

# South Granville Retail Investment Opportunity with 83 Underground Parking Stalls



## FOR SALE

### 3050-3088 Granville Street Vancouver BC



REAL ESTATE GROUP

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## LOCATION

Property is strategically located in the Fairview neighbourhood. The South Granville Shopping Precinct's central location allows retailers to take advantage of a high daytime population. Located along one of the most iconic and most trafficked thoroughfares, the area is easily accessible from all parts of the Vancouver region.

## PROPERTY OVERVIEW

Currently, the Property is improved with an air parcel space and extensive underground parking.

## SALIENT FACTS

Civic Address:	3050-3088 Granville Street, Vancouver, BC
Legal Description:	PID: 025-836-471 Parcel C, Block 451, Plan BCP8982, District Lot 526, Group 1, New Westminster Land District
Location:	Situated on the northeast corner of Granville Street and West 15th Avenue.
Property Description:	The property is contained within the ground floor of a 4-storey mixed-use stratified building with 36 residential units above .
Tenants:	3050 Granville Street: Lavan Trading Inc. 3070 Granville Street: Small Victory Bakery 3080 Granville Street: Igloobaby Fashions 3088 Granville Street: Prospera Credit Union
Property Exposure (approx.):	134 FT of frontage along Granville Street 50 FT of frontage along West 15th Avenue
Retail Area (approx. combined):	12,842 SF
Parking:	83 reserved underground stalls
Zoning:	C-3A
Net Operating Income (2022 approx.):	Contact Listing Agents
Asking Price:	Contact Listing Agents

## WALK SCORE



**WALK SCORE**  
**Walker's Paradise**  
Daily errands do not  
require a car



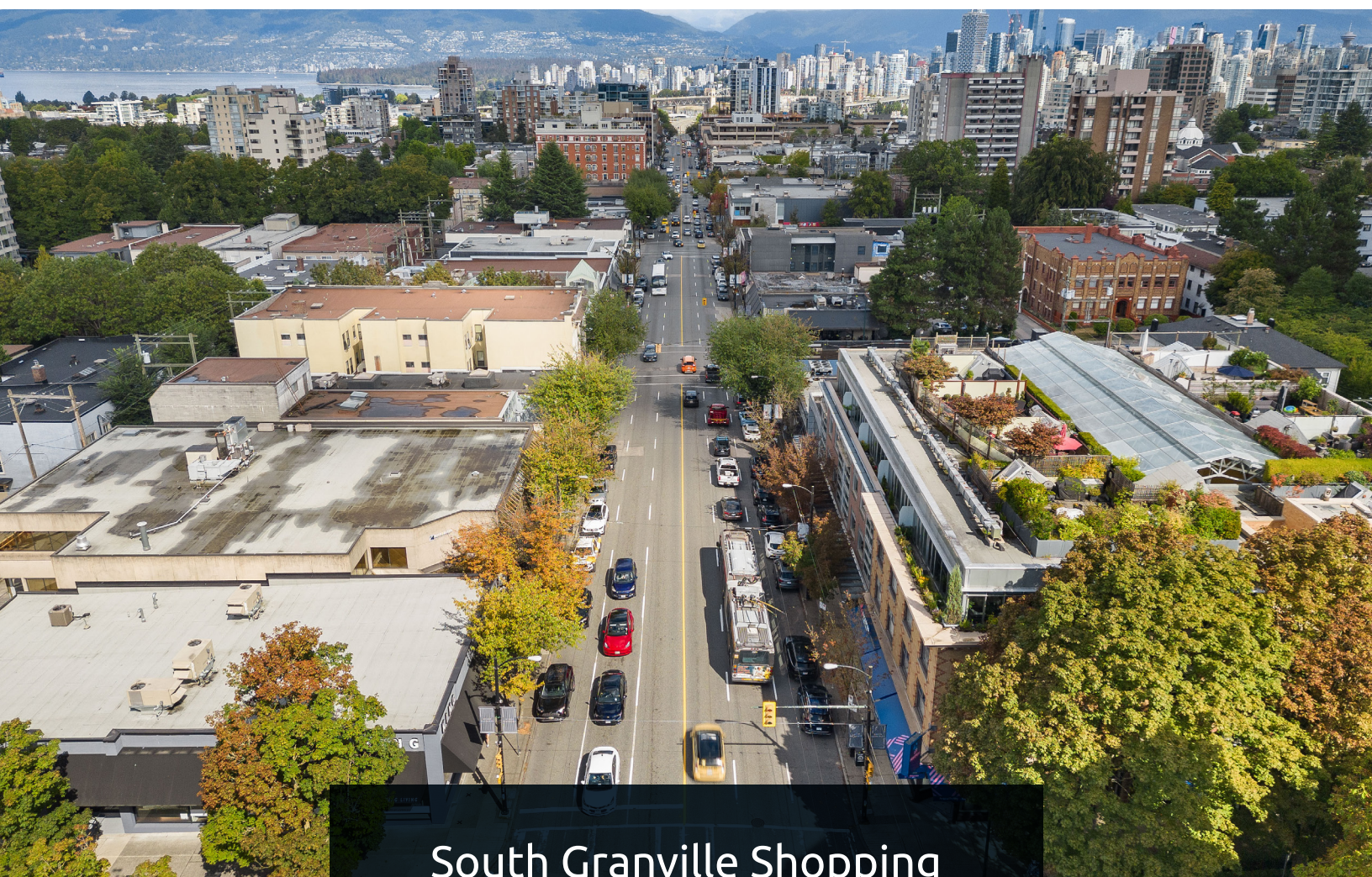
**TRANSIT SCORE**  
**Excellent Transit**  
Transit is convenient to  
most trips



**BIKE SCORE**  
**Very Bikeable**  
Excellent bike  
lanes

Source: [walkscore.com](https://www.walkscore.com)



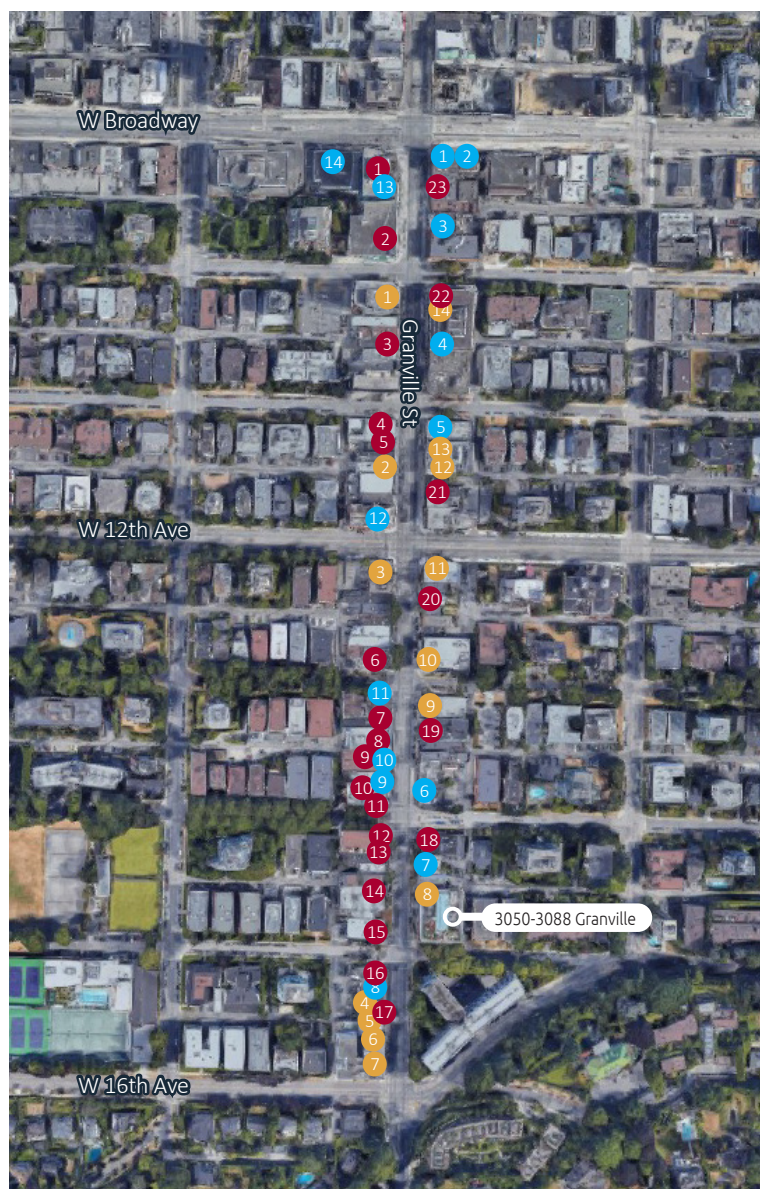


## South Granville Shopping Precinct's Central Location





## AMENITIES MAP



### Restaurants

1. Blenz
2. McDonald's
3. Sushivan
4. The Marquis Bar and Grill
5. Mazahr Lebanese Kitchen
6. Bin 4 Burger Lounge
7. Breakfast Table
8. Impostori Trattoria
9. Bean Around the World
10. Cafe Barney
11. The Stable House Bistro
12. Heirloom Vegetarian
13. Starbucks
14. Cactus Club

### Retail

1. Indigo Book Store
2. Restoration Hardware
3. Free People Clothing
4. Purdy's Chocolates
5. Ming-Wo Cookware
6. TNA
7. Williams-Sonoma
8. Urban Barn
9. West Elm
10. Deciem Beauty Company
11. Le Creuset Kitchen Store
12. la Vie En Rose
13. Misch Clothing Store
14. L'Occitane En Provence
15. King Living Furniture Store
16. Zebra Clothing
17. Turnabout Clothing
18. Meinhardt Fine Foods
19. Anthropologie
20. Zennkai Salon
21. Boboli Clothing Store
22. Pottery Barn
23. EQ3

### Banks/Services

1. Bank of Montreal
2. RBC Bank
3. TD Trust
4. Union Salon
5. Suki's Salon
6. Ananta Wellness & Osteopathy
7. Vancouver Orthotics Clinic
8. HSBC Bank
9. CIBC Bank
10. Shoppers Drug Mart
11. Scotiabank
12. Stanley Theatre
13. Civello Salon
14. Jak's Beer Wine Spirits

## A WALKER'S PARADISE

With a 97/100 point Walk Score, 3050-3088 Granville is in walking distance to shopping, cafes, restaurants, and services.

Source: [walkscore.com](https://www.walkscore.com)



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