

Hudson.

For Lease

6495 Main Street, Vancouver, B.C.

High-Profile Retail Opportunities
in Vancouver's Punjabi Market /
Langara Mixed-Use Urban Centre

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OPPORTUNITY

6495 Main Street by Hudson Projects will feature 7,261 sf of premium ground-floor retail space with exceptional visibility. Located at the high-traffic intersection of Main Street and 49th Avenue, the corner site benefits from 109,431 vehicles per day. This prime location is in close proximity to key amenities and the Langara-49th Avenue SkyTrain Station, ensuring excellent accessibility. Langara College is undergoing a 1.45 million sf expansion with plans to double its student population in the next 5 years. In addition, over 3,500 residential units are under construction in the immediate area.



90 Walk Score — Walker's Paradise



Close proximity to key amenities such as Langara College and Sunset Community Centre



Situated on Main Street in the heart of the dynamic Punjabi Market and Langara's retail corridor



Close proximity to the Langara-49th Avenue SkyTrain Station

OVERVIEW

Unit Sizes:	1,218 sf – 2,101 sf
Occupancy:	Estimated Completion Spring 2026
Zoning:	C-2
Parking:	12 Commercial Stalls
Access/Egress:	Lane Access, Right In / Out
Traffic Counts:	49 th Avenue: 50,443 VPD Main Street: 58,988 VPD
Asking Rent:	Contact Listing Agents
Additional Rent:	Contact Listing Agents




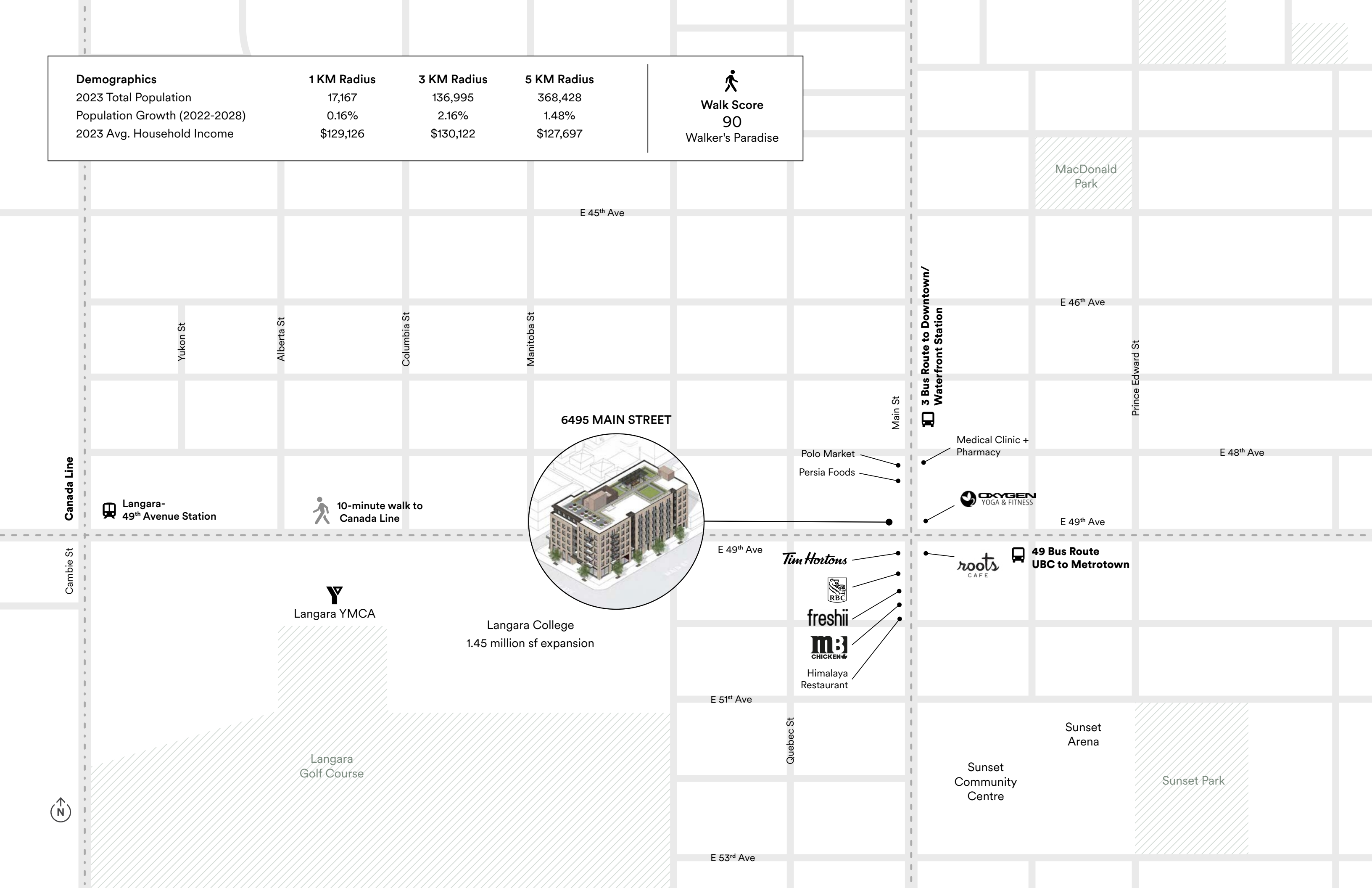
SITE PLAN

49th Avenue




Main Street

Demographics	1 KM Radius	3 KM Radius	5 KM Radius	
2023 Total Population	17,167	136,995	368,428	 Walk Score 90 Walker's Paradise
Population Growth (2022-2028)	0.16%	2.16%	1.48%	
2023 Avg. Household Income	\$129,126	\$130,122	\$127,697	



 10-minute walk to Canada Line

 Langara-49th Avenue Station

 3 Bus Route to Downtown/
Waterfront Station

 49 Bus Route UBC to Metrotown

Polo Market
Persia Foods

Medical Clinic + Pharmacy

 OXYGEN
YOGA & FITNESS

 roots
CAFE

Tim Hortons



freshii



Himalaya Restaurant

Canada Line

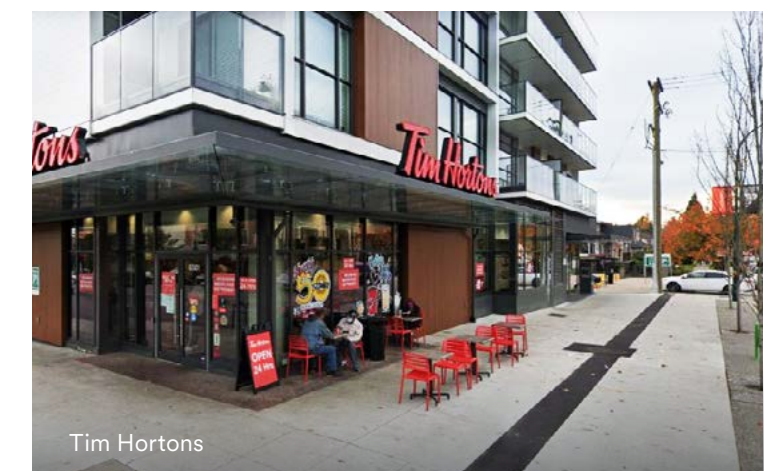
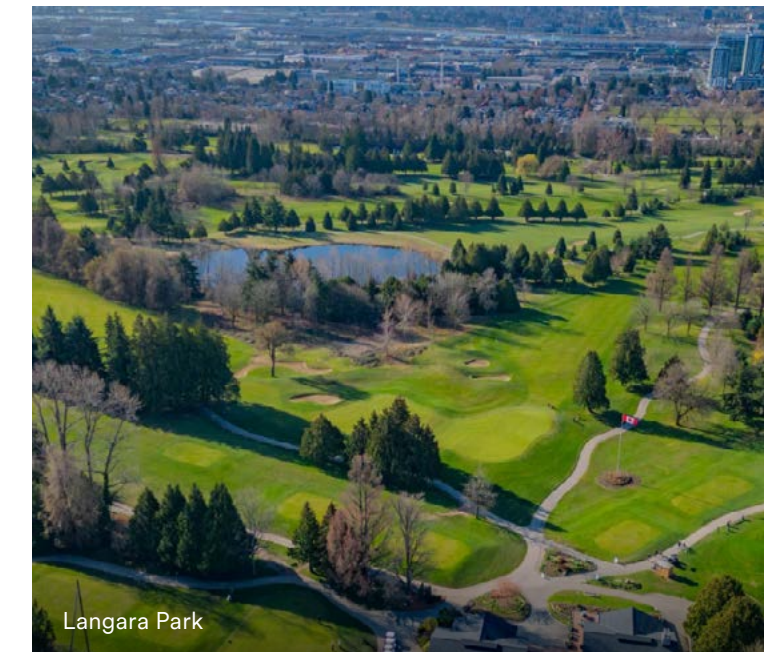
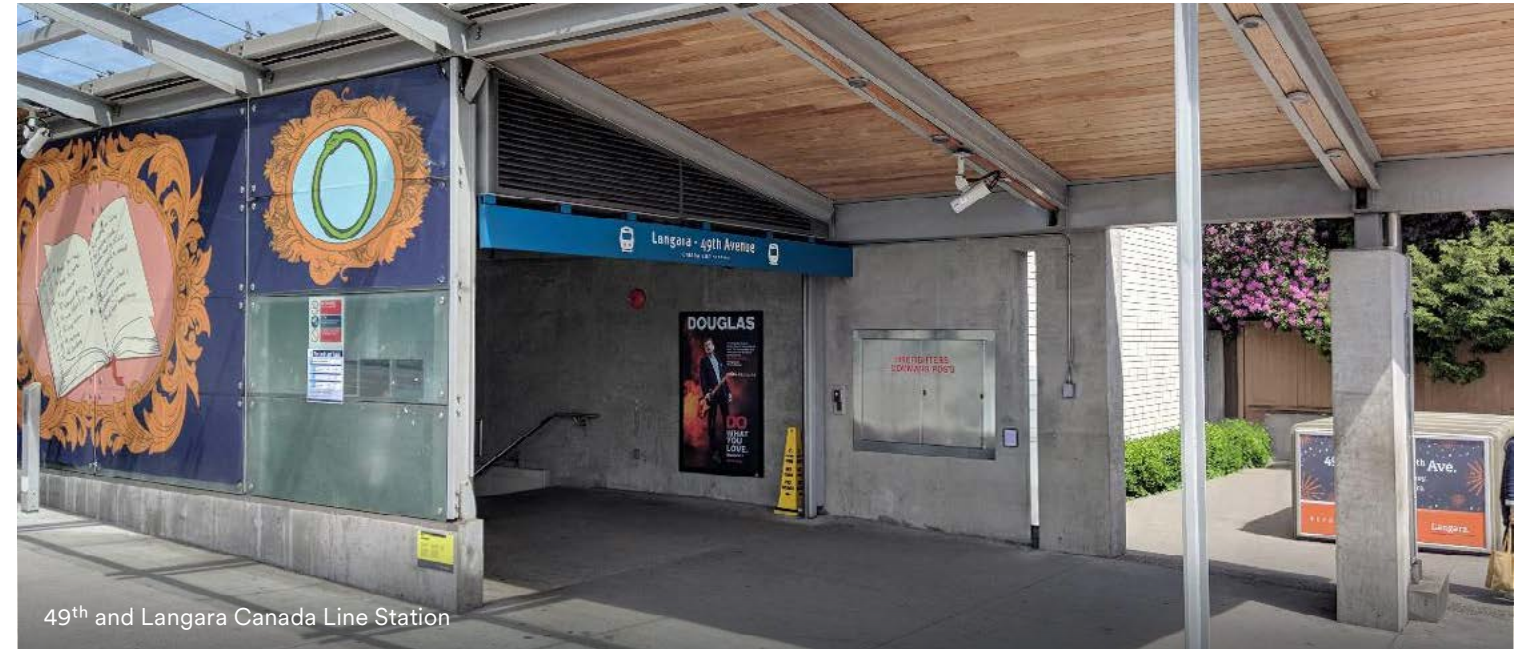
Cambie St



NEIGHBOURHOOD OVERVIEW

Located at 6495 Main Street, this Hudson Projects development lies at the core of one of Vancouver's most culturally rich and dynamic neighbourhoods. This rare opportunity offers businesses the chance to establish themselves in a community that seamlessly merges history with modern growth, all within an environment celebrated for its vibrant cultural heritage and strong community ties.

Within walking distance of Langara College—currently undergoing an expansive transformation set to double its student population—this area is poised for significant growth. Just west on 49th Avenue, between Cambie and Main Streets, multiple large-scale developments are underway, with thousands of residential units set to complete over the next few years. The resulting neighbourhood densification provides a compelling foundation for thriving retail.



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