

5391 VICTORIA DRIVE, VANCOUVER

RETAIL OPPORTUNITY IN A WELL-ESTABLISHED NEIGHBOURHOOD

**FOR
LEASE**



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Bustling, amenity-rich neighbourhood



Diverse mix of retail, restaurants and personal services



Renovate and customize the space



Suitable for a variety of retail and service-oriented businesses

Retail Opportunity in a Well-Established Victoria Drive Neighbourhood

Position your business in the heart of a bustling and amenity-rich Victoria Drive neighbourhood. This retail space was previously occupied by a hair salon and offers an opportunity for a new operator to refresh and improve the premises to suit their vision.

The property is surrounded by a strong mix of restaurants, personal services, retail businesses and everyday amenities, contributing to consistent neighbourhood activity and foot traffic. The area also has a well-established Asian influence, creating a unique commercial environment with a diverse customer base.

While the premises require improvements, the location provides a solid foundation for an operator looking to establish or reposition a retail, personal service, beauty, or similar business.



20 BUS STOP: DOWNTOWN / VICTORIA TO 41ST AVE

Salient Facts



SIZE

+/- 868 SQFT



ZONING

C-2A



BASIC RENT

\$25.00/FT



ADDITIONAL RENT

\$15.00/FT



Bus Routes in The Neighbourhood



20	-----	VICTORIA/DOWNTOWN
33	-----	UBC/29TH STATION
41	-----	CROWN/JOYCE STATION
R4	-----	UBC/JOYCE STATION

Drive Times



KINGSWAY	-----	3 MINS
TROUT LAKE PARK	-----	6 MINS
JOYCE SKYTRAIN STATION	-----	8 MINS
DOWNTOWN VANCOUVER	-----	21 MINS
YVR AIRPORT	-----	22 MINS

TROUT LAKE PARK

DIRECTLY NEXT TO JONES PARK

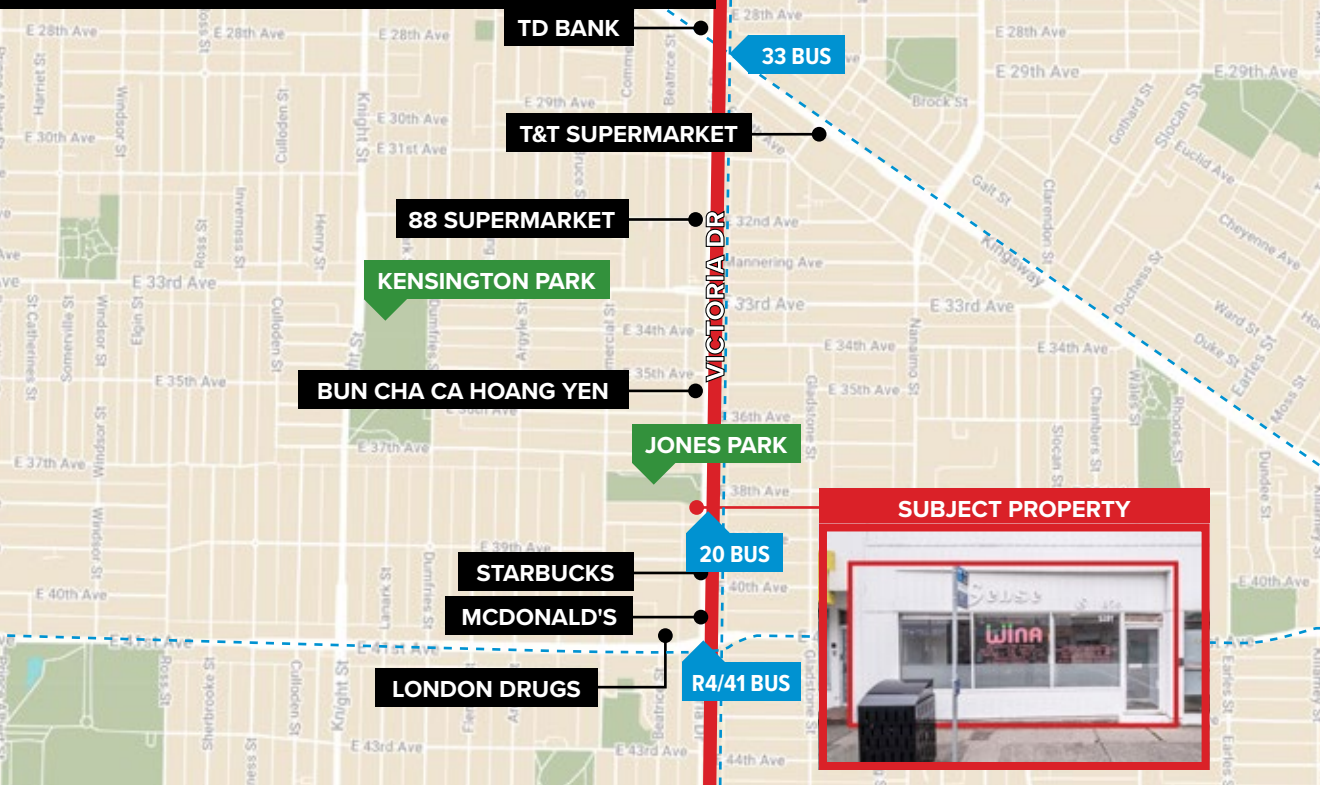
92
WALKER'S
PARADISE

81
VERY
BIKEABLE

Transit & Accessibility

Established Victoria Drive retail corridor with steady pedestrian and vehicle activity. Dense surrounding residential population, providing a strong neighbourhood-oriented customer base. Amenity-rich commercial environment with restaurants, cafés, grocery, personal services, health & wellness and other daily-needs retailers. Distinctive multicultural retail mix, with a particularly strong Asian influence along Victoria Drive. Strong fit for neighbourhood-serving businesses, particularly beauty, personal services, wellness, food and specialty retail. Immediate retail synergy — there are other personal-service and food businesses within a very short walk of the property, creating an established destination rather than an isolated storefront.

Excellent transit accessibility, with bus service along Victoria Drive and connections to major SkyTrain stations. Convenient access to major routes, including Kingsway, East 41st Avenue and Knight Street.



SUBJECT PROPERTY

