
New Premium Retail Strata Units for Pre-Sale
2751 Kingsway, Vancouver

FRAME

VANCOUVER



Project Overview

A masterclass in the fundamentals of good real estate, Frame is your first opportunity to own in Vancouver's next great urban centre. A prime, corner location located at Kingsway and Earles, across from a future city plaza. Frame's retail ownership opportunities range from 1,169 SF to 6,060 SF with the option to combine units to best fit your business needs. Make this space your own, with designated patio spaces, ceilings up to 13'-18' tall, and expansive window opportunities to fill each unit with plenty of natural light. The future growth of this exceptional location is set to bring more residents to this already busy area.

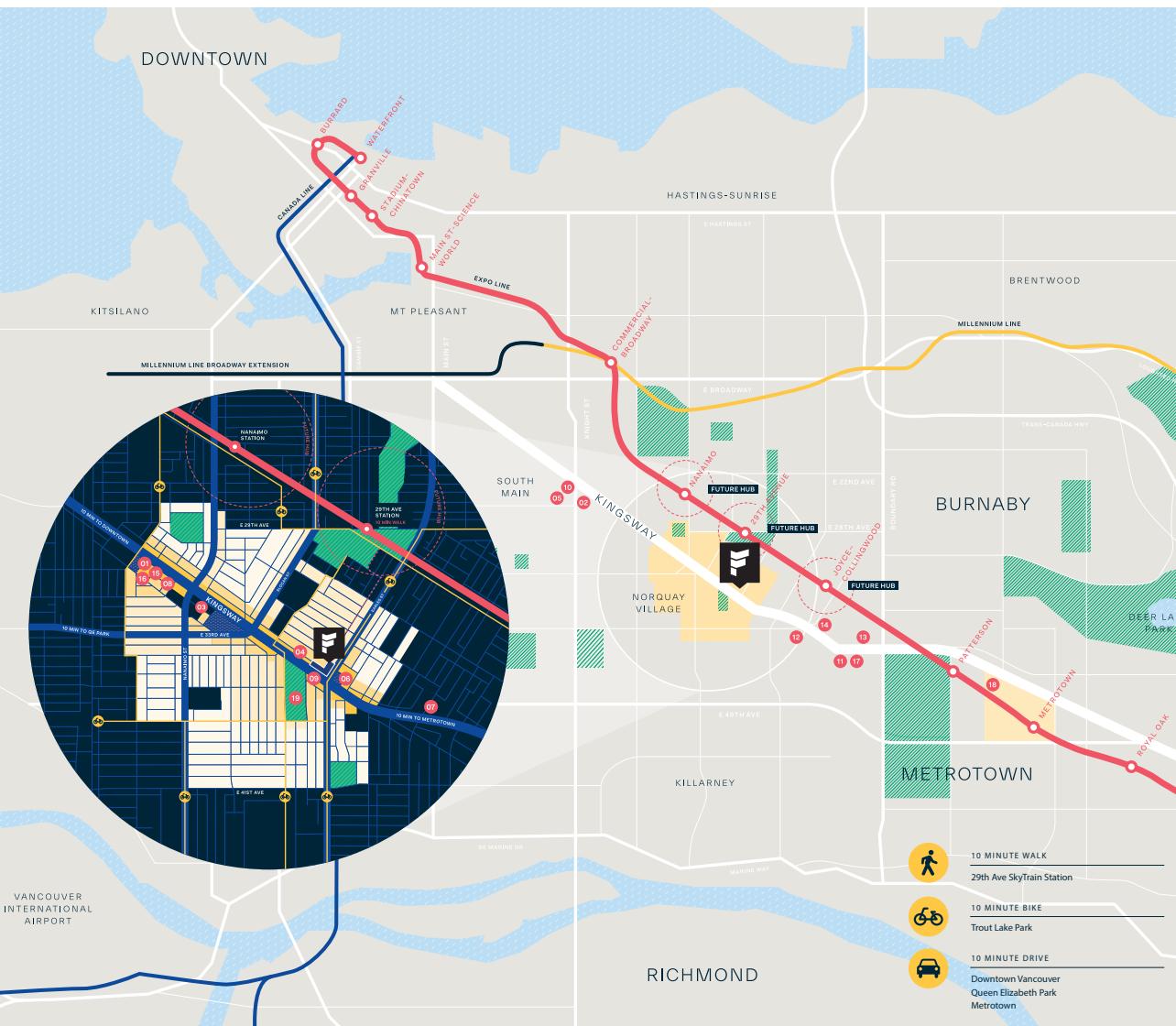


This is NOT an offering for sale. Any such offerings may only be made with a Disclosure Statement. The developer reserves the right to modify or make substitutes to the building design, specifications and floorplans should they be necessary. Prices are subject to change without notice. Renderings, views, measurements, and layouts are for illustration purposes only.



Vancouver's Most Convenient and Connected Neighbourhood

Ideally located between Downtown Vancouver and Metrotown, Frame is a 10-minute drive to both metropolises with rapid transit connectivity to all of Metro Vancouver via the 29th Avenue Skytrain Station which is just a 10-minute walk from the project.



RETAIL & RESTAURANTS

- 01 T&T SUPERMARKET
- 02 SAVE-ON-FOODS
- 03 SHOPPERS DRUG MART
- 04 XING FU TANG
- 05 PALLET COFFEE ROASTERS
- 06 PURDYS CHOCOLATIER
- 07 CHILI PEPPER HOUSE
- 08 SUSHI BY YUJI
- 09 TOP CANTONESE CUISINE RESTAURANT
- 10 DO CHAY
- 11 CHOSUN KOREAN BBQ
- 12 WANG'S SHANGHAI CUISINE
- 13 CANFFLE
- 14 JOOJAK RESTAURANT
- 15 OBANHMI
- 16 NEW MANDARIN SEAFOOD RESTAURANT
- 17 HAN KOOK MEAT TRADING LTD.
- 18 THE CRYSTAL MALL
- 19 NORQUAY PARK

- 10 MINUTE WALK
29th Ave SkyTrain Station
- 10 MINUTE BIKE
Trout Lake Park
- 10 MINUTE DRIVE
Downtown Vancouver
Queen Elizabeth Park
Metrotown

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Demographics

KINGSWAY MEDIAN HOUSEHOLD INCOME

\$68,697

KINGSWAY MEDIAN AGE

41

KINGSWAY 2021 POPULATION

108,054

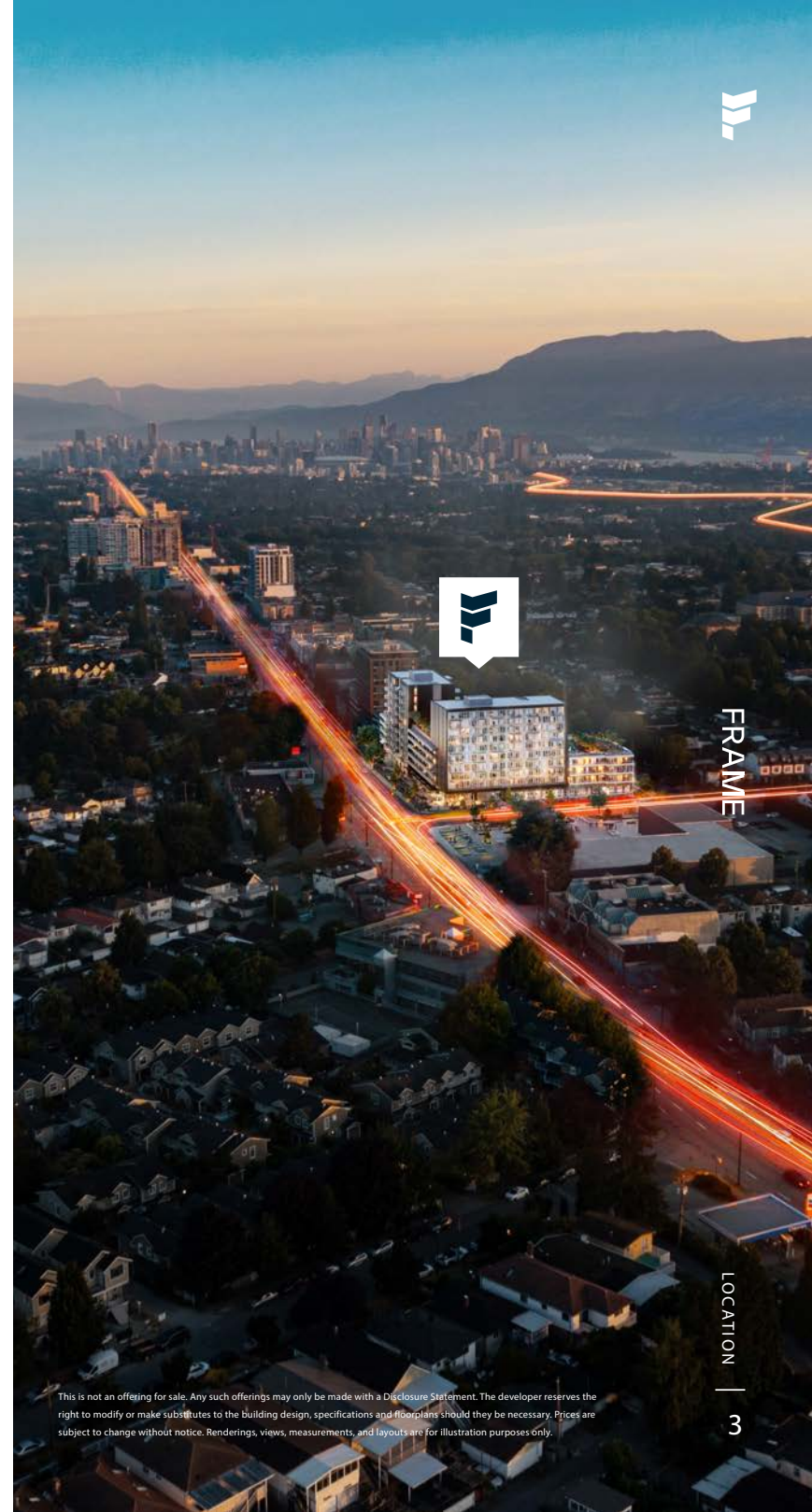
VANCOUVER 2050 POPULATION GROWTH PROJECTION

+260,000

KINGSWAY TRAFFIC COUNT

40,000

VEHICLES PER DAY

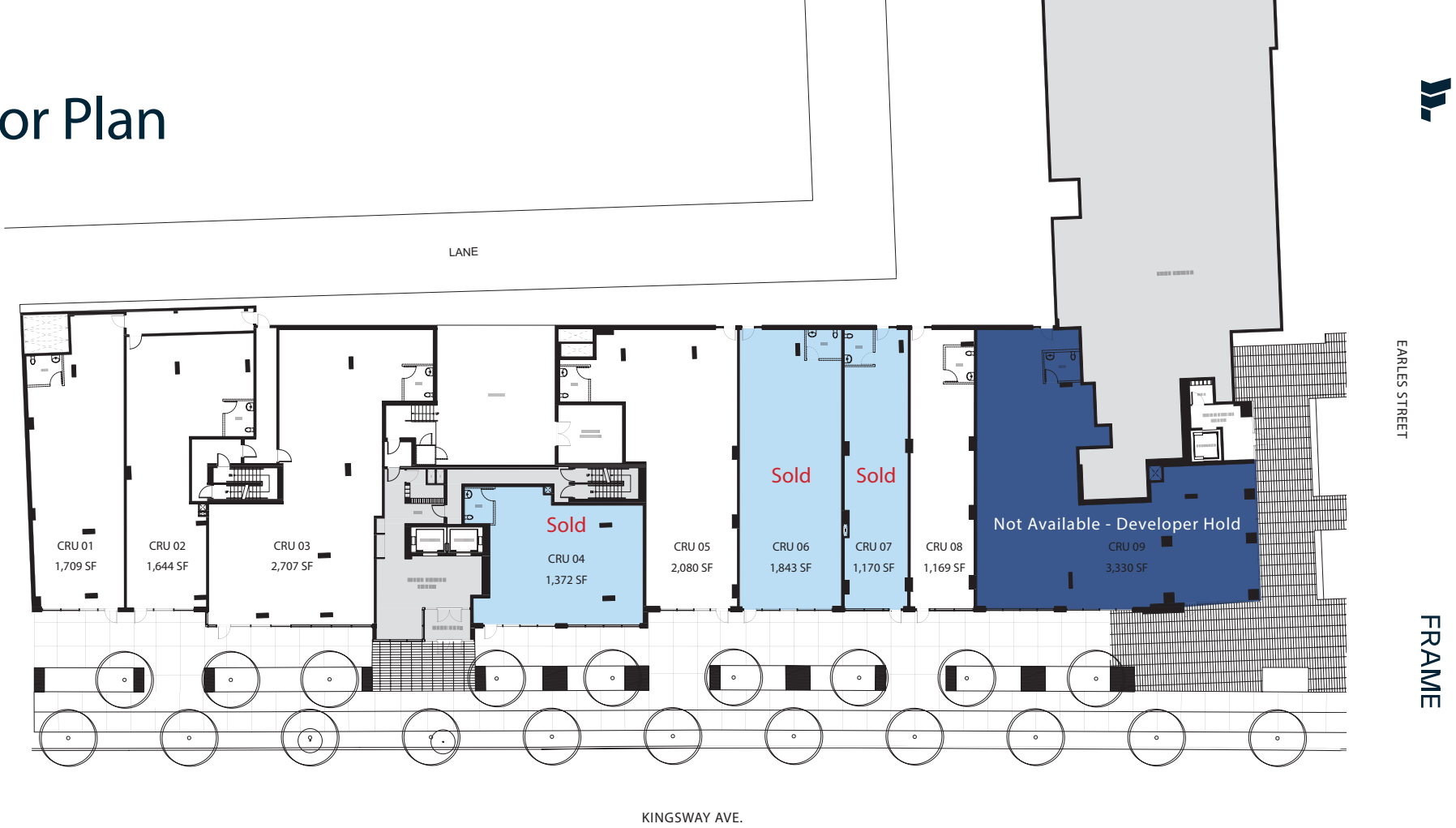


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LOCATION | 3

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Floor Plan



GROUND FLOOR RETAIL

- Designated underground commercial parking stalls and ample street parking
- Expansive floor to ceiling glazing
- Patio opportunities for select retail spaces
- Ceilings Heights up to 13'-18'
- Option to combine units for those needing more space, maximum contiguous is approx 6,060 SF
- WC – indicates the approximate location of the plumbing rough-in. Purchaser's responsibility to construct all components of the washroom



Over-Height Ceilings Plenty of Natural Light



FRAME

THE SPACES | 5

Interior Rendering of CRU 04

TAKE ADVANTAGE OF FRAME'S MODULAR SPACES TO FIT YOUR BUSINESS NEEDS

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A Vibrant Neighbourhood, Bustling with Activity



THE FLAT STREET LEVEL ALLOWS FOR RETAIL PATIO SPACES, ACTIVATING BOTH THE INDOOR AND OUTDOOR EXPERIENCE FOR YOUR CUSTOMERS

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Why Frame?

OWN YOUR OWN SPACE

BUILD EQUITY

As you pay down your principal, your equity grows

ENJOY CERTAINTY

Fixed interest rates mean you can lock in monthly payments

REALIZED ADVANTAGES

Capital investments bring long-term value while operating expenses and mortgage interest can be written off

EXERCISE CONTROL

Avoid annual rent escalations and have a say in your operating expenses and management fees

REALIZED ADVANTAGES

Property ownership means you have a long-term asset that can be leased or sold

A LANDMARK VANCOUVER ADDRESS

A BOLD ARCHITECTURAL STATEMENT

Bordered in black, its anchor building catches the eye immediately

PRIME CORNER LOCATION

A prominent corner location at Kingsway and Earles, across from a future city plaza

MODULAR SPACES

Option to combine spaces to find a size suitable for your business needs

CONVENIENCE AND CONNECTIVITY

TRANSIT-ORIENTED

Just a 10-minute walk away from 29th Avenue Station

NORQUAY VILLAGE

Home to verdant parks, family-owned shops, delicious eateries, and the best supermarkets nearby including T&T Supermarket and Save-On-Foods

FUTURE GROWTH

A central location within the City of Vancouver's next great urban centre, bringing more residents to this already busy area



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A Collaborative Vision

Centred on shared design principles and a common goal of creating positive change in communities, Frame marks the first of several Vancouver collaborations between Coromandel Properties and Peterson Group.

COROMANDEL
PROPERTIES



Peterson

We are a proud Chinese real estate developer who has chosen to make Vancouver home. We know how important it is to have a good foundation before setting down roots—this means incorporating the values from our Chinese heritage into everything we do. It's why we've chosen to build our future here, in a city with values so connected to our own. We choose neighbourhoods where communities can thrive, build communities where people can come together, and create homes where families of all kinds can set down their roots.

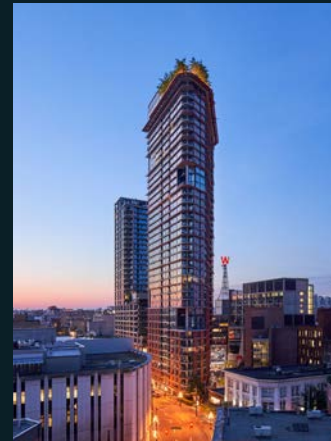
COROMANDELPROPERTIES.COM

For more than two decades, our team has formed collaborative partnerships to bring iconic developments to life—from the iconic Woodward's and Fairmont Pacific Rim in Vancouver, to the Shangri-La and Mirvish Village in Toronto. As we continue to grow, we stay true to our values of putting relationships first, standing by our word and striving for something greater in everything we do. We treat all our partners, tenants, and homebuyers with the respect and loyalty that has been the foundation of Peterson since day one—forging long-lasting relationships and creating positive change.

PETERSONBC.COM



FAIRMONT PACIFIC RIM VANCOUVER, BC



WOODWARDS VANCOUVER, BC



THE LEVESON VANCOUVER, BC



CITTI VANCOUVER, BC



SHANGRI-LA VANCOUVER, BC



FRAME

PARTNERSHIP



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