



THE SHOPS AT
adore 49th

Ground Floor Retail
Opportunities in Vancouver's
Prime Langara District, just
moments from Oakridge Park.

OCCUPANCY MID 2026

 KILLARNEY

A new energy
emerges on West 49th.



The Shops at Adore put your business at the heart of a thriving community. Just steps from Oakridge Park (6,000+ residents), Langara College (23,000+ students), and the Langara Transit Hub (10,000 daily commuters), your storefront is perfectly positioned for visibility and foot traffic.

With prime frontage on W 49th, you're connected to Cambie and Main's shops and dining, the upcoming YMCA redevelopment, and only minutes from YVR, Downtown, Richmond, and UBC.

Secure a space that grows with your business in one of Vancouver's most in-demand neighbourhoods.

Homes above, shops below.



The Shops at Adore offer lofty spaces with over-height ceilings up to 20', floor-to-ceiling windows, and prime W 49th frontage - ideal for showcasing your business.

From medical and dental to cafés, boutiques, or offices, Adore provides the perfect canvas. With residents above, Langara College across the street, Langara - 49th SkyTrain steps away, and Oakridge Park nearby, your business is at the centre of it all.

Secure a flexible, long-term space in one of Vancouver's most sought-after neighbourhoods - positioned for your business growth.

adore 49th



Urban essentials, west side savvy.

With the Langara-49th Ave Station just one block away, you're 5 minutes from Marine Gateway, 15 from Vancouver International Airport, and 15 from downtown Vancouver. All this via the SkyTrain - no car required.

- Langara University is home to approx. 20,172 students each year, 7,343 of which are international students
- Langara-49th SkyTrain Station sees approximately 14,200 riders each week
- YMCA directly across the street
- Accessible location - no car required
- Commercial retail exterior features practical, clean design
- Moments from Langara Golf Course
- Median household income surrounding Adore 49th is \$81,373.
- Daily vehicle traffic on West 49th typically sees 15,000 - 20,000 vehicles per day

2 MIN WALK TO 49TH SKYTRAIN
& LANGARA COLLEGE

8 MIN WALK TO OAKRIDGE

10 MIN TO MARINE GATEWAY

15 MIN TO YVR AIRPORT

20 MIN TO DOWNTOWN



Langara Golf Course 1 block away



Potential for a Flagship Cafe, The Shops at Adore



Potential Health and wellness operator, The Shops at Adore



Langara-49th Station 200m away



Direct access to Langara College

7 ground-floor retail strata units ready Spring 2026.



All 7 retail units front West 49th Avenue to enhance retail exposure and encourage an activated streetscape.

- Up to 20' ceiling heights with zoning for retail, office, and service uses
- Secured underground parking
- Full HVAC for heating and cooling
- High-exposure signage and unmatched pedestrian & vehicular visibility
- Double glazed windows for optimal energy efficiency and superior acoustics
- Each retail unit comes fully equipped with a 125 AMP electrical panel, providing the power and flexibility your business needs to operate efficiently
- Upgrade power requirement available – inquire for more detail



40 years of excellence.

For over four decades, Killarney Group has developed and constructed commercial and residential spaces that personify their commitment to lasting value, quality construction and exceptional attention to detail. Today, they continue to push industry standards, emboldened by their mission to deliver real spaces that reflect the way British Columbians truly want to live.



Winston Chong Architect is a full-service architectural firm dedicated to exceptional design in mixed-use residential developments. Adore 49th represents WCAs inspiring and in-depth architectural ideologies, its commitment to preserving conceptual design, and its achievement in harmonizing form and function.

For retail inquiries, please contact:

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TheShopsAtAdore.ca

This is not an offering for sale. Any such offering can only be made with a disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. The floorplan is intended to show the general configuration of the suites based upon the architectural plans for the building, not represent the exact square footage or dimensions. Balcony/patio sizes vary floor to floor. Dimensions, sizes, areas, specifications, layout and materials are approximate only and subject to change without notice. Renderings are artist representations only. E.&O.E.

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