

Comma Fraser

Commercial Opportunities

LEASED



comma,



Historically, the commercial components of rental developments have been under-appreciated, a missed opportunity for activity, culture, and community involvement. Comma is building a curated retail strategy that believes a unique, independent, and diverse community of retailers bring greater value and loyalty to our rental developments.

The Opportunity

A New Vision for Rental

The project is located at the corner of Fraser + 19th in the emerging 'Fraserhood' neighbourhood of Vancouver. It is a 6-storey wood frame low-rise building featuring 104 residential rental homes and over 13,000 sq. ft. of at-grade retail space. The project completed construction in 2023.

13,166

sq. ft. of Retail Space

6

Commercial Units

104

Rental Homes



“Rental should be about the community coming together for a shared experience.”

Homes Not For Sale respondent,
a Comma survey

The Comma Way

Our Values

Design: Celebrating design to bring distinct and relevant projects to the neighbourhood.

Retail Integration: Thoughtfully curated ground-floor businesses that become a lifestyle catalyst for residents.

Technology: Integrating smart home technology into our buildings that make it easier for tenants to interact, come together, and shop from local retail tenants.

Retail Tenant Profile

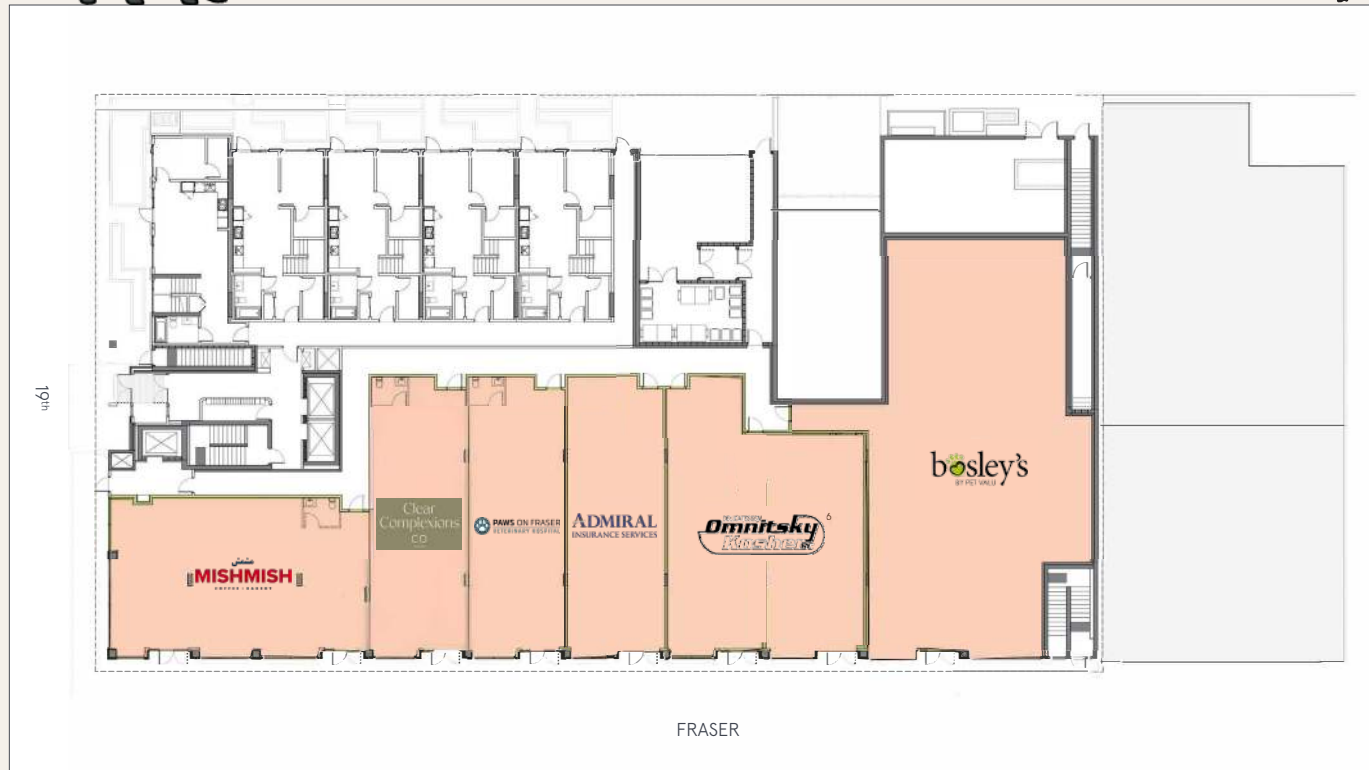
- Independent small business operators
- Established brand strategy, local success, and a community following
- Visual alignment of brand aesthetics with Comma Properties



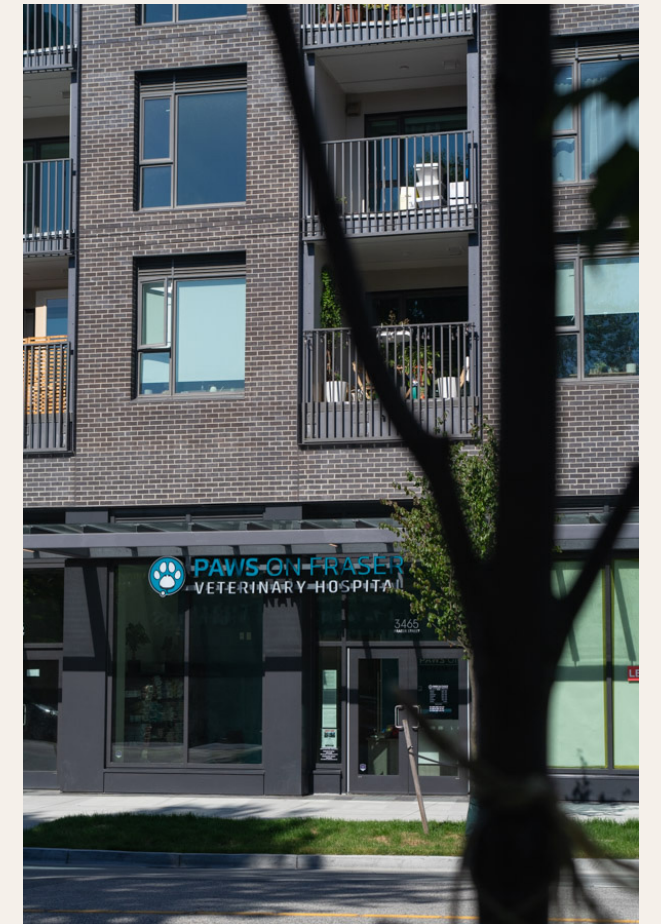
Unit Plans

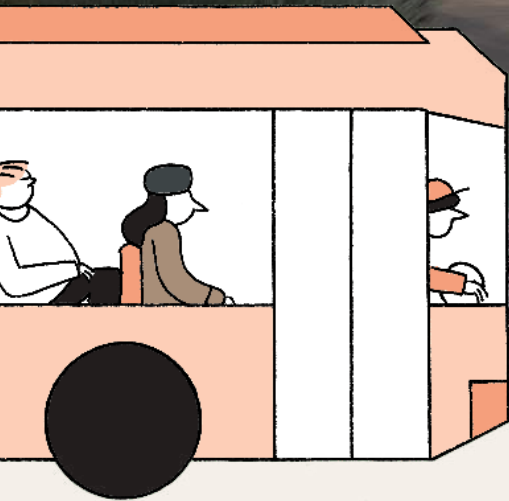
UNIT	RENTABLE AREA (sq. ft.)	SERVICE AREA (sq. ft.)	TOTAL AREA (sq. ft.)	CEILING HEIGHT
CRU 1	1,848	201	2,099	12' 7"
CRU 2	1,220	133	1,386	12' 7"
CRU 3	1,227	134	1,377	12' 7"
CRU 4	1,230	134	1,397	12' 7"
CRU 5	2,197	240	2,495	12' 8"
CRU 6	3,978	434	4,412	12' 8"

● Unit is Leased



● Unit is Leased







Earnest Ice Cream



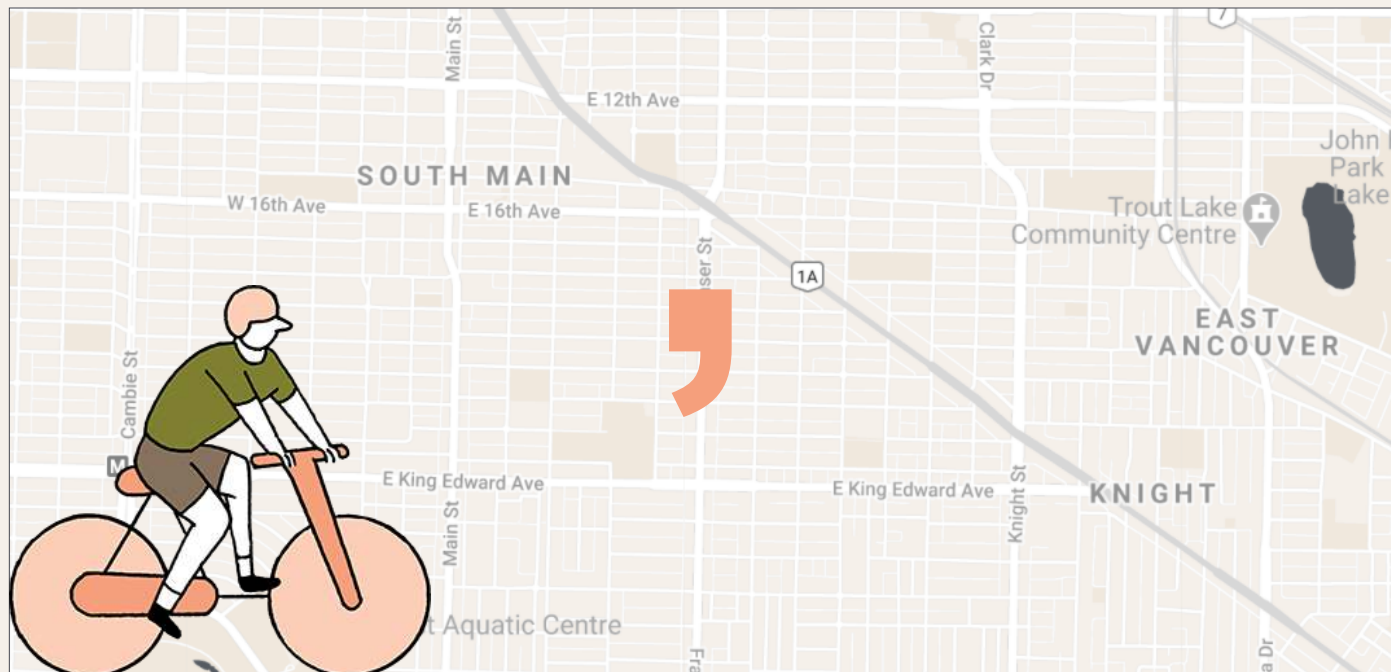
Le Marché St. George



Salvio Volpe



Ubuntu



The Neighbourhood

A Neighbourhood Built for Connection

Fraserhood is a diverse community with an eclectic mix of retail shops and an emerging food scene. It's a vibrant neighbourhood that is reflective of its residents.

A favourite destination for foodies, local restaurant legends like Savio Volpe, Say Mercy, and Les Faux Bourgeois have become staples in Vancouver's culinary story.

Fraserhood is where your favourite local restaurant feels like home, and where you can be on first-name basis with baristas at your morning coffee stop. It's a place where residents and community are one.

Style

\$125K

Average Household Income

76

Walk Score

91K

Population

15

Min Walk to Main St

25-29

Dominant Age Group

15

Min Commute Downtown

Sales Inquiry

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Business Info

Tetra Realty Advisors creates real economic, social and environmental value as a real estate advisor, powered by people. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment, and the community.



Contact Info





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