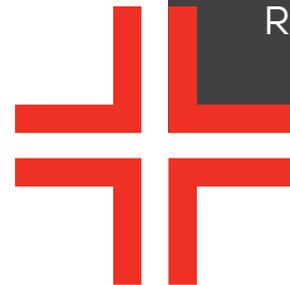




# KARMA

5460 & 5480 Fraser Street  
Vancouver, BC

RETAIL LEASING BROCHURE



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# PROJECT SUMMARY

Karma is ideally positioned in the emerging Fraserhood community, known for its vibrant arts & as a culinary hub in East Vancouver. This neighborhood has and continues to rapidly evolve into a highly sought after area to live for young families & professionals. Running North/South, Fraser Street is an important arterial road linking to major road networks such as Kingsway, E 41st Ave, West Broadway and King Edward Avenue. Additionally, this transit-friendly locale is well served by multiple bus and bike routes offering easy connection to downtown, Oakridge and the future Mount Pleasant SkyTrain station.

Karma is centrally located amongst neighboring retailers, including Shoppers Drug Mart, No Frills grocery store, and multiple banks, as well as some of the city's finest new eateries (including Michelin star restaurants), cafes and boutique retailers. The two units available each offer wide frontage onto Fraser Street, improved open layout and ability to combine or lease separately.



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# DETAILS

⊕ Sizes:

- ⊕ #5460: 1,758 SF\*
- ⊕ #5480: 970 SF\*
- ⊕ \*Can be combined for 2,728 SF

⊕ Retail Parking:

- ⊕ 9 common underground stalls
- ⊕ 2 hour free street parking

⊕ Basic Rent: Contact Listing Agents

⊕ Addtnl. Rent: \$14.62 PSF + 5% of base rent & CAM mgmt. fee

⊕ Available: Immediately

▶ VIRTUAL TOUR

# AREA TENANTS



# DEMOGRAPHICS

	1 KM	3 KM	5 KM
2025 Population	18,133	193,731	473,964
2030 Populations Projections	18,268	200,197	488,549
2025 Daytime Population	12,292	142,986	445,254
2025 Average HH Income	\$141,368	\$142,884	\$141,111

# CONTACTS

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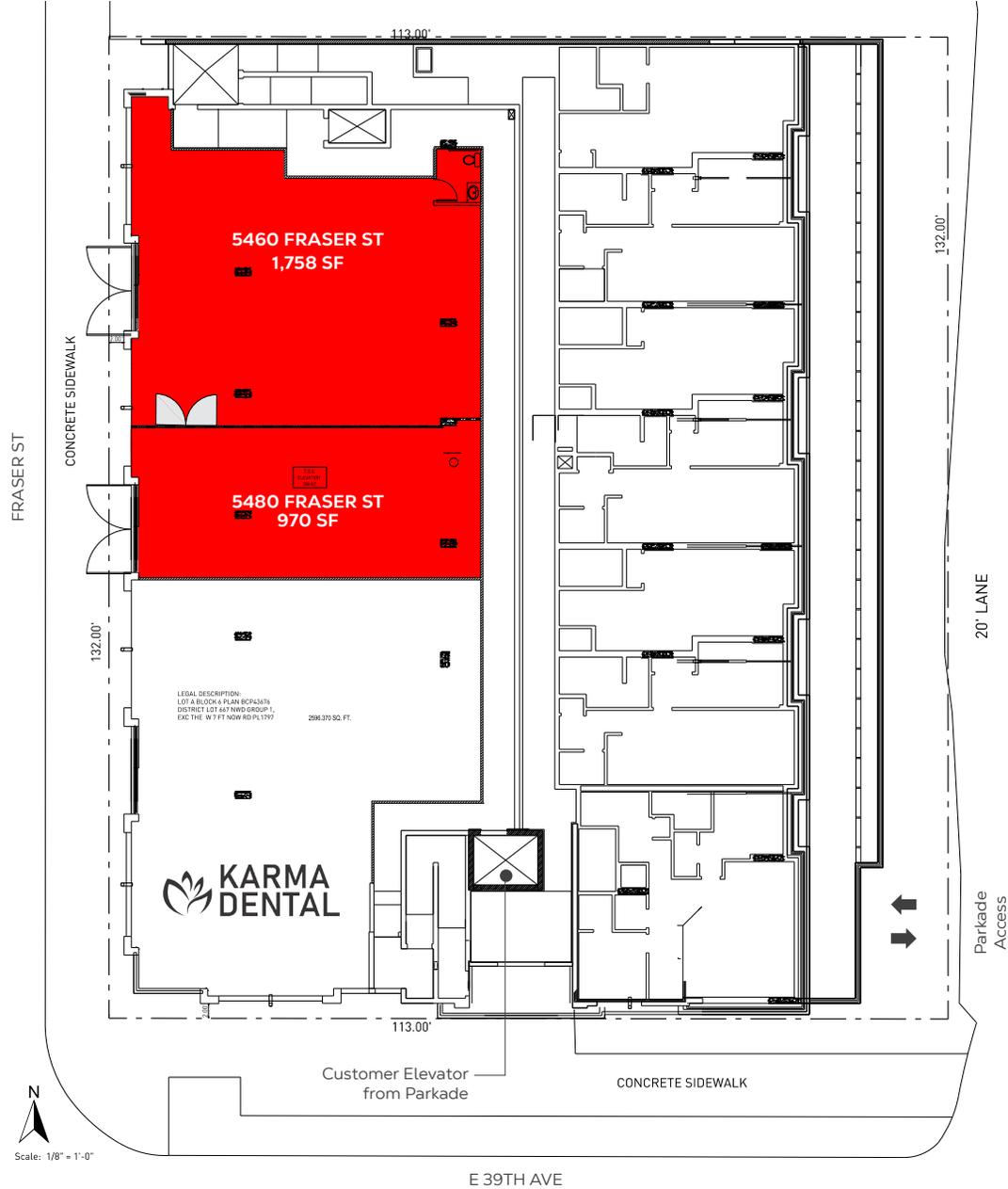
# AERIAL



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# SITE PLAN

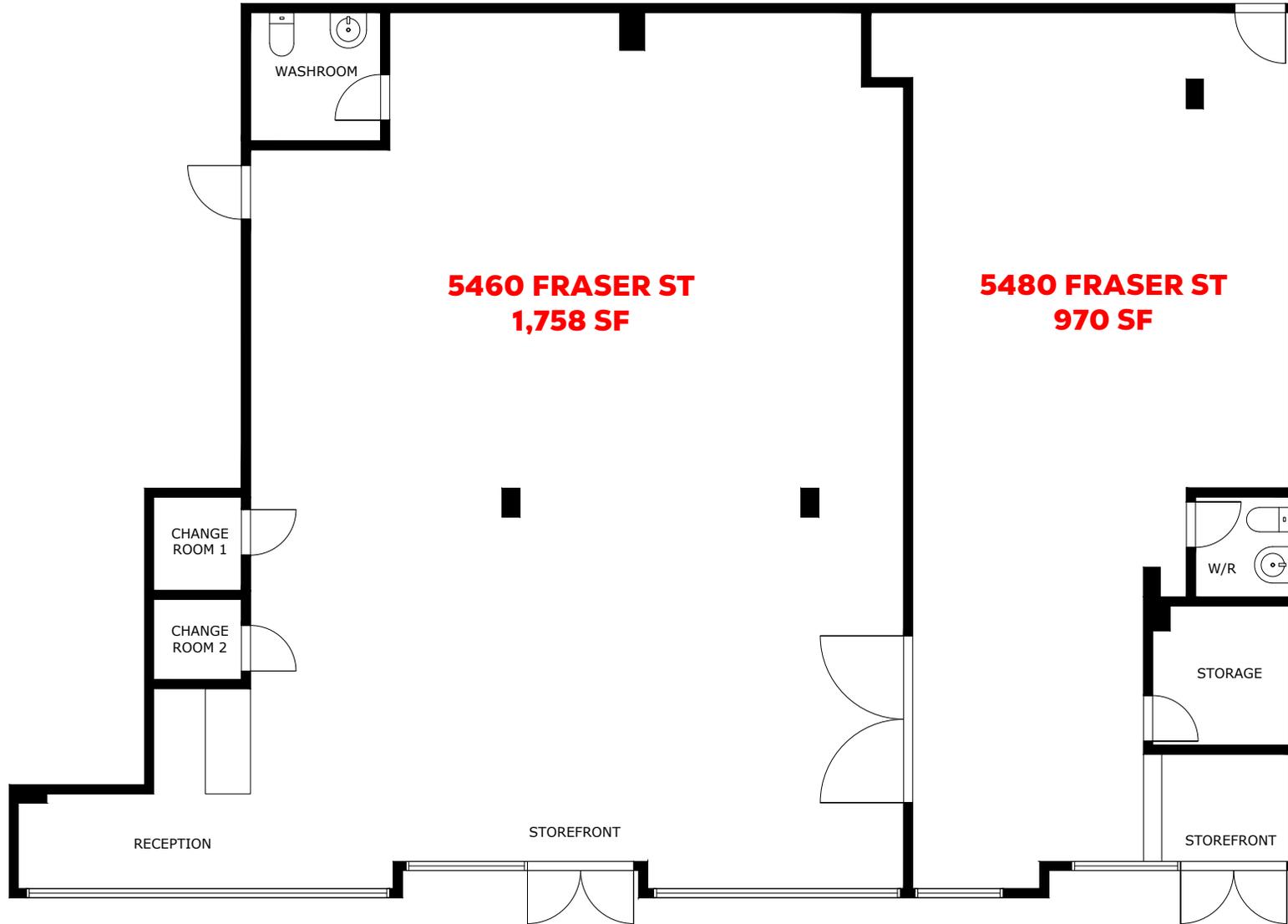
 VIRTUAL TOUR



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# FLOOR PLAN

 VIRTUAL TOUR



**FRASER ST**

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# KARMA PHOTOS

 VIRTUAL TOUR



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