



FOR LEASE

2845 Granville Street Vancouver, BC

Lease Opportunity On Vancouver Retail High Street



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*Personal Real Estate Corporation

WALK SCORE



WALK SCORE

Walkable

Daily errands can be accomplished on foot



TRANSIT SCORE

Excellent Transit

Transit is convenient for most trips



BIKE SCORE

Bikeable

Flat as a pancake, excellent bike lanes

Source: walkscore.com

RENTAL RATES

Unit Size	Zoning	Basic Rent	Additional Rent (2023 est.)	Gross Rent per Month (excl. GST)
1,500 SF	C-3A	\$55.00/SF	\$23.00/SF	\$ 9,750.00

LOCATION

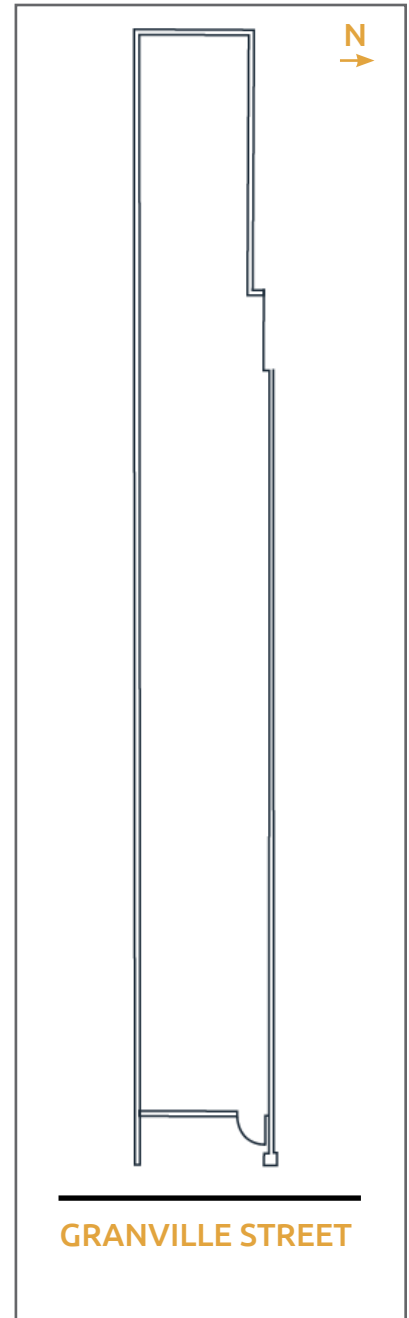
Positioned on Granville Street's western side, sandwiched between West 12th and West 13th Avenues, this property is a vital link among Downtown Vancouver, the Vancouver International Airport, and Richmond. It anchors the South Granville District, a hub renowned for its blend of commerce and culture, with notable institutions such as Scotia Bank and TD Canada Trust enhancing its profile. The district's reputation for upscale retail, gourmet dining, and financial services draws a discerning group of shoppers, seeking quality and selection.

Surrounded by retailers like Indigo, William Sonoma, Pottery Barn, Cactus Club Restaurant, and bespoke boutiques, the property stands as an ideal base for businesses targeting discerning customers. Its vibrant locale, marked by steady foot traffic and accessibility, highlights its allure for premium urban experiences.

AMENITIES

- | | | |
|-----------------------|--------------------------|--|
| 1. Indigo | 7. Williams-Sonoma |  Future Skytrain Station |
| 2. Pottery Barn | 8. Urban Barn Granville | |
| 3. Bank of Montreal | 9. The Latest Scoop |  Millennium Line Broadway Extension |
| 4. Free People | 10. Kingdom Jewellery | |
| 5. Bacci's | 11. Le Creuset | |
| 6. Shoppers Drug Mart | 12. Meinhardt Fine Foods | |

FLOOR PLAN Area: 1,500 SF



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