

Hudson.

For Lease

3304 Kingsway, Vancouver, B.C.

High-profile retail opportunities in Vancouver's Joyce-Collingwood neighbourhood

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OPPORTUNITY

Introducing 3304 Kingsway, a 6-storey mixed-use development by Hudson Projects, will feature 5,796sf of ground-floor commercial space and 80 secured market rental units across six stories. Situated at the high-traffic intersection of Kingsway and Joyce Street in East Vancouver, the site enjoys excellent visibility and close proximity to the Joyce-Collingwood SkyTrain Station. With 81,000 vehicles passing on Kingsway and 52,000 on Joyce daily, this location offers prime exposure. Completion is expected in September 2025.



96 Walk Score — Walker's Paradise



Excellent exposure to 52,571 VPD off of Joyce Street, and 81,087 VPD off of Kingsway



An expected population growth of 7.2% before 2027 within a 1km radius



Situated on Kingsway Street, one of the main arteries through East Vancouver



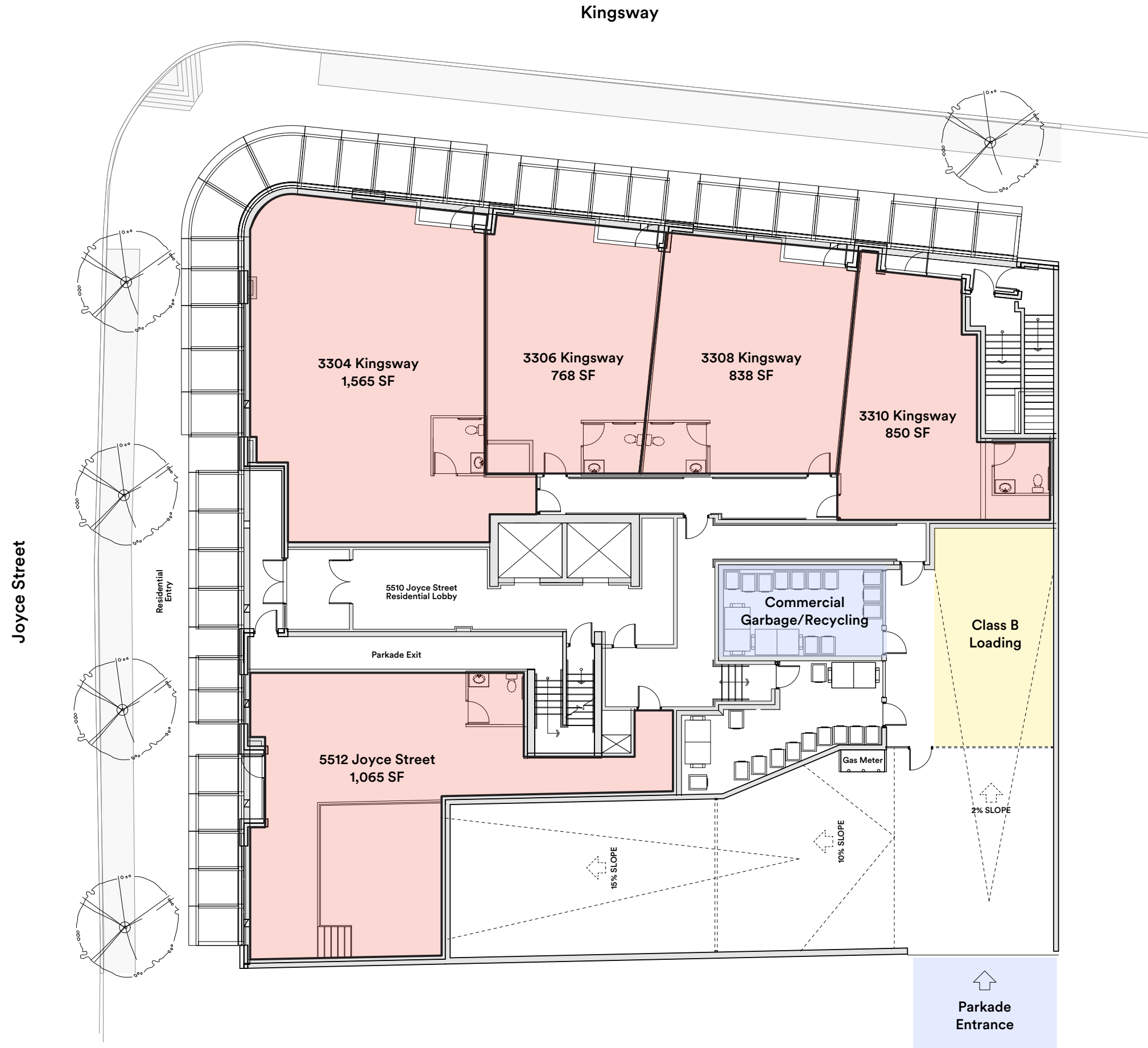
Close proximity to the Joyce-Collingwood SkyTrain Station


OVERVIEW

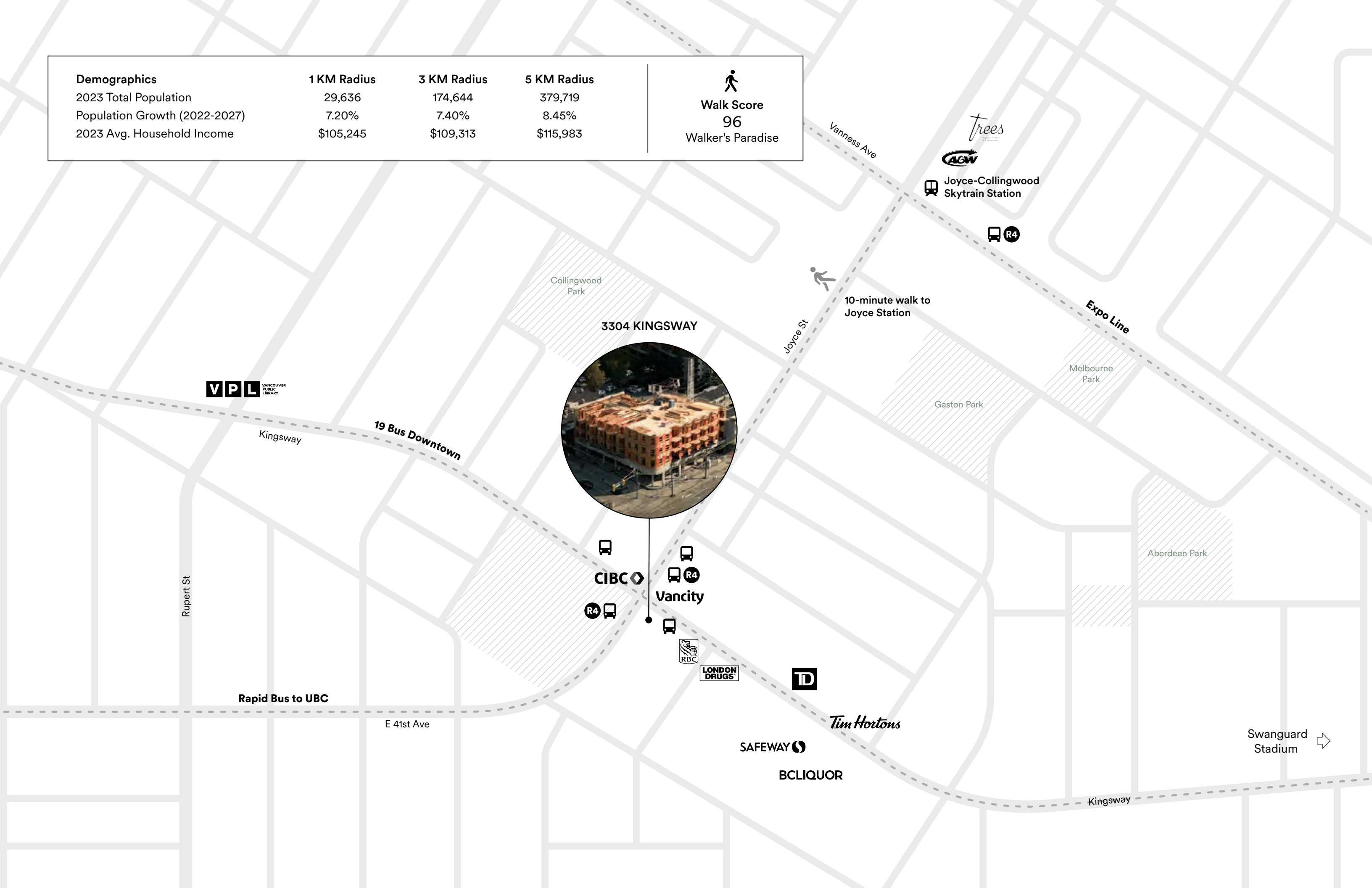
Unit Sizes:	768 sf – 4,021 sf (see page 3 for demising options)
Occupancy:	September 2025
Zoning:	C-2
Parking:	6 Underground Commercial Stalls
Traffic Counts:	Kingsway: 81,087 VPD Joyce St: 52,571 VPD
Asking Rent:	Contact Listing Agents
Additional Rent:	Contact Listing Agents



SITE PLAN



Demographics	1 KM Radius	3 KM Radius	5 KM Radius	
2023 Total Population	29,636	174,644	379,719	 Walk Score 96 Walker's Paradise
Population Growth (2022-2027)	7.20%	7.40%	8.45%	
2023 Avg. Household Income	\$105,245	\$109,313	\$115,983	



NEIGHBOURHOOD OVERVIEW

3304 Kingsway is located in the bustling and diverse Joyce-Collingwood neighbourhood of East Vancouver, an area known for its thriving commercial activity and high pedestrian traffic. The property is a short distance from the Joyce-Collingwood SkyTrain Station, providing excellent accessibility and convenient connections to downtown Vancouver, Burnaby, and other key areas in the Lower Mainland. The surrounding area is home to a wide array of established businesses, including Safeway grocery store, eclectic markets, cafés and restaurants, all contributing to this prime retail destination. The daily foot traffic and visibility of the site is further enhanced by the busy elementary school directly across the street.



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