

RETAIL

# Fraser Commons

AT MARINE

High Profile Retail Units

725 SE Marine Drive | Vancouver, BC

[frasercommons.com/retail](https://frasercommons.com/retail)



**SERRACAN**  
CITY LIVING





BANK

Welcome To  
Fraser Commons

FOUR SQUARE  
CAFE

FRASE  
COMMO



Fraser Dental

Family  
+ Medical

IN THE MIX  
BAKERY





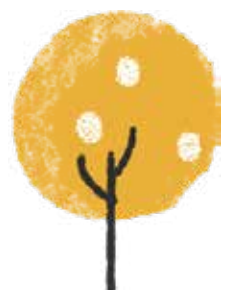
## YOUR BUSINESS IS WORTH MORE HERE

Locate your business in the heart of a long-established South Vancouver neighbourhood, connected to the city and amenities at the major intersection of SE Marine Drive and Fraser Street. With over 2,100 new homes within 2 km of Fraser Commons in the last three years, South Vancouver has become the fastest growing area in the City of Vancouver.

With a variety of unit sizes available to suit nearly every type of business, Fraser Commons provides everything you need to start or grow your business in this evolving community.

### The retail component of Fraser Commons will comprise the following:

Main Floor (at Marine Drive Level)	<b>Approximately 12,182 SF</b>
Plaza Level (at Commons Level)	<b>Approximately 7,371 SF</b>
<b>Total</b>	<b>Approximately 19,553 SF</b>
Additional Rent (at Marine Drive Level)	<b>Approximately \$15.00 PSF/yr</b>
Strata Fees (at Commons Level)	<b>Approximately \$3.66 PSF/yr</b>







## HIGHLIGHTS

- High visibility and exposure at the major intersection of SE Marine Drive and Fraser Street
- Units range from 733 SF to 3,422 SF
- 46 parking stalls dedicated for the retail component in the underground parkade
- 4 residential buildings including 363 residential units and daycare
- Substantial completion estimated Summer 2021

## Zoning

CD-1 (679) | Comprehensive Development District. Permissible uses include but are not limited to:



Retail



Service



Restaurants



Office



Medical



Cafes



Eateries

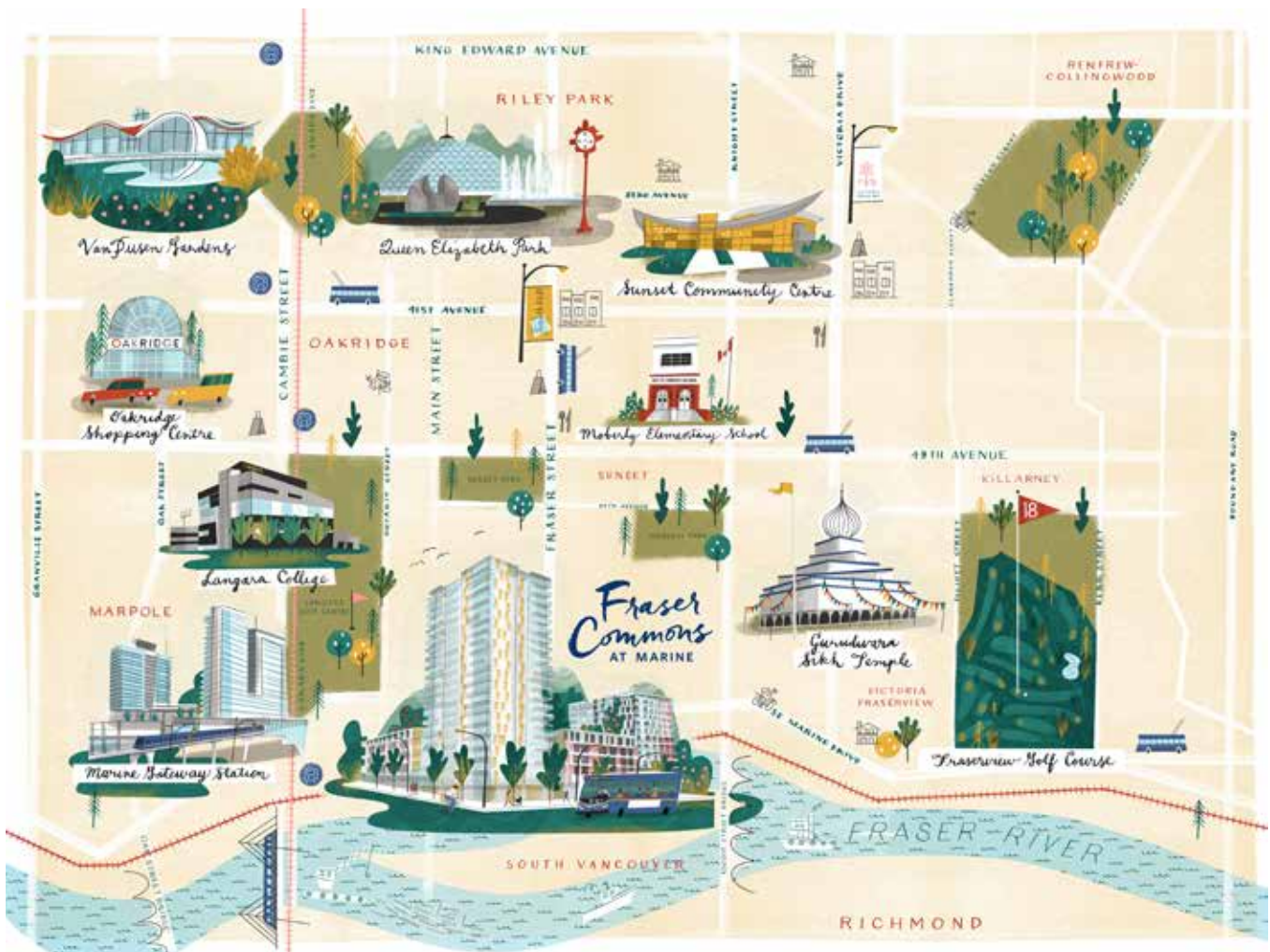


# SOUTH VANCOUVER NEIGHBOURHOOD

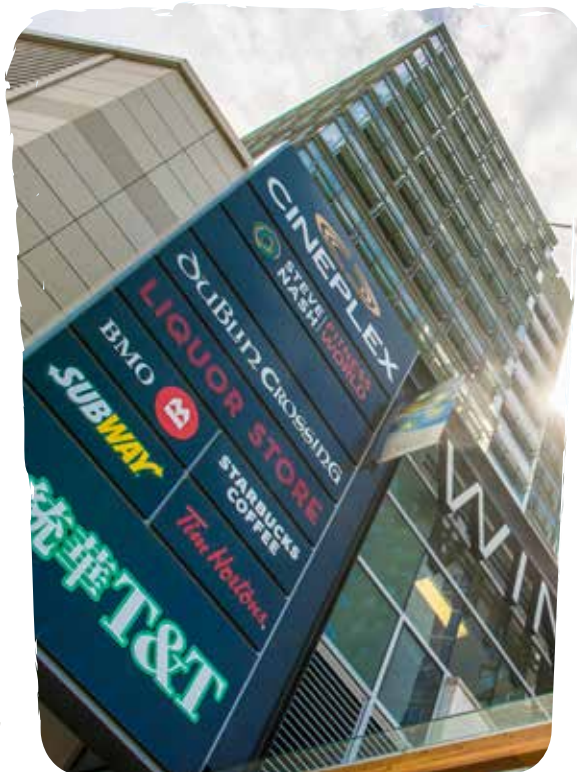


South Vancouver is a vibrant, up-and-coming neighbourhood poised for exciting new growth. Fraser Commons is less than a 4-minute drive to Marine Drive Canada Line Station and bus loop providing direct access throughout Metro Vancouver. Real Canadian Superstore is less than a 5 minute drive away and provides a strong shadow anchor to the retail component of Fraser Commons.

In addition, within close proximity are the amenities of Marine Gateway and the lively pockets of neighbourhood shops on Fraser Street. The Sunset Community Centre, schools, Oakridge Centre shopping mall, Fraserview Golf Course and Vancouver International Airport are all easily accessible. Fraser Commons sits at the heart of this rapidly growing community with significant population growth and developments in the area.











# TRAFFIC COUNT

(2020 Estimate)\*

SE MARINE DRIVE:

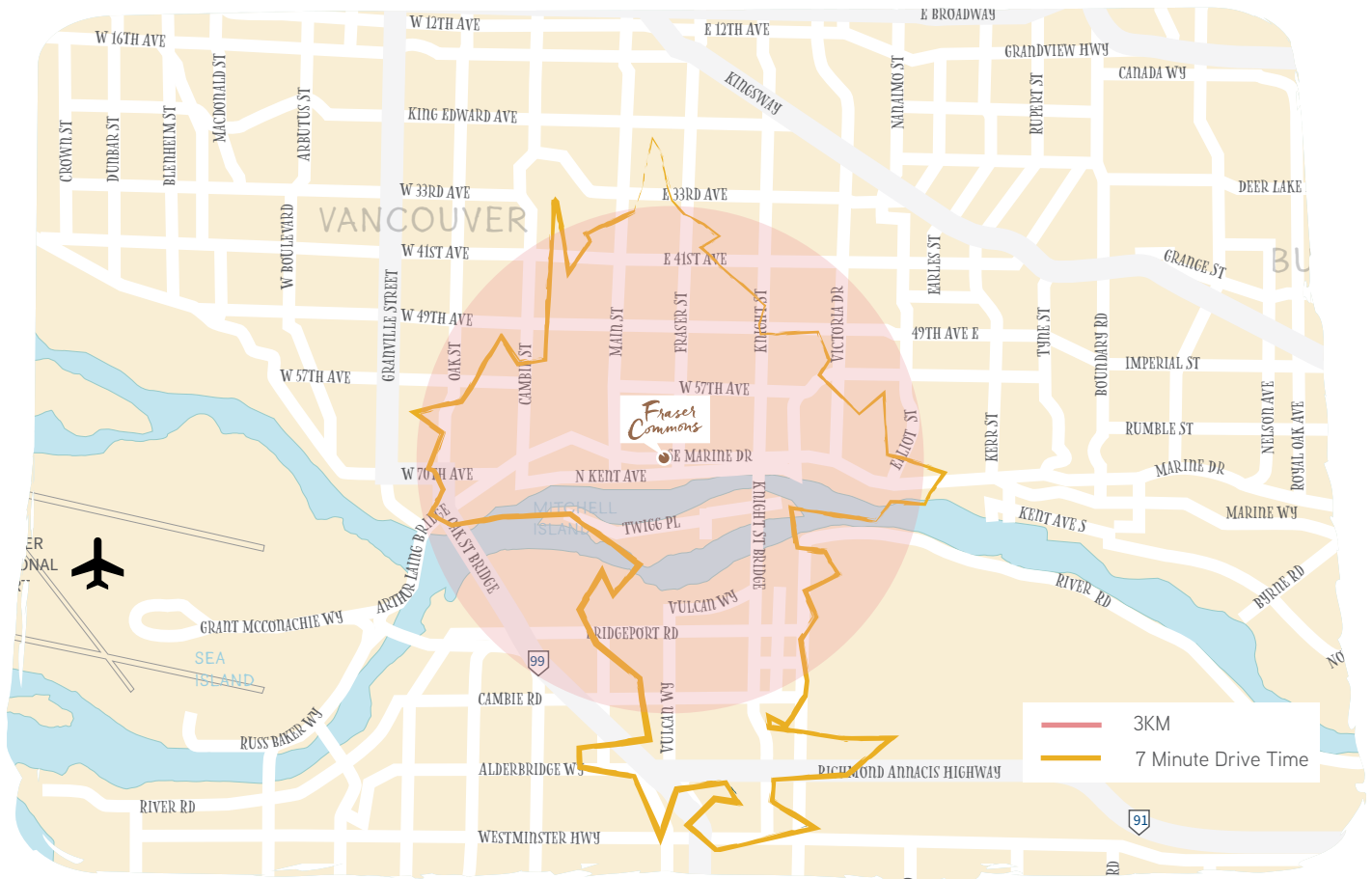
**53,300 VEHICLES PER DAY**

FRASER STREET:

**21,200 VEHICLES PER DAY**

\*Traffic counts have been estimated by Bunt & Associates Engineering Ltd.  
A copy of a letter summarizing their projection is available upon request.





## DEMOGRAPHICS

	3 km radius	7-minute drive time
Total Average Population		
2020 Estimate	99,075	79,431
2023 Projected	104,955	84,737
Total Households		
2020 Estimate	33,781	27,059
2023 Projected	50,671	46,000
Average Household Income		
2020 Estimate	66,542	83,508
2023 Projected	70,977	85,395

\*Source: Pinpoint



# MEET THE TEAM



## Serracan City Living

Serracan is an established Vancouver developer with real estate holdings across Western Canada that include future residential projects. Serracan's senior management team has over 30 years of local real estate experience. We are focused on and have specialized expertise in residential mixed-use and commercial developments.

**[serracan.com](http://serracan.com)**



## Colliers International

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## High Profile Retail Units

725 SE Marine Drive | Vancouver, BC

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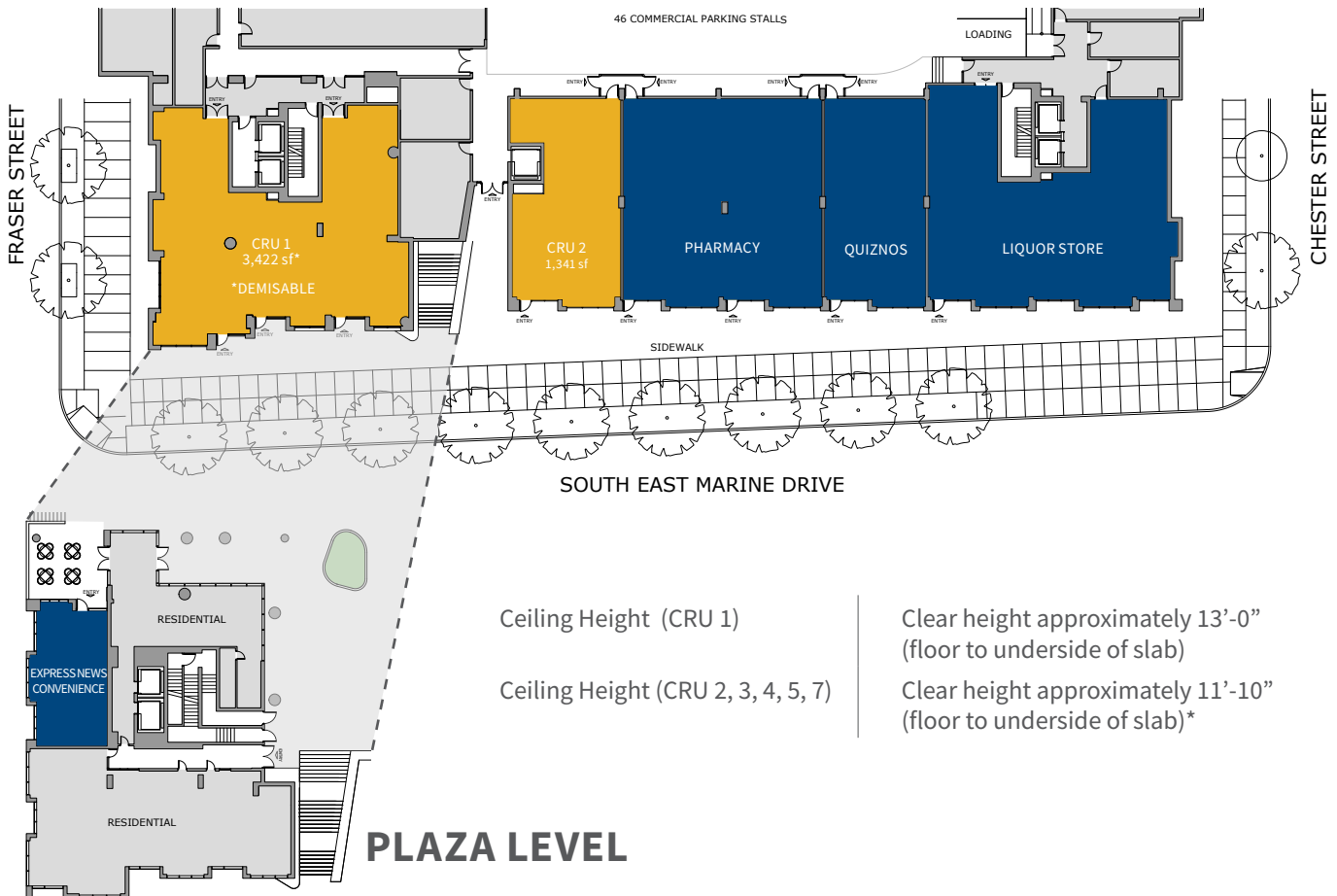
# Fraser Commons

AT MARINE

**FOR LEASE**

**MAIN FLOOR - APPROXIMATELY 9,980 SF**

at grade access from Marine Drive



Ceiling Height (CRU 1)

Clear height approximately 13'-0"  
(floor to underside of slab)

Ceiling Height (CRU 2, 3, 4, 5, 7)

Clear height approximately 11'-10"  
(floor to underside of slab)\*

**PLAZA LEVEL**

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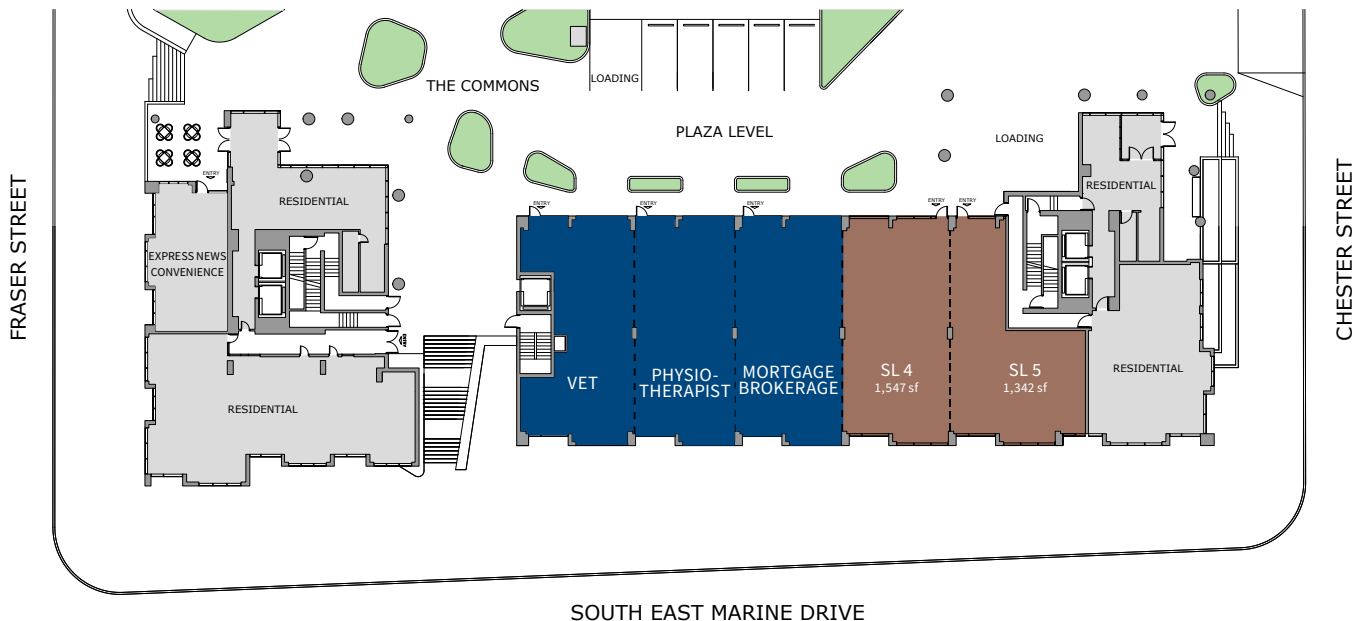
AT MARINE

## FOR SALE

### PLAZA LEVEL - APPROXIMATELY 7,371 SF

at grade access from Fraser & Chester Street via "The Commons"

The Commons area includes a half-acre greenspace and public art that provides direct access to the Plaza Level storefronts off Fraser Street and Chester Street. The units also have exposure and signage from Marine Drive



Area (SL 1-5) | Approximately 7,368 SF

Clear height approximately 14'-6"  
(floor to underside of slab)

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