

FOR LEASE

# 12<sup>TH</sup> & COMMERCIAL

1650 EAST 12<sup>TH</sup> AVENUE, VANCOUVER, BC

UP TO 7,500 SF OF RETAIL OPPORTUNITY



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**WESGROUP**



## SALIENT FACTS

### TRAFFIC COUNTS

43,261 vehicles per day along E. 12th Avenue

20,562 vehicles per day along Commercial Drive

### TIMING

2023

### PARKING

Underground retail parking

### ASKING RATES

Please contact listing agents

### DEMOGRAPHICS

2019 - Data Source: Envisionics Analytics

WITHIN  
**1 KM**

### POPULATION

22,289

### HOUSEHOLDS

10,092

### AVERAGE HOUSEHOLD INCOME

\$94,884

## HIGH EXPOSURE CITY BLOCK ON COMMERCIAL DRIVE

Located in the heart of East Vancouver, on the southwest corner of East 12th Avenue and Commercial Drive, this property benefits from high exposure to vehicle traffic as well as easy walking distance to the region's busiest transit hub – Commercial Broadway Skytrain Station. Commercial Drive is well established as a retail hub and the surrounding population growth further enhances this location as one of the most desirable within the City of Vancouver.

This brand new, mixed use development offers retailers a prime corner site on one of the busiest commuter intersections in the city.

**94** **WALK SCORE**  
**WALKER'S PARADISE**

**98** **TRANSIT SCORE**  
**RIDER'S PARADISE**

**98** **BIKE SCORE**  
**BIKER'S PARADISE**

**\$94,884**  
**HOUSEHOLD INCOME**  
WITHIN 1 KM RADIUS

**CENTRALLY LOCATED**  
IN THE HEART OF  
EAST VANCOUVER

**EXCELLENT EXPOSURE**  
TO VEHICLE &  
PEDESTRIAN TRAFFIC

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The Developer reserves the right to make modifications to floorplans, project design, materials and specifications to maintain the high standards of this development. E&OE