

VANCOUVER NEIGHBOURHOOD: SUNSET ON FRASER



Website: <https://sunsetonfraser.com/>

Phone: 778.385.7242

Email: info@sunsetonfraser.com

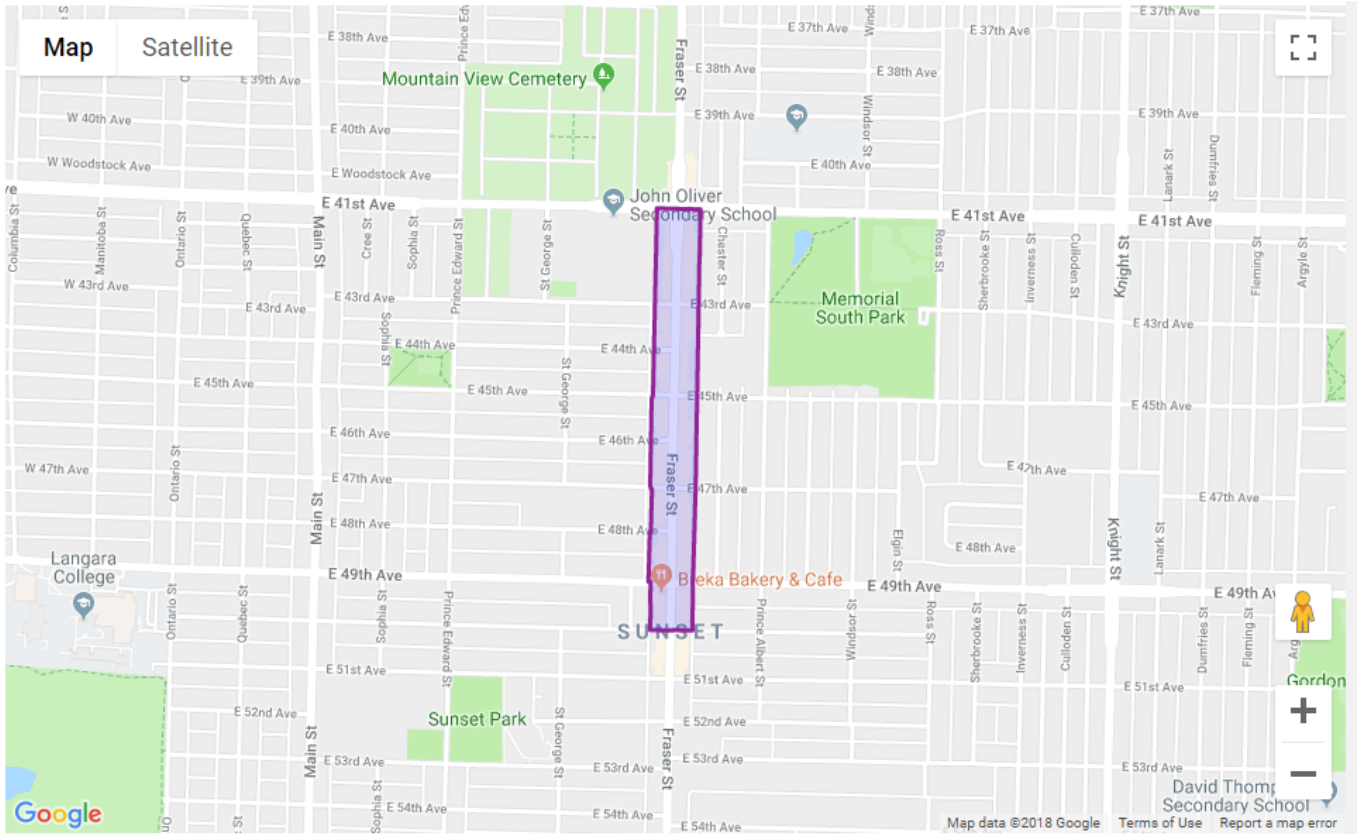
Address: #200A-6325 Fraser Street, Vancouver, BC

Neighbourhood Overview

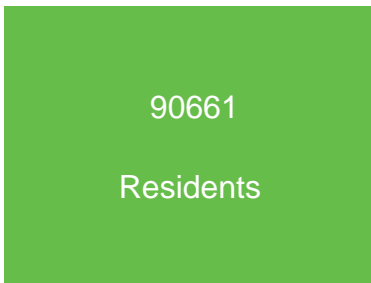
Sunset on Fraser BIA, is a diverse and multicultural neighbourhood that offers a wide variety of restaurants, shops and services. This nine-block business district along Fraser Street between East 41st and 50th Avenues features more than 29 restaurants and coffee shops, and branch locations of most major banks.

With excellent transportation access including free parking lots and on-street parking, the BIA has plenty to offer residents and visitors alike.

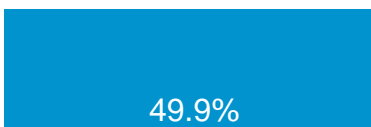
The BIA's residential catchment area between Victoria Drive (east), East King Edward Avenue (north), Cambie Street (west) and the Fraser River (south) encompasses the Sunset neighbourhood. This multicultural, family-oriented community enjoys modest rental rates compared to many other districts in Vancouver.



Dominant Age Group of Residents



Population in 2016



Dominant Language



English

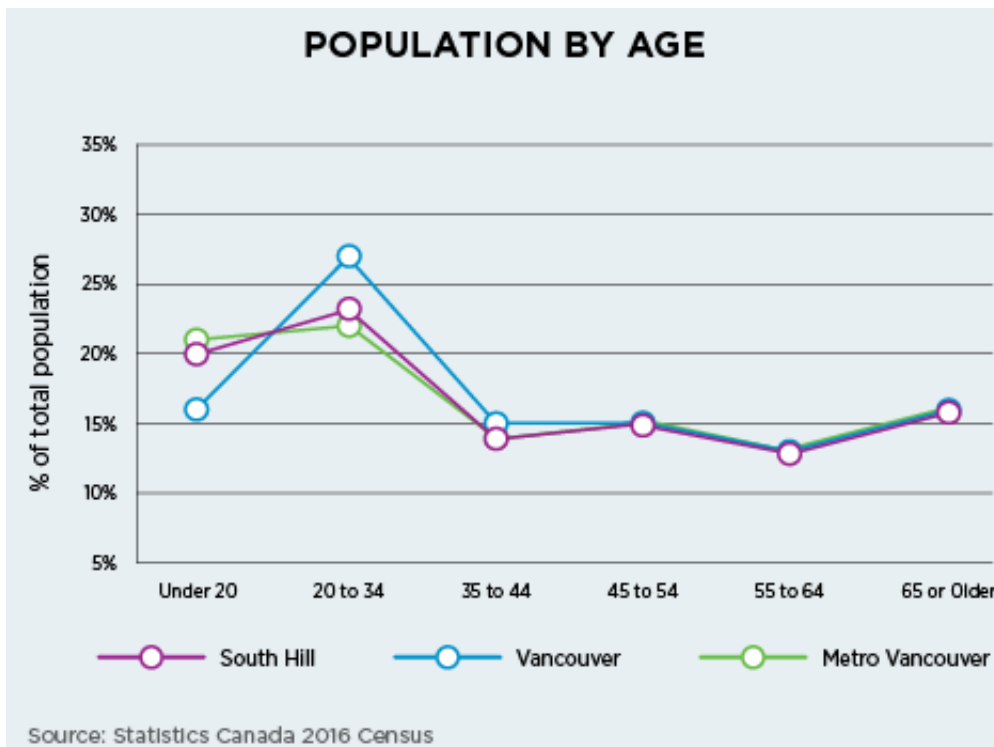
\$21.5-23
Per sq. ft.

Lease Rate

PEOPLE

Population by Age

The Sunset on Fraser BIA residential catchment area is home to 90,661 residents. Primarily families with children, there are proportionately more children (20%) than Vancouver (16%) and fewer people aged 20 to 34.



Language & Ethnic Origins

English is the dominant language used in the home by residents (49.9%) but this figure is significantly lower than Vancouver (66%) and Metro Vancouver (67%). Cantonese is the second most used language in the home (15%) and Chinese is the most common ancestry reported (35%), followed by East Indian (16%) and Filipino (14%).

LANGUAGES	SOUTH HILL
English	50%
Cantonese	15%
Punjabi	7%
Tagalog (Filipino)	4%
Vietnamese	2%

Source: Statistics Canada 2016 Census

Family Structure

79% of households in the Sunset on Fraser BIA residential catchment area are families, higher than Vancouver (57%) and Metro Vancouver (71%). This is reflected in the larger household sizes (3.0 persons) than typical for Vancouver (2.2 persons).



Education & Occupation

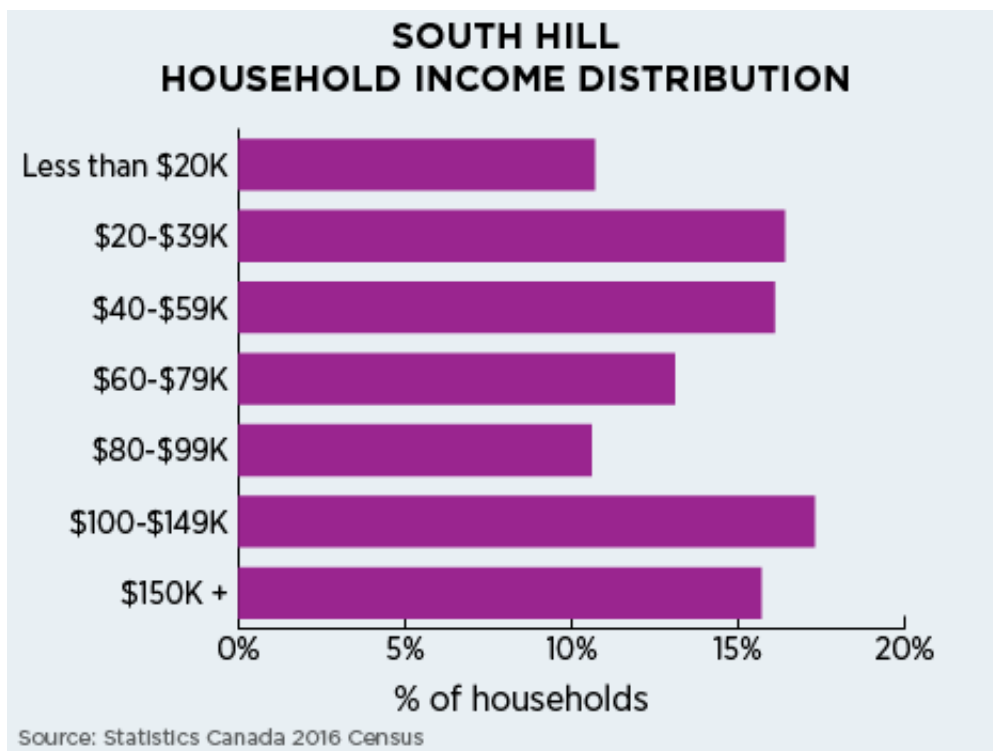
32% of residents have at least some university education, lower than Vancouver (43%) but in line with Metro Vancouver (34%). The most common occupation for Sunset on Fraser area residents is in sales & service (32%).

EDUCATION	SOUTH HILL
No certificate, diploma or degree	20%
High school certificate	29%
Trades certificate or diploma	5%
College or other non-university	14%
University (some/bachelor/higher)	32%

Source: Statistics Canada 2016 Census

Income & Spending

The dominant household income bracket for Sunset on Fraser area residents is \$100,000-\$124,999. With average incomes (\$41,450) lower than both Vancouver (\$51,607) and Metro Vancouver (\$46,821), there is likely a higher share of dual-income working families here.



PLACE

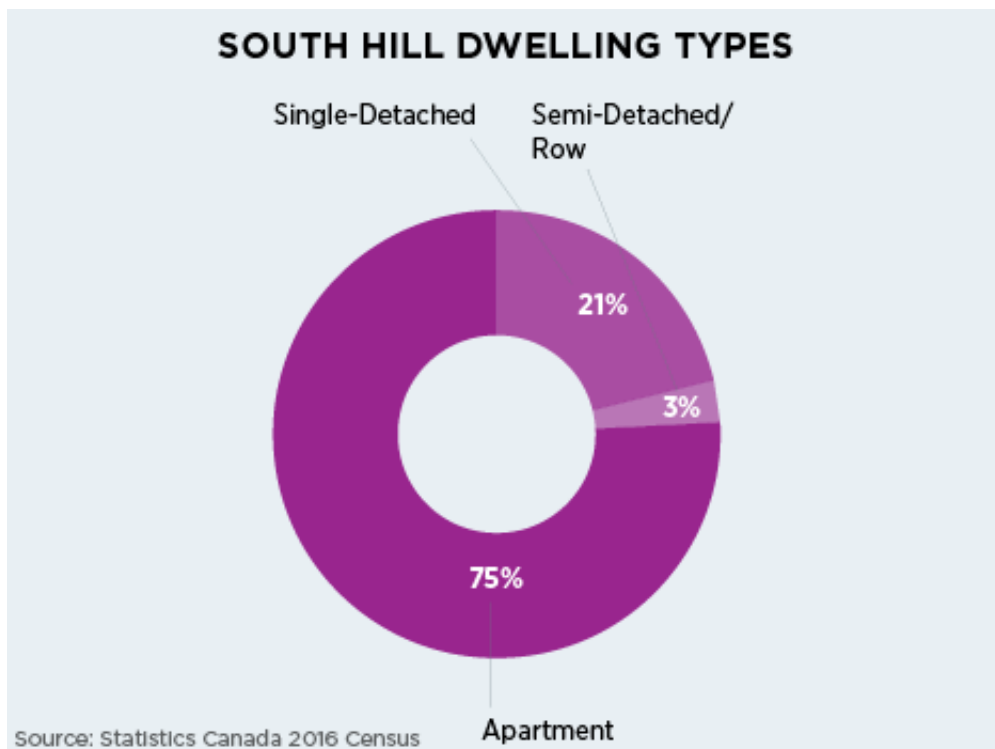
Zoning

Sunset on Fraser has only one zoning type (C-2) and the area is home to older one/two-storey buildings, with a few three/four-storey mixed-use buildings at key intersections. All of the licensed floor space in the BIA is used for commercial purposes.



Housing

The primary dwelling for residents is apartments (75%), which is lower than Vancouver (80%) but higher than Metro Vancouver (58%). Home ownership is higher in Sunset on Fraser (58%) compared to the rest of the city (47%).



Community

The BIA is home to the Sunset on Fraser Library and Sunset on Fraser Neighbourhood Centre. Nearby parks include MacDonal Park and Memorial South Park. The BIA is also walking distance to the eastern entrance to Queen Elizabeth Park.



DOING BUSINESS HERE

Business Mix

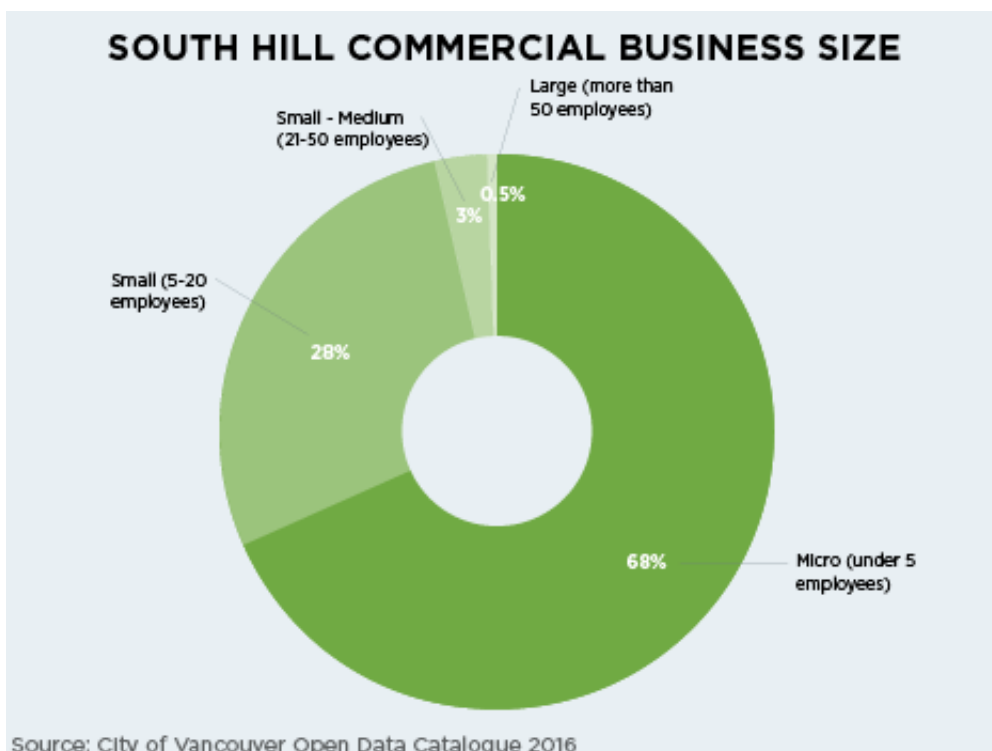
249 businesses operate in Sunset on Fraser, representing growth of 2% from 2011-2016. The dominant business types are retail (33%) and accommodation & food service (18%). Both are at significantly higher levels than the city and region.

BUSINESS TYPE	SOUTH HILL
Retail	33%
Accommodation & Food Service	18%
Health Care & Social Assistance	14%
Finance & Insurance	8%
Other Services	7%

Source: City of Vancouver Open Data Catalogue 2016

Commercial Business Size

Most businesses (68%) are classified as micro-businesses with less than five employees. However, the presence of several banks and restaurants help to account for the 28% of businesses that employ 5-20 staff.





Opportunities

Business opportunities, based on market demand, could include European restaurants, clothing boutiques, toy and pet shops, a cheese shop. Lease rates for ground floor commercial range from \$21.50 to \$23 per sq. ft.

 **LEASE RATES** TYPICALLY RANGE
FROM **\$21.50-\$23 PER SQ. FT.**