

For Lease

3233 Fraser Street, Vancouver



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Anthem 

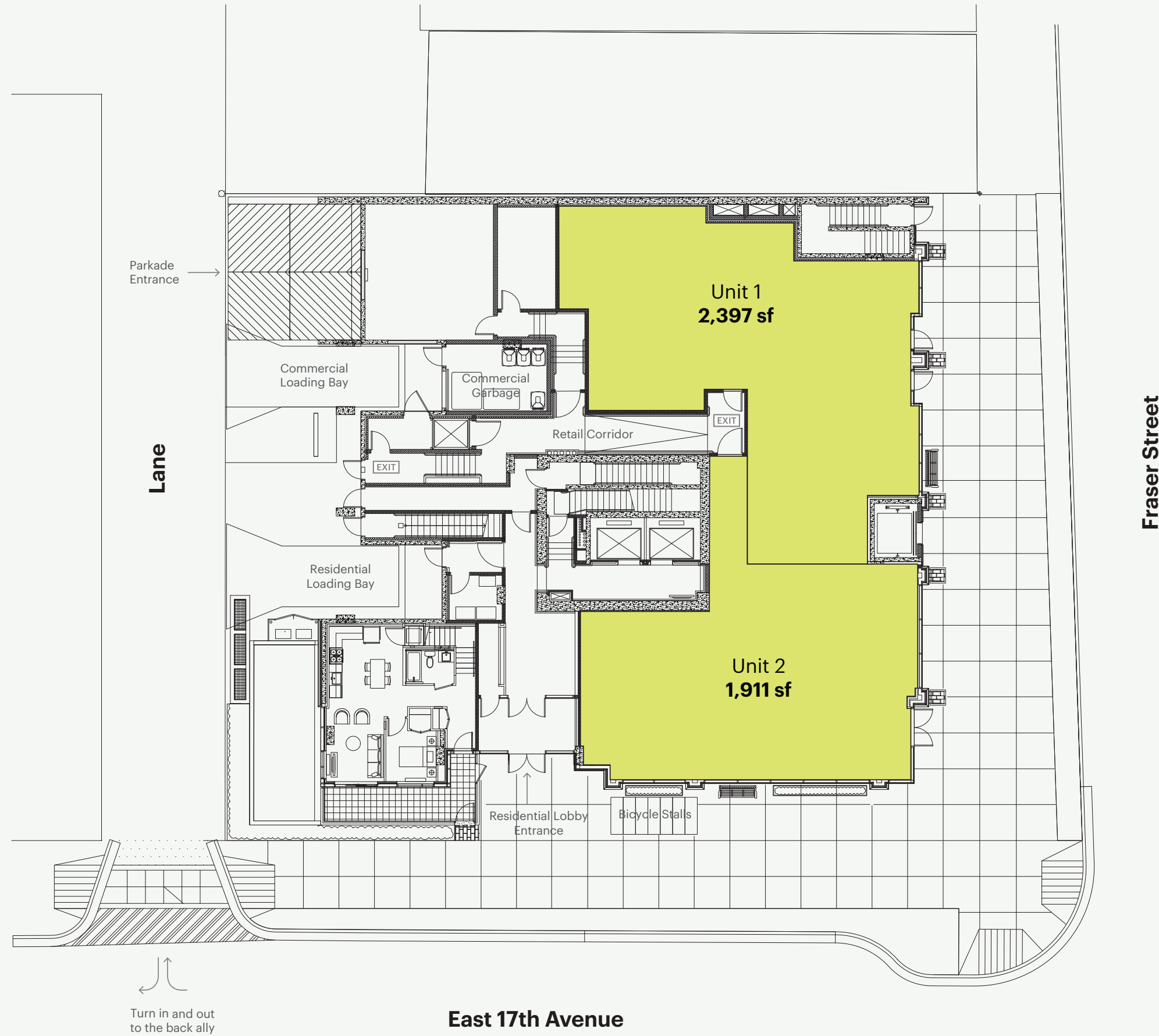
Opportunity

We are pleased to offer opportunities to lease prime restaurant and retail spaces in a vibrant, mixed-use community along Fraser Street. The available units include a Restaurant space offering 2,397 sf, and a 1,911 sf of retail space.

The building will feature loading bay, designated underground commercial parking stalls, and ample street parking. Situated in a central location within the City of Vancouver's next great urban centre, this area is poised for future growth, attracting more residents to an already busy neighborhood.

Municiple Address	3233 Fraser Street, Vancouver, BC
Number of Condos	110
Total Retail	4,308 SF
Completion Date	Jan 2028
Commercial Parking	15 Stalls

Address	Unit	Sq. ft.
3251 Fraser St	#1 Restaurant	2,397
3281 Fraser St	#2 Retail	1,911



Where Community Meets City Living

Located in the heart of Vancouver's vibrant Fraser neighbourhood, the Fraser Street project is a thoughtfully designed 14-storey mixed-use development that brings together urban convenience and community living.

At street level, the building will feature over 4,300 square feet of retail space, creating exciting opportunities for local businesses and enhancing the neighbourhood's commercial vibrancy. This development is designed to attract a diverse community of residents, families seeking convenient city living, professionals looking for easy access to downtown, and students commuting to nearby campuses including Emily Carr University, Vancouver Community College (VCC), and Vancouver General Hospital (VGH).





Demographics

Environics Report - *3 km



220,423

Population



96,394

Households



\$128,830

Household
Income



38

Median Age



+8.9%

Population Projected
(Over the next five years)



52%

Couples with
Children at Home



96

Walk Score



66

Transit Score



81

Bike Score



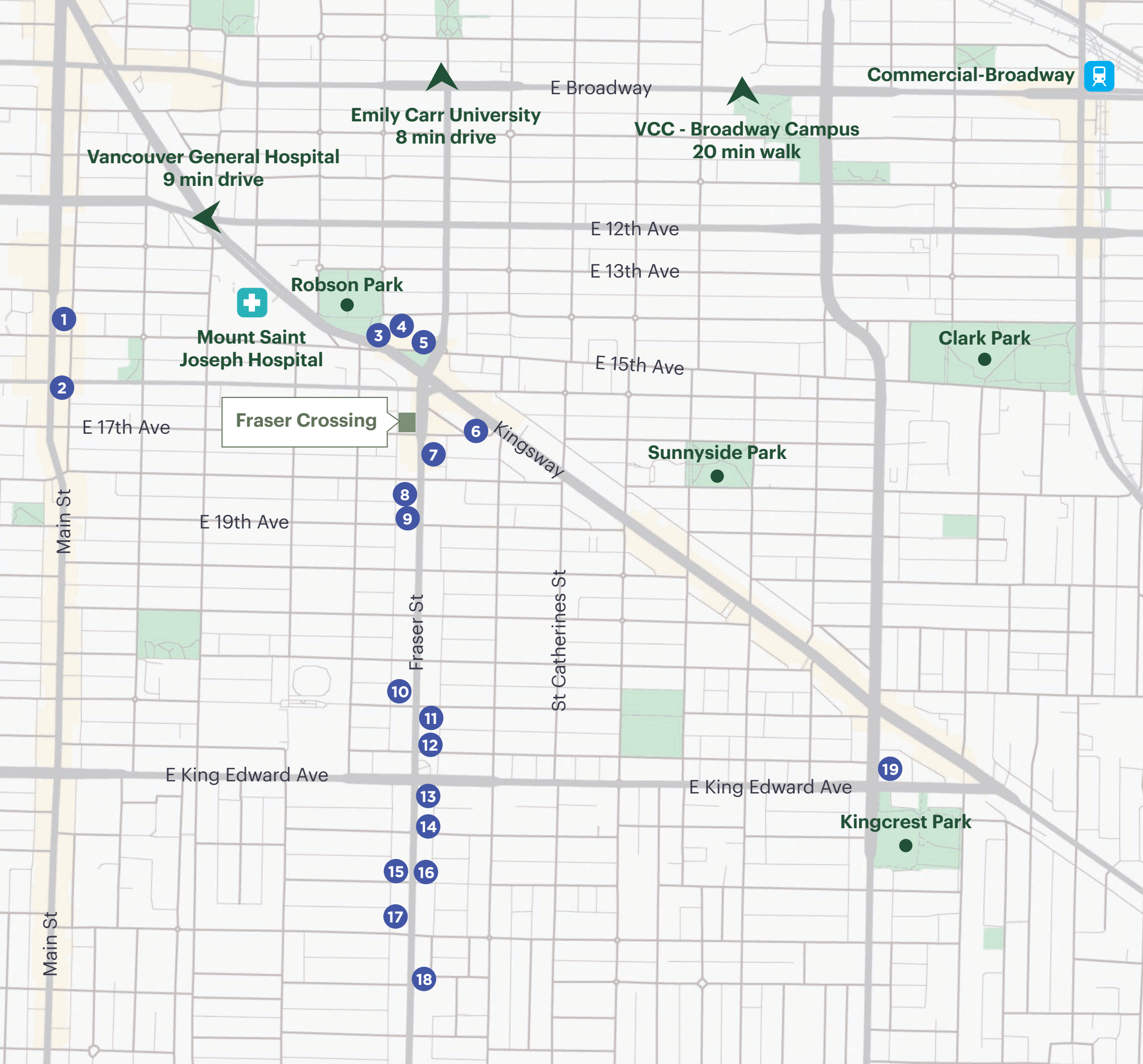
15 Minute

Downtown Vancouver



15 Minute

Trout Lake Park



Nearby Amenities

Fraser is a neighbourhood known for its eclectic charm and strong sense of community. With easy access to public transit, nearby parks, grocery stores, and a diverse mix of local shops along Fraser Street and Kingsway, everything is within walking distance. This is urban living at its finest, offering a dynamic lifestyle in a thriving community.

- 1 Burgoo
- 2 Brown Craffhouse Main Street
- 3 Los Cuervos Taqueria
- 4 Osteria Savio Volpe
- 5 Les Faux Bourgeois
- 6 Analog Coffee
- 7 Bells & Whistles
- 8 Bosley's
- 9 MISHMISH
- 10 Napoletana Pizza
- 11 Bâtard Bakery
- 12 Earnest Ice Cream
- 13 Subway
- 14 Bar Bravo
- 15 JJ Bean Coffee
- 16 Chez Celine
- 17 Mountainview Liquor Store
- 18 No Frills
- 19 Save on Foods



Founded in 1991, Anthem is a team of 850+ people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 400 residential and commercial projects across North America.

Our growing residential portfolio includes 44,000 homes that are complete, in design or under construction, from mixed-use residential to townhome, rental and single-family homes.

We own, co-own, manage or have previously owned 12 million square feet of retail, industrial and office space, and our land portfolio includes more than 60 communities, spanning 9,100 acres across Canada and the United States.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities. **We are Growing Places.**



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V 04/09/26

