

FOR LEASE

New Retail Units in Kingsway's 'Little Saigon' District

Units A, B, C, D - 3780 Clark Drive,
Vancouver, BC



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OPPORTUNITY

Discover the ideal location for your business in the heart of East Vancouver’s Little Saigon. Cedar Lane is a modern development that combines cultural charm with a vibrant community, offering a strong foundation for growth. Join a heritage rich area known for its local eateries and diverse residents, as the neighbourhood continues to attract attention for innovation and opportunity. Cedar Lane features four brand-new retail spaces in a high-traffic area, designed for both style and practicality, and ready to support your next venture.



LOCATION

Situated at the vibrant Northeast corner of Kingsway and Clark Drive, this property boasts unparalleled street exposure. The ground-level retail units offer prime visibility, drawing the energy of Kingsway traffic while harmoniously integrating into the lively neighbourhood of Little Saigon. With convenient transit access, you are a 5-minute drive to the new Broadway Subway Project’s Mount Pleasant Station and only 18 minutes to Downtown Vancouver.

SALIENT FACTS

For Lease:	Units A, B, C, D
Civic Address:	3780 Clark Drive, Vancouver, BC
	PID: 010-314-962
Legal Description:	LOT Q (REFERENCE PLAN 6910) BLOCK 36 DISTRICT LOT 301 PLAN 187
Year Built:	2025
Current Zoning:	CD-1 (741)
Parking:	22 commercial parking stalls underground
Loading Bays:	2 commercial loading bays
Net Rent:	\$45.00/SF per Annum
Additional Rent:	\$16.60/SF per Annum

HIGHLIGHTS



A Striking Landmark: Standing at a prime corner, this six-story mixed-use building offers an exceptional opportunity for businesses to thrive. With 54 upscale rental homes above providing a built-in customer base and four inviting street-level retail spaces, it seamlessly blends luxury living with commercial energy.



High-Impact Exposure: Prominent retail frontage with excellent visibility to high-traffic Kingsway, seamlessly integrating into the captivating neighbourhood through its strategically angled design.



Customer Convenience & Shopping Ease: Secure underground parking with 22 dedicated commercial stalls, providing a hassle-free experience for diners and shoppers.

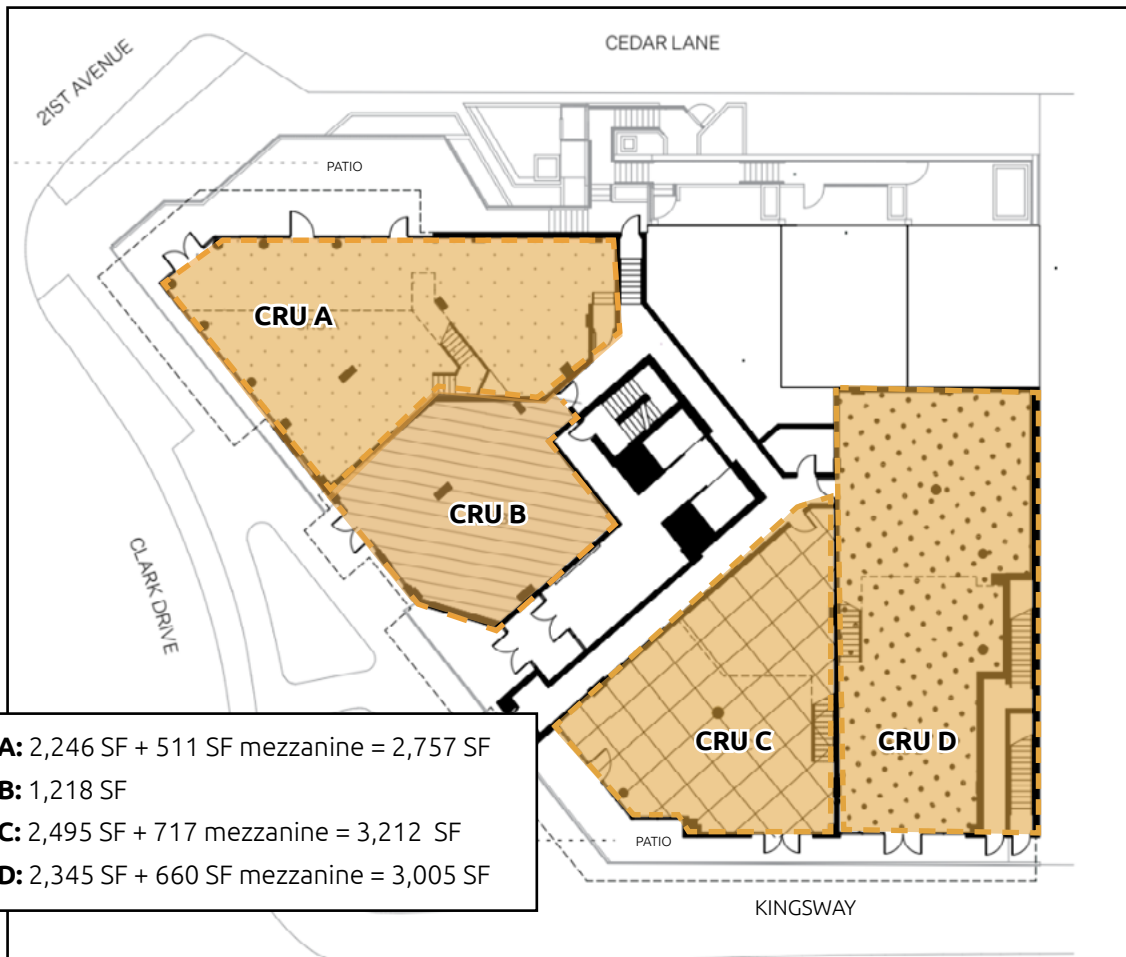


Preliminary Venting Facilities: Unit A & B is fitted with Class 1 kitchen venting that leads directly to the roof, providing ideal conditions for culinary operations.



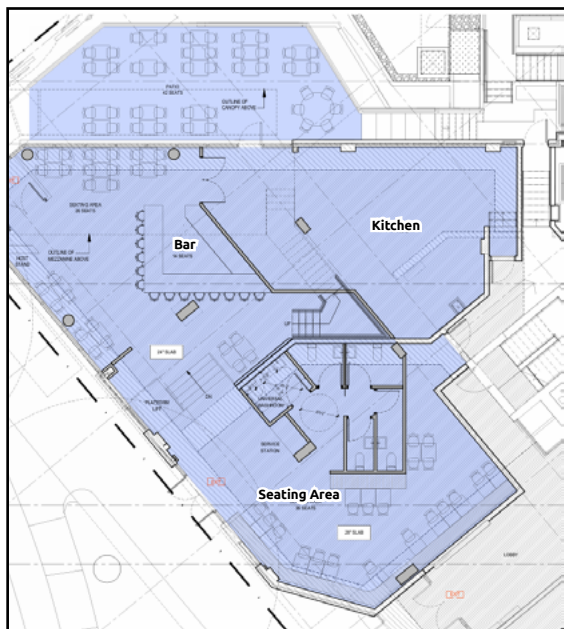
Spacious & Inviting Retail Spaces: Experience the elegance of double-height retail spaces at the store front, complemented by mezzanines in the rear. This dynamic layout creates an open, welcoming atmosphere and a memorable experience for customers.

FLOOR PLAN



TEST FIT

CRU A + B



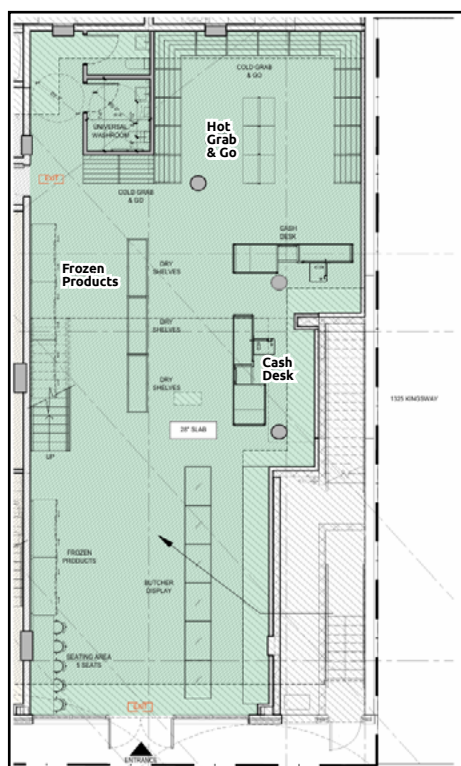
Test Fit - Restaurant

CRU A: 2,246 SF + 511 SF mezzanine = 2,757 SF

CBU B: 1,218 SF



CRU D



Test Fit - Grocery Store

CRU D: 2,345 SF + 660 SF mezzanine = 3,005 SF



SURROUNDING AMENITIES



WALK SCORE

Walker's Paradise

Daily errands do not require a car



BIKE SCORE

Very Bikeable

Biking is convenient for most trips.

Source: walkscore.com

● RESTAURANTS & GROCERS

1. Kim Chau Deli
2. Earnest Ice Cream
3. Save on Foods
4. Pallett Coffee
5. Do Chay
6. Saly Limon
7. My Tho Supermarket
8. Nammos Estiatorio
9. Savio Volpe
10. Les Faux Bourgeois
11. Famous Food

● SERVICES

1. Vancouver Public Library
2. Anytime Fitness
3. TD Bank
4. Dollar Tree
5. CIBC
6. Kensington Community Centre
7. Mount Saint Joseph Hospital



Subject Property

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