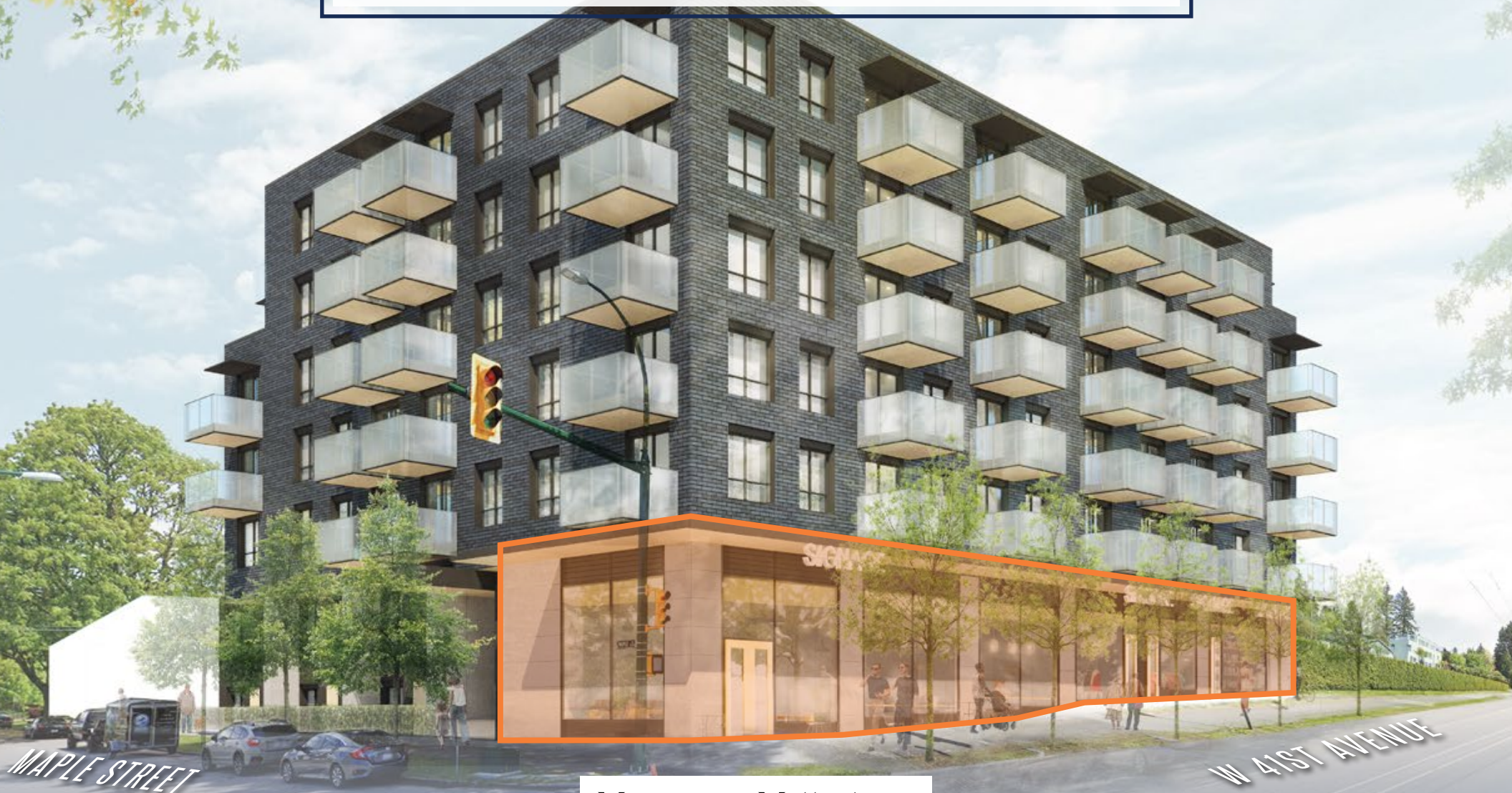


# NOW LEASING

1,010 SF - 4,951 SF PRIME RETAIL SPACE AVAILABLE IN  
BRAND-NEW MIXED-USE DEVELOPMENT IN WEST KERRISDALE

1977 W 41ST AVENUE & 5688 MAPLE STREET VANCOUVER, B.C.



Marcus & Millichap



# OPPORTUNITY

This mixed-use development offers retailers an opportunity to establish a presence for their business in one of the most prominent corners in Kerrisdale. The development will feature approximately 4,951 SF of brand-new commercial space situated under a 6-storey market rental building.

# SALIENT DETAILS

**Municipal Address:** 1977 West 41st Avenue and 5688 Maple Street, Vancouver, B.C.

**Availability:** 1,010 SF - 4,951 SF

**Zoning:** **RR-3B** – A wide range of commercial uses are permitted.

**Traffic Counts:** Over 41,000 VPD in immediate area

**Timing:** Please Contact Listing Agents

**Asking Rent:** Please Contact Listing Agents

**Est. Additional Rent:** Please Contact Listings Agents

Demographics	1km Radius	3km Radius	7 min. Drive
2022 Population	15,000	95,172	109,030
2022 Households	6,573	35,998	42,962
2022 Avg. Household Income	\$153,295	\$190,350	\$175,125
Population Growth 2022-2027	4.6%	11.8%	11.8%



# HIGHLIGHTS

 Approx. 4,951 SF of commercial space

 Total daytime population of 15,254 within a 1 km radius

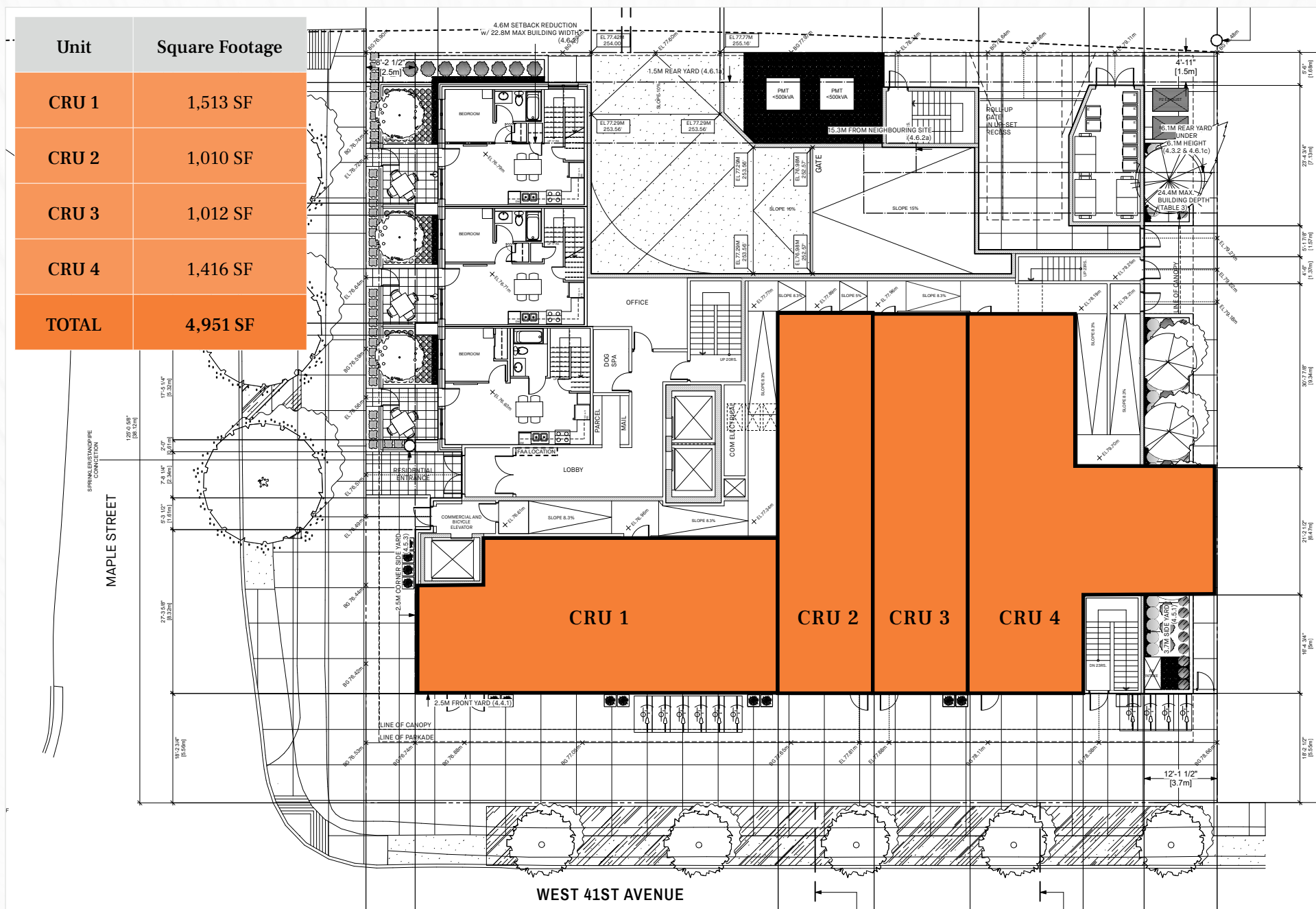
 Immediate area traffic counts exceeding 41,000 VPD

 High exposure to both vehicle and pedestrian traffic

 A high average household income of \$190,350 within a 3km radius

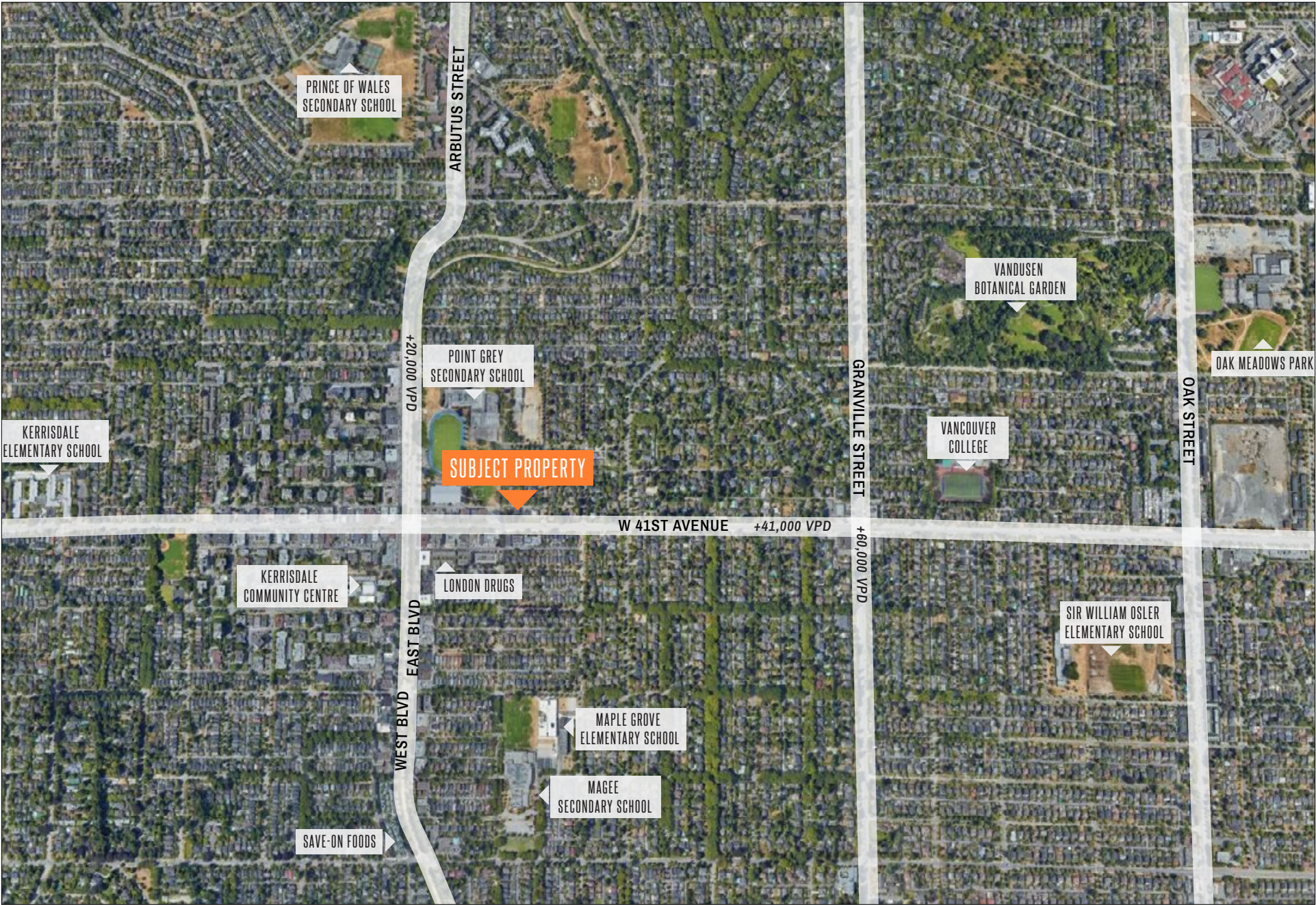
## FLOOR PLAN

Unit	Square Footage
CRU 1	1,513 SF
CRU 2	1,010 SF
CRU 3	1,012 SF
CRU 4	1,416 SF
TOTAL	4,951 SF





# LOCATION OVERVIEW





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