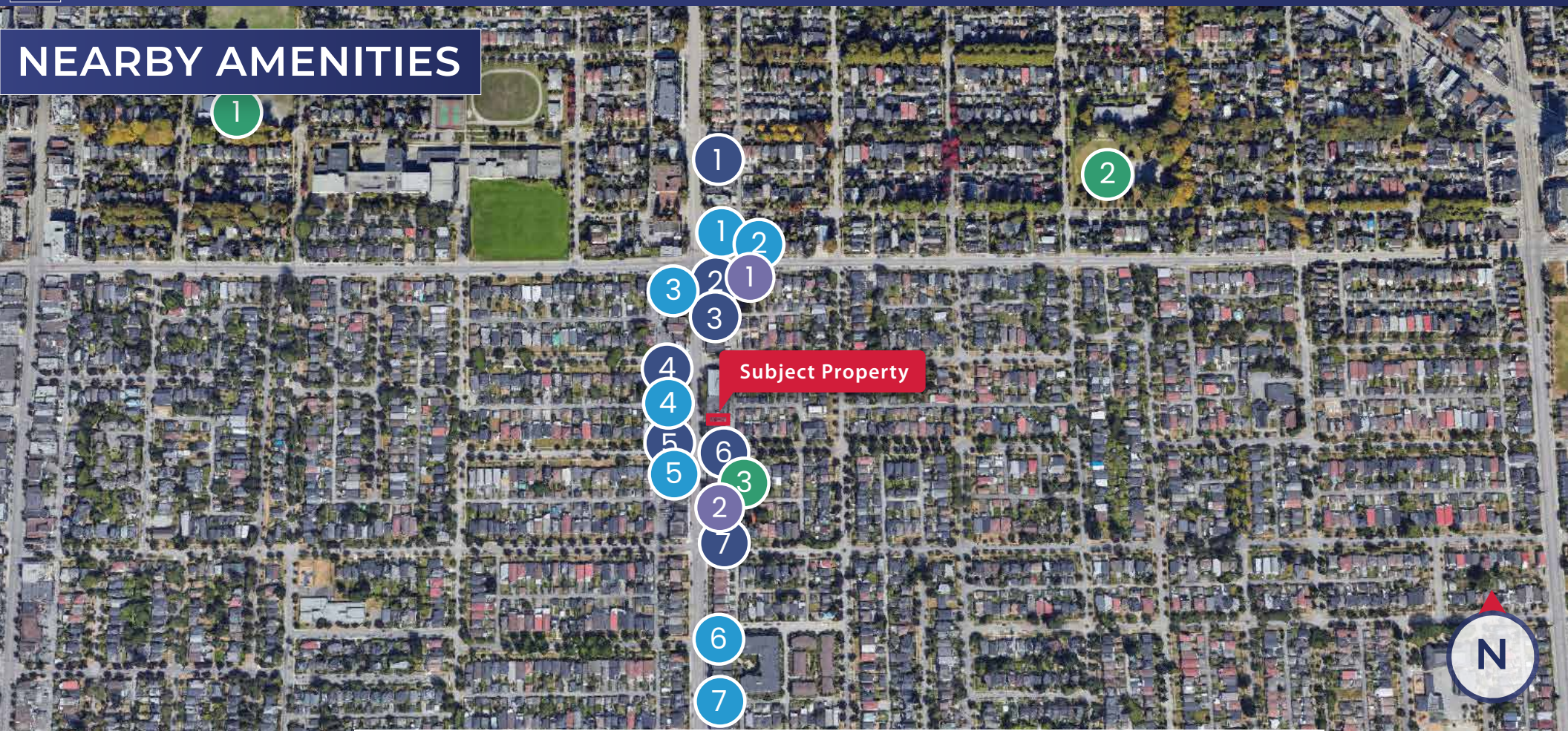
Located along Vancouver's Fraser Street, this property is strategically positioned to connect with the city's rapidly evolving South Main and Mount Pleasant neighborhoods. Its prime location offers excellent access to key transportation routes, including Kingsway and Main Street, making it highly accessible for both business operations and commuting.

The surrounding area is bustling with a variety of shopping malls, restaurants, and services, providing ample amenities for tenants and visitors. Its proximity to the central area of the Lower Mainland, just a few minutes' drive away, further enhances its appeal as a convenient and attractive location.

Additionally, the property benefits from its integration within a vibrant community that is undergoing significant transformation. As new residential and commercial developments continue to emerge in the vicinity, the area is poised for substantial growth, which will likely drive increased foot traffic and demand for local services. This dynamic environment not only offers a promising outlook for investment but also ensures that the property remains at the heart of a thriving and evolving urban landscape.

Distance	1 km	2 km	3 km
Population (2024)	20,798	87,212	191,073
Population (2025)	21,332	92,437	206,962
Projected Annual Growth (2024 - 2025)	2.5%	5.9%	8.3%
Median Age	39.7	38.4	38.6
Average Household Income (2024)	\$148,778	\$133,365	\$128,520
Average Persons Per Household (2024)	2.6	2.4	2.3

NEARBY AMENITIES



FOOD & DRINK

- 1 Nammos Estiatorio Greek Dishes
- 2 Subway
- 3 Slo Coffee
- 4 Zab Bite Thai Cuisine
- 5 JJ Bean Coffee Roasters
- 6 Sparky Chicken
- 7 JJ Dosa Indian

SHOPS & SERVICES

- 1 Esso
- 2 Seven Eleven
- 3 Fraser Outreach Pharmacy
- 4 Kuyaz Marketplace
- 5 Express News Convenience Store
- 6 Dean's NOFRILLS Vancouver
- 7 Shoppers Drug Mart

PARKS & RECREATION

- 1 Prince Edward Park
- 2 Glen Park
- 3 F45 Trainig Fraserhood

Transit Stations

- 1 EB E King Edward Ave @ Fraser St
- 2 NB Fraser St @ E 28 Ave

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**STONEHAUS
REALTY**

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**Personal Real Estate Corporation*

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