

FOR LEASE

3898 Rupert Street &
3309 E 23rd Avenue
Vancouver, BC

22 TERRACE



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Downtown Vancouver

3898 Rupert St 3309 E 23rd Ave

Vancouver, BC

PREMISES	
3898 RUPERT ST	3,223 sq. ft.
3309 E 23RD AVE	1,208 sq. ft.
ZONING	
CD1 zoning permitting a wide variety of retail and commercial uses	
BASIC RENT	
3898 RUPERT ST	\$35.00 per sq ft
3309 E 23RD AVE	\$25.00 per sq ft

ADDITIONAL RENT
\$18.00 per sq. ft. (2023 estimated)

AVAILABILITY
Immediately

LOCATION

Situated on the southeast corner of Rupert Street and East 22nd Ave, the property is in the heart of Renfrew Heights, a prominent and dynamic family-oriented residential neighborhood. Rupert Street is an arterial route, and East 22nd Ave is a busy route that connects Boundary Road to Nanaimo Street. The City of Vancouver has developed the Renfrew-Collingwood vision plan to facilitate all aspects of future growth and development in the area.

The property is 15-minute away from downtown Vancouver and 20-minute away from the Vancouver International Airport. Nearby Skytrain stations include Rupert Station, 29th Ave. Station, Nanaimo Station, and Joyce-Collingwood Station. The location of 22 Terrace provides convenient public transit that connects to all directions of the city, west towards UBC, east towards the city of Burnaby, north towards downtown Vancouver, and South towards the City of Richmond.

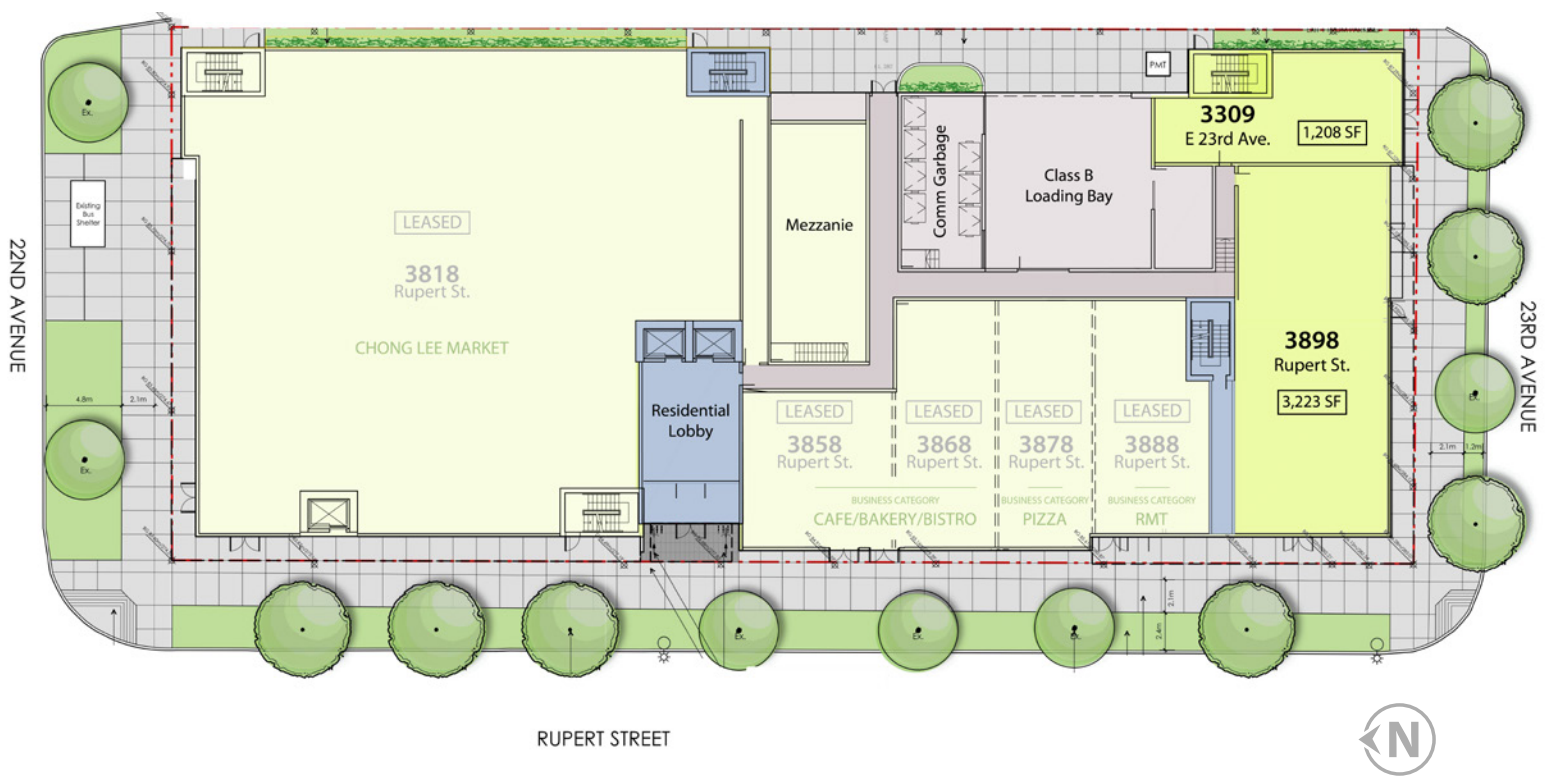
The location comprises a mix of commercial spaces, residential development, retail buildings, and a local elementary school. The surrounding neighbourhood consists predominantly of single-family homes. The recently renovated Renfrew Park Community Centre is also conveniently close, within walking distance, and provides a wide variety of programs and amenities to residents in the area.

THE DEVELOPMENT

22 Terrace is a mix-use development over an entire city block on Rupert Street between East 22nd and East 23rd Ave. The development is a six-story building with ground floor retail commercial units and 98 residential rental units over five stories above. The development also has two levels of underground parking, with 67 stalls servicing the commercial component of the estate.

The commercial retail component of 22 Terrace comprises approximately 22,988 sq. ft. of ground floor commercial space. Chong Lee Market will be the anchor tenant occupying 13,305 sq. ft. on the corner of Rupert and East 22nd Ave. CRU units are available from 1,134 sq. ft. to 3,223 sq. ft., with maximum continuous space being 4,431 sq. ft. All commercial units have floor-to-ceiling glazing and lofty ceiling heights, providing a prominent retail presence.

Ground Level Floor Plans



PROPERTY FEATURES

Anchored by
Chong Lee Market

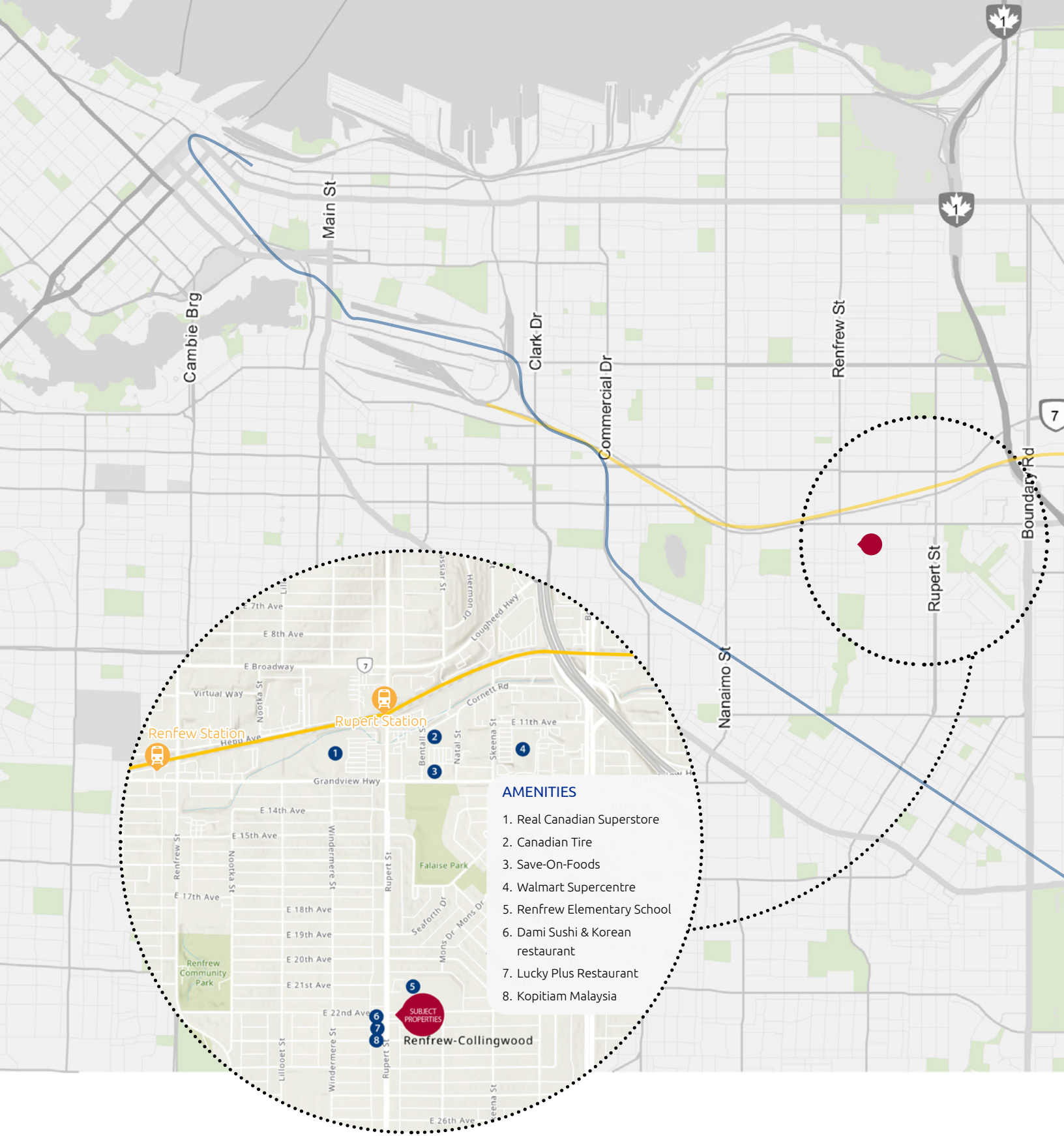
Floor-to-ceiling Glazing
with excellent ceiling height

Concrete
construction

HVAC

67 underground stalls
for the retail commercial use

Skytrain Station
nearby



AMENITIES

- 1. Real Canadian Superstore
- 2. Canadian Tire
- 3. Save-On-Foods
- 4. Walmart Supercentre
- 5. Renfrew Elementary School
- 6. Dami Sushi & Korean restaurant
- 7. Lucky Plus Restaurant
- 8. Kopitiam Malaysia

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