RETAIL

Fraser Commons

AT MARINE

High Profile Retail Units

8188 Fraser Street | Vancouver, BC

frasercommons.com/retail

SERRACAN CITY LIVING

Colliers INTERNATIONAL

BANK
Welcome To
Fraser Commons
FRASE
COMMO
FOUR SQUARE
CAFE

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

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
- Occupancy Fall 2021

Zoning

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

Retail | Service | Restaurants | Office | Medical | Cafes | Eateries

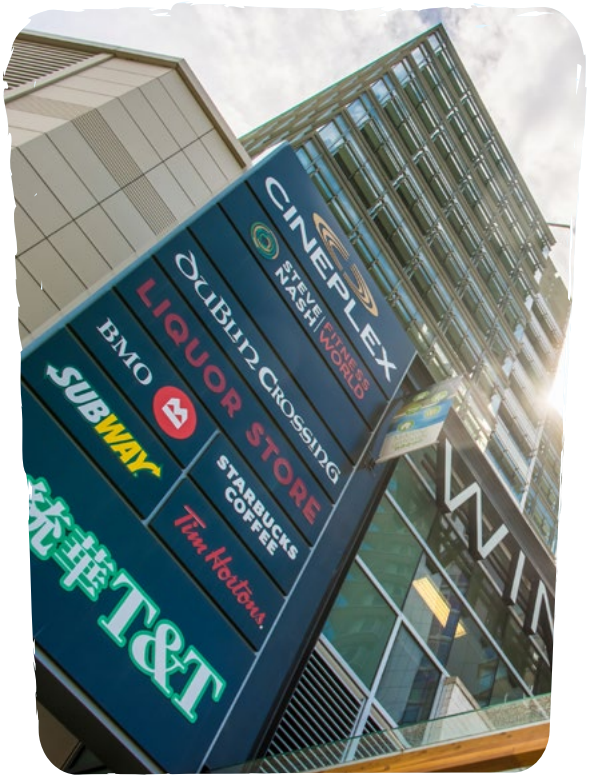
SOUTH VANCOUVER NEIGHBOURHOOD

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.

T
Marine Drive
Station
First & Last Trains

CINEPLEX


CINEPLEX
STEVE NASH FITNESS WORLD
DUBLIN CROSSING
LIQUOR STORE
BMO
SUBWAY
STARBUCKS COFFEE
Tim Hortons
統華T&T

TRAFFIC COUNT

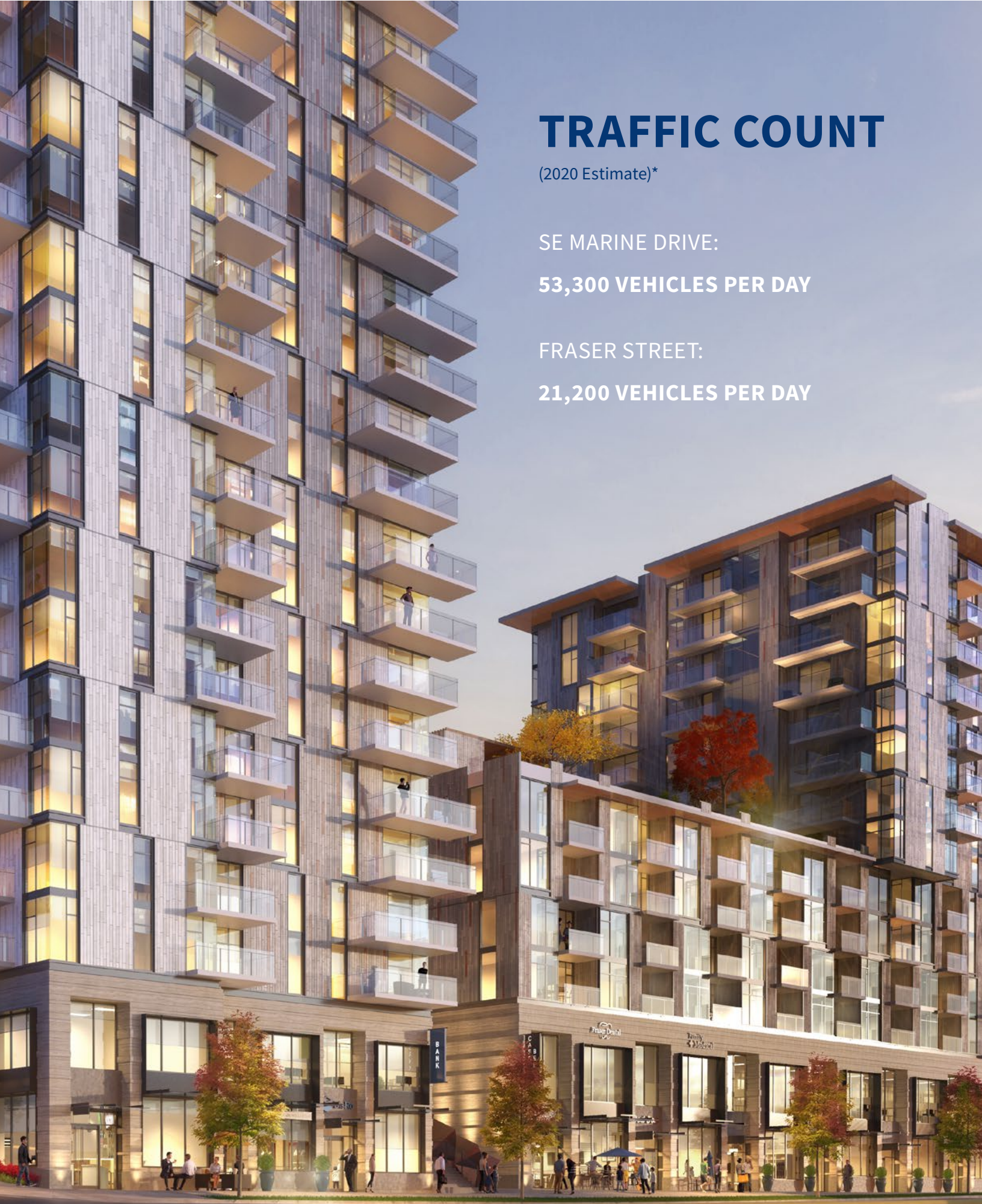
(2020 Estimate)*

SE MARINE DRIVE:

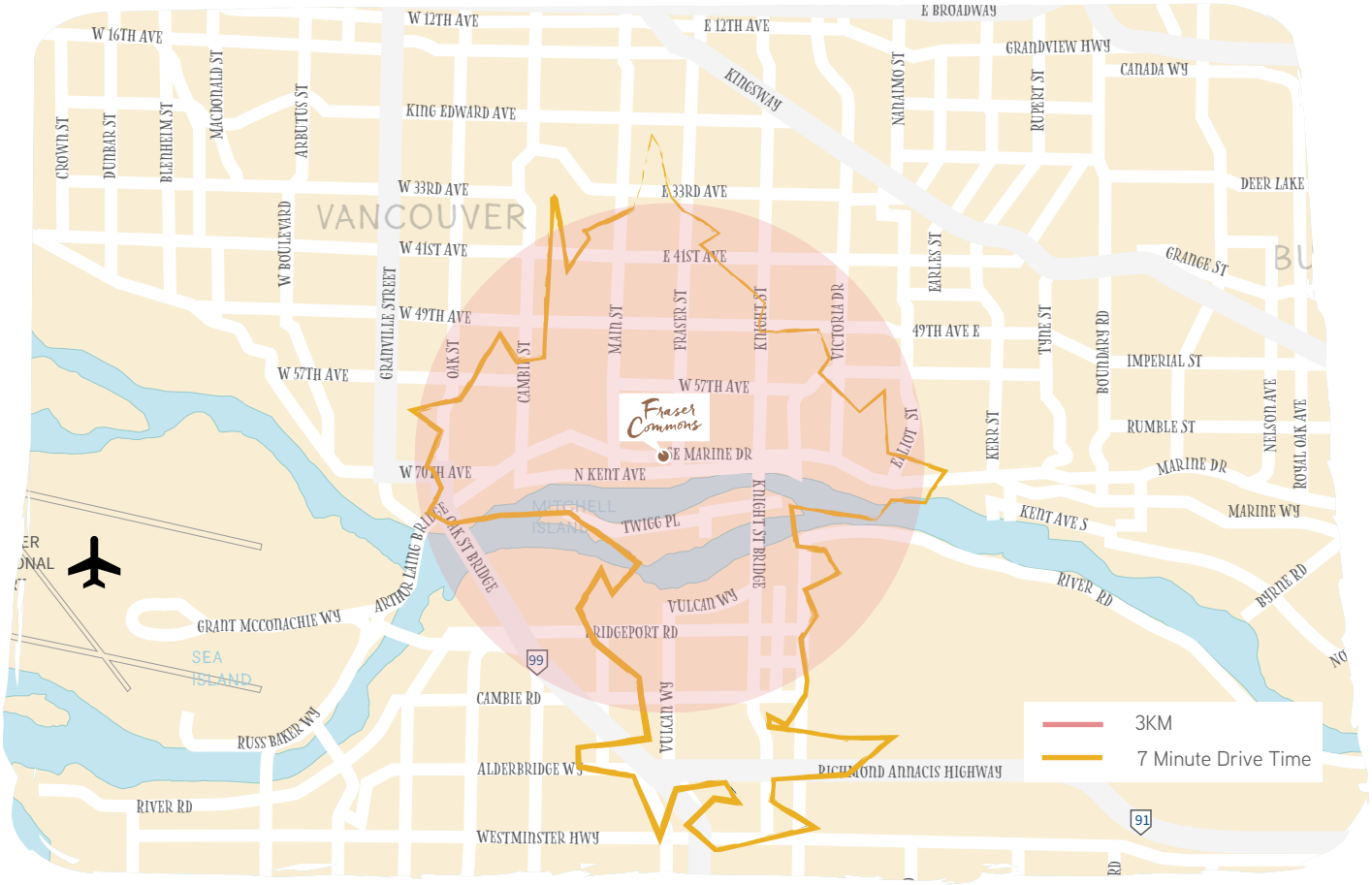
53,300 VEHICLES PER DAY

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

Colliers International

Colliers International is an industry-leading real estate services company with a global reach operating in 69 countries, and a workforce of more than 12,000 skilled professionals serving clients in the world's most important markets. With an enterprising culture, Colliers provides a full range of services to real estate occupiers, owners and investors.

Services include strategic advice and execution for property sales, leasing and finance; global corporate solutions; property, facility and project management; workplace solutions; appraisal, valuation and tax consulting; customized research; and thought leadership consulting. Colliers has been ranked among the top 100 global outsourcing firms by the International Association of Outsourcing Professionals for 13 consecutive years, more than any other real estate services firm.

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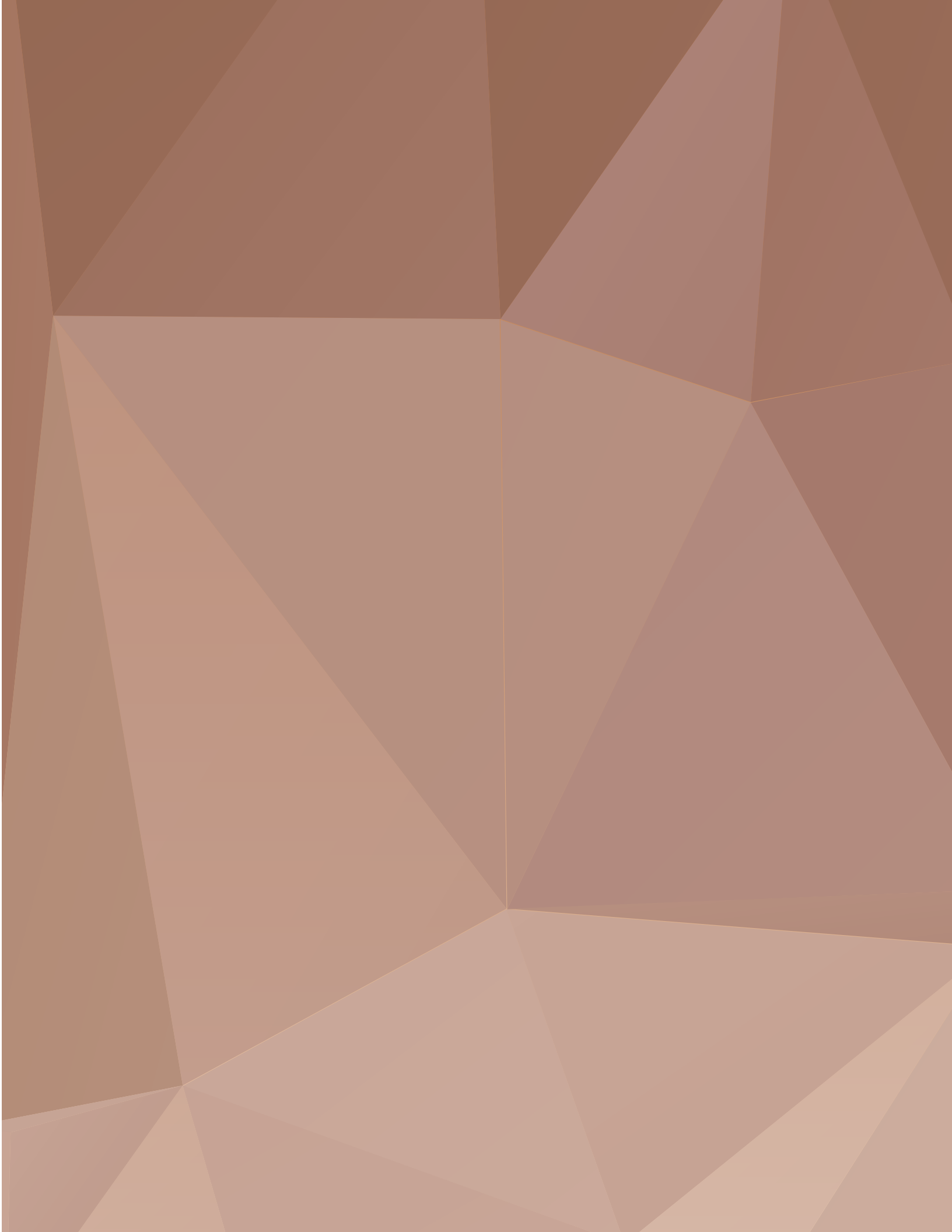

RETAIL

Fraser Commons AT MARINE

High Profile Retail Units

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SERRACAN CITY LIVING

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