

RETAIL | MIXED-USE PROPERTY



FOR LEASE | **3898 Rupert Street, Vancouver, BC**

LUK
REAL ESTATE GROUP

Macdonald
COMMERCIAL

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*Personal Real Estate Corporation

THE PROPERTY

Located on the southeast corner of Rupert Street and East 22nd Avenue, this unit within 22 Terrace enjoys a prime location within Renfrew Heights, a vibrant residential community tailored to families and community. Rupert Street serves as an arterial route to Grandview Highway, while East 22nd Avenue connects Boundary Road to Nanaimo Street. The City of Vancouver has designed the Renfrew-Collingwood plan to foster growth and development in the neighbourhood.

Conveniently positioned, the property is a mere 15-minute drive from downtown Vancouver and a 20-minute drive from the Vancouver International Airport. Nearby SkyTrain stations, including Rupert Station and 29th Ave. Stations enhance accessibility, providing convenient connectivity to other areas in the lower mainland.

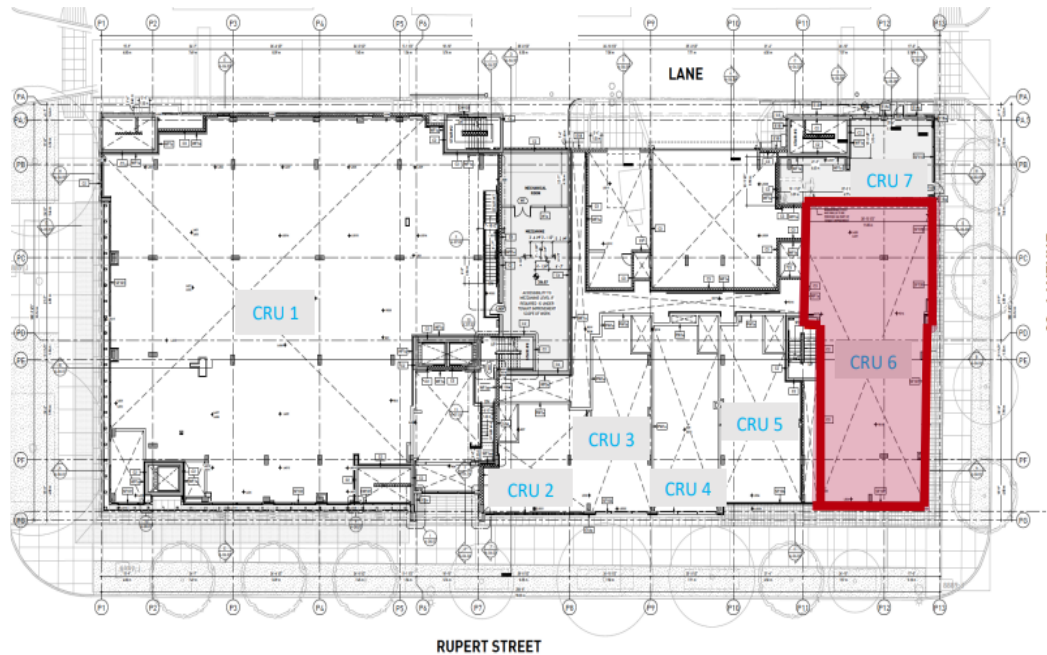
The neighbourhood encompasses a diverse array of commercial establishments, residential developments, retail outlets and Renfrew Elementary school. The surrounding area of 22 Terrace is predominantly residential homes, fostering a sense of community and belonging. Additionally, the renovated Renfrew Park Community Centre lies within walking distance and offers a wide range of programs and amenities to the local residents.

SALIENT FACTS

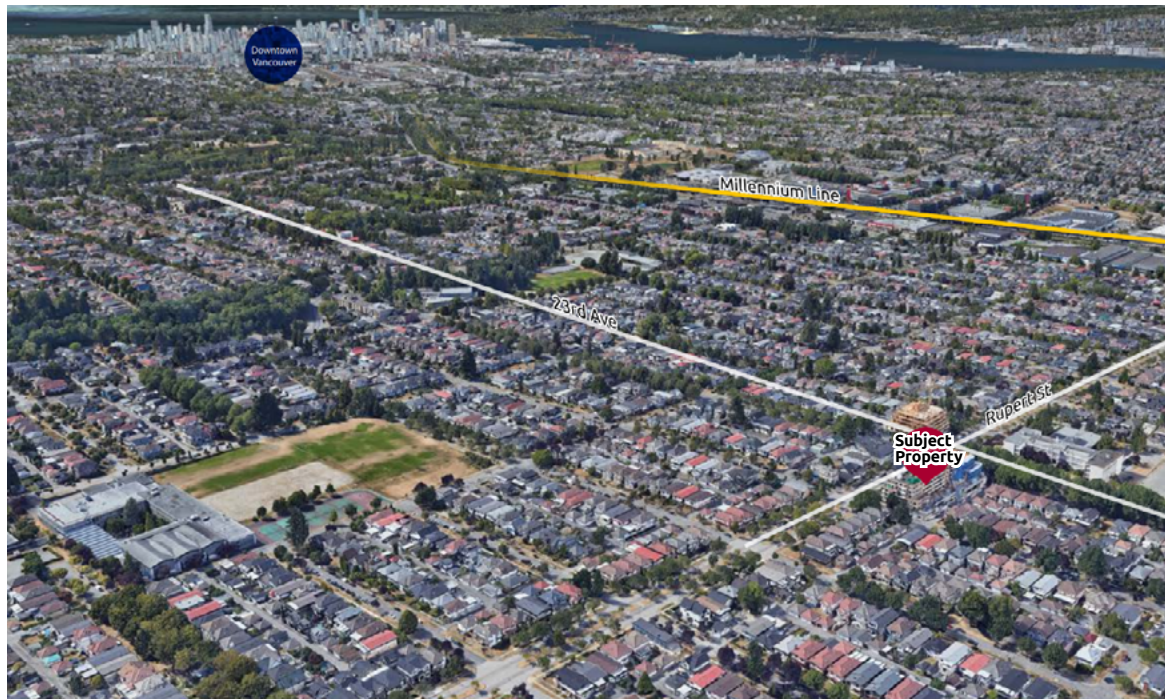
Civic Address:	3898 Rupert Street, Vancouver, BC
Legal Description:	PID: 009-585-061 LOT A BLOCK 4 NORTH WEST 1/4 OF SECTION 50 TOWN OF HASTINGS SUBURBAN LANDS PLAN 10246
Location:	The property is a ground floor commercial retail unit in the mixed-use building known as 22 Terrace, located on the SouthEast corner of Rupert Street and East 22nd Avenue.
Unit Description:	The unit is in shell condition and has received approval for restaurant Class 1. Tenant can apply to the City of Vancouver for alternate uses such as retail. Commercial venting has been roughed in.
Unit Area (approx.):	3,151 SF
Zoning:	CD-1(700)
Net Rent:	\$29.00/SF per annum
Additional Rent:	\$16.65



PROPERTY OVERVIEW



- ### Tenant Mix
- CRU 1 – 3818 Rupert Street “Chong Lee Market”
 - CRU 2 & 3 – 3858 & 3868 Rupert Street “La Saison de Patisserie”
 - CRU 4 – 3878 Rupert Street “Pizza Pizza”
 - CRU 5 – 3888 Rupert Street “Blue Horizon Massage Therapy”
 - CRU 6 – 3898 Rupert Street **Subject Property**
 - CRU 7 – 3309 E 23rd Avenue **Hair Salon (Coming Soon)**



PROPERTY HIGHLIGHTS

- **98 Residential Apartments** are all rented
- **Floor-to-Ceiling Glazing** - with excellent ceiling height
- **Concrete Construction**
- **Commercial Loading Bays**
- **HVAC**
- **Updated Zoning** and preliminary approval for restaurant use
- **Parking Stalls:** 66 underground stalls for retail commercial use
- **Nearby Amenities:** including a skytrain station, elementary school, grocery stores and restaurants

POTENTIAL USE CONCEPTS

PHARMACY CONCEPT
INTERIOR



RESTAURANT CONCEPT
INTERIOR



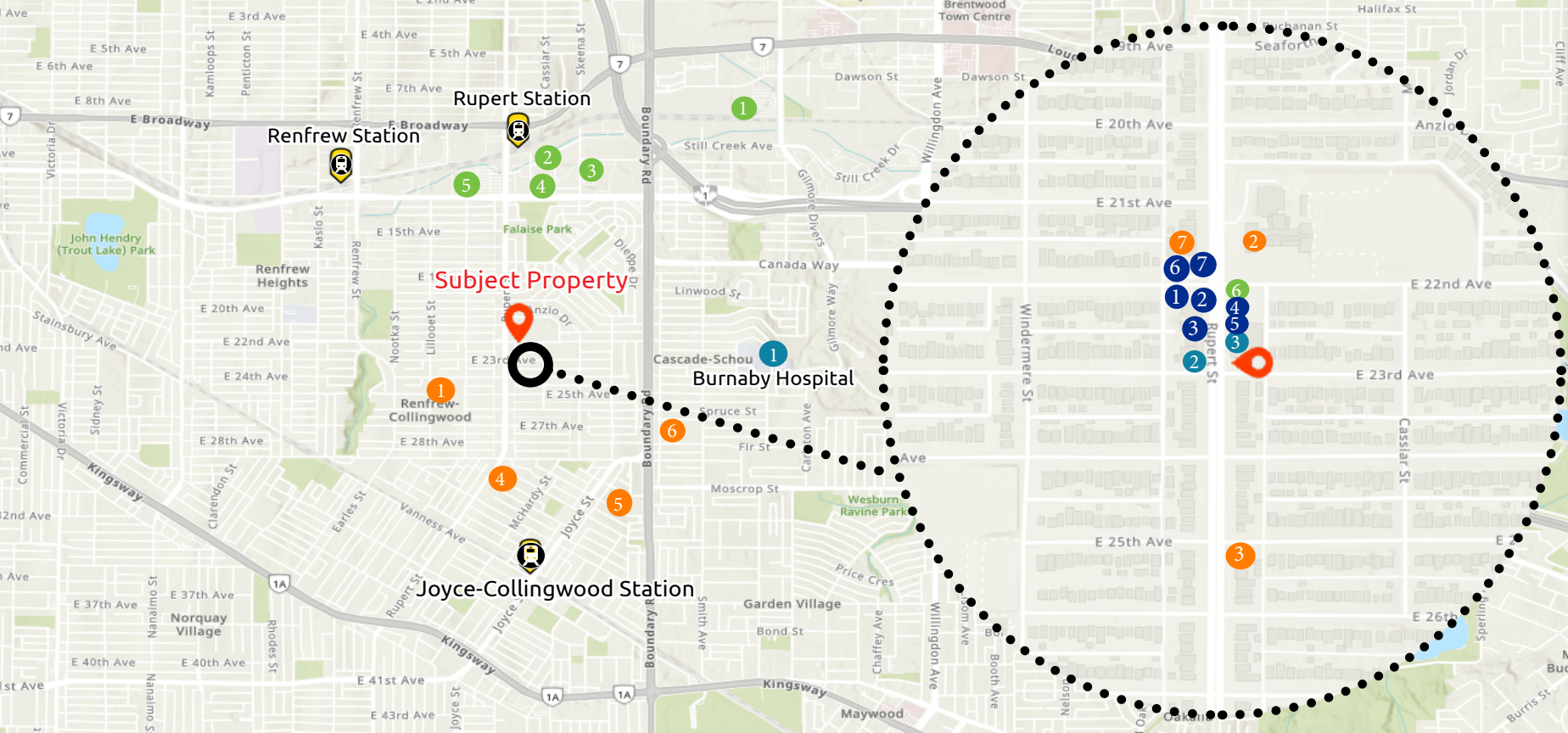
RESTAURANT CONCEPT
EXTERIOR PATIO





RESTAURANT CONCEPT
INTERIOR



Disclaimer: Rendering only. The tenant's patio configuration is subject to patio permit approval process from the City of Vancouver.



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| <p>RESTAURANTS</p> <ol style="list-style-type: none"> 1. Dami Sushi & Korean Restaurant 2. Lucky Plus Restaurant 3. Kopitiam Malaysia 4. La Saison de Patisserie 5. Pizza Pizza 6. ETEA Cafe 7. Ba Le Deli & Banh Mi | <p>SHOPPING & GROCERIES</p> <ol style="list-style-type: none"> 1. The Home Depot 2. Canadian Tire 3. Walmart 4. Save-on-Foods 5. Superstore 6. Chong Lee Market | <p>SCHOOLS</p> <ol style="list-style-type: none"> 1. Windermere Secondary School 2. Renfrew Elementary School 3. Blue Spruce Montessori 4. Sir Wilfred Grenfell Elementary School 5. Graham D. Bruce Elementary Schol 6. Cascade Heights Elementary School 7. Code Ninja's | <p>HEALTH CARE</p> <ol style="list-style-type: none"> 1. Burnaby Hospital 2. Smiles on Rupert Dental Clinic 3. Blue Horizon Wellness Centre |
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 EXPO LINE STATION
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