

FOR LEASE

1801 Commercial Drive, Vancouver, BC

HIGH EXPOSURE CORNER RETAIL PROPERTY ALONG VANCOUVER'S HISTORICAL COMMERCIAL DRIVE



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COMMERCIAL

OPPORTUNITY

Command attention at this freestanding 8,000 SF commercial building offering 5,000 SF of bright, open retail space plus 3,000 SF of mezzanine and basement storage to keep operations humming behind the scenes. Positioned on a prominent corner, the property delivers exceptional exposure from multiple directions, creating a true landmark presence. Expansive frontage and bold sightlines make for outstanding signage opportunities, giving your brand the kind of visibility that turns passersby into regulars.

The layout supports a wide range of retail, showroom, or service-oriented uses with flexibility to grow. Eight dedicated rear parking stalls at market rent provide convenient customer access, balancing profile with practicality. Ownership is seeking a long-term tenant with strong covenant and is open to thoughtful discussions around tailored improvements, presenting an opportunity to shape the space to suit the right vision.

LOCATION

Just steps from 1801 Commercial Drive, you're embedded in one of Vancouver's most vibrant and culturally rich streets. Commercial Drive is a buzzing mix of global eateries, indie shops, cafes, and nightlife; grab acclaimed Vietnamese fare at The Lunch Lady, then unwind over drinks and evening vibes at Social. Walkable gems like Jamjar Canteen, Latin eats at Havana Vancouver, or espresso and pastries at Prado Cafe keep your taste buds curious. Boutique retail like The Only Vintage and essentials like Magnet Hardware are right down the street. Transit couldn't be easier: the Commercial-Broadway SkyTrain hub puts the rest of the city at your doorstep with Canada Line, Expo, and Millennium Line connections.

SALIENT FACTS

Civic Address:	1801 Commercial Drive, Vancouver, BC
PID:	009-935-479
Legal Description:	LOT 9 BLOCK 73 DISTRICT LOT 264A PLAN 8801
Current Zoning:	C-2C
Leasable Square Footage*:	+/- 8,000 SF <ul style="list-style-type: none">• Main Floor: 5,000 SF• Mezzanine/Basement: 3,000 SF
Net Rent:	\$40.00/SF
Additional Rent (2026 est.):	\$17.19/SF
Loading Bay:	1 at grade
Parking:	8 Stalls at Market Rate per stall per month

**All measurements and additional rent are approximate. Tenant to verify if deemed important.*

HIGHLIGHTS



Freestanding Retail Building

A standalone structure combining retail, showroom and storage components, offering exceptional flexibility for a variety of retail, creative and commercial uses



Prime Corner Exposure & Visibility

Prominently situated on a corner lot, the property benefits from excellent street frontage, strong signage opportunities, convenient access and outstanding operational efficiency in the heart of Vancouver's dynamic Commercial Drive



Amenity-Rich Location

Located in vibrant and historical "The Drive", surrounded by popular craft eateries, cafés and restaurants. This property is a mere 10-minute walk to Commercial-Broadway Skytrain Station, providing unmatched accessibility



Vehicle Traffic

Vehicle traffic along Commercial Drive south of East 1st Avenue ranges from approximately 13,000 to 22,000 vehicles per day and peak periods can see 700–800 vehicles per hour per direction in busier segments

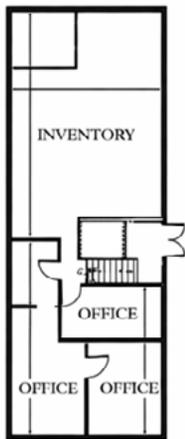


Pedestrian Traffic

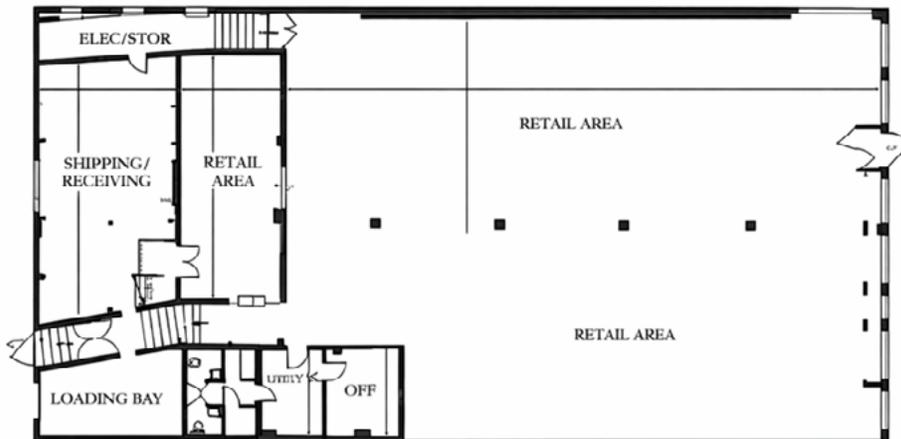
Pedestrian traffic along Commercial Drive is strong due to the vibrant commercial character of the neighbourhood. Traffic studies have recorded several thousand pedestrians over a four-hour period in busier segments



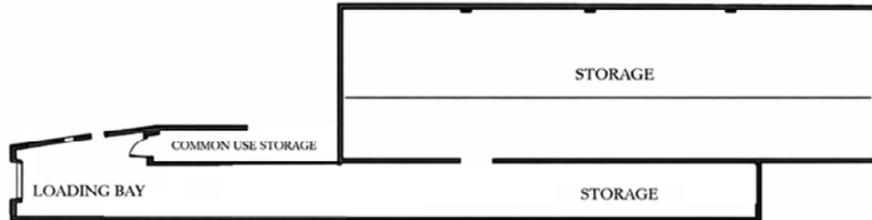
FLOOR PLAN*



MEZZANINE



MAIN FLOOR



BASEMENT

**All measurements are approximate. Tenant to verify if deemed necessary.*



PHOTOS



Retail



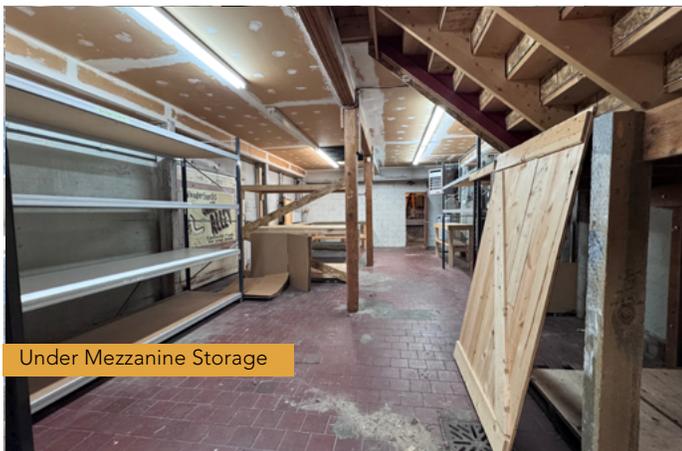
Retail



Retail



Rear Retail Area

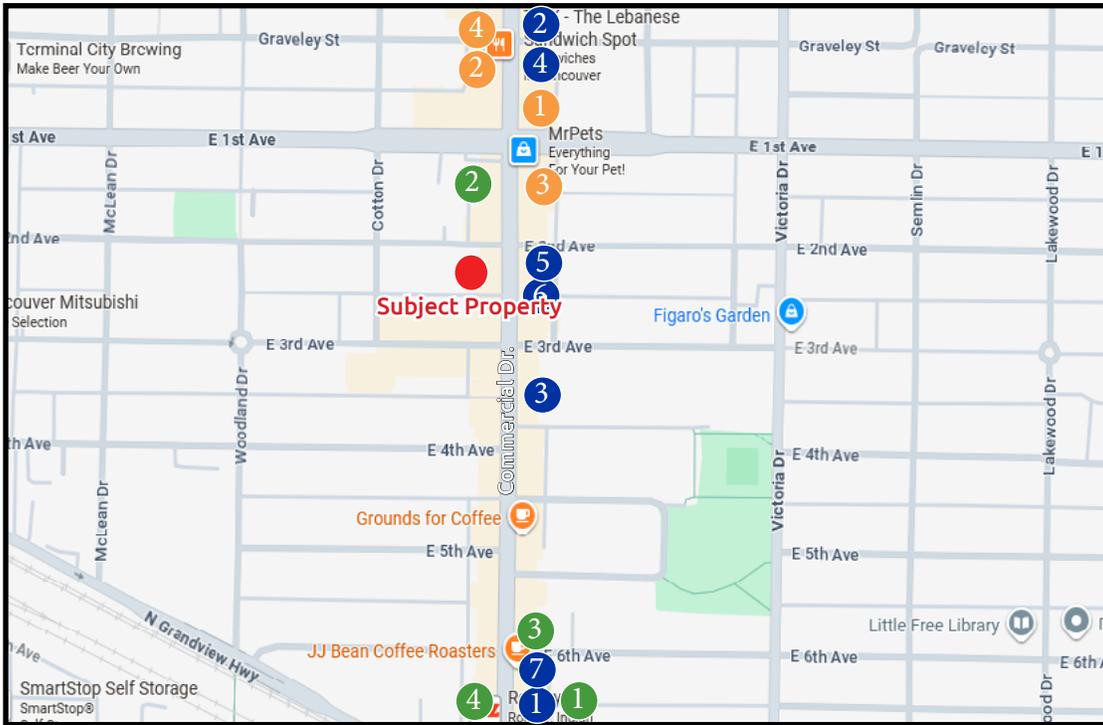


Under Mezzanine Storage



Basement/Storage

SURROUNDING AMENITIES



- **RESTAURANTS/FOOD**
 1. Jamjar Canteen
 2. Havana Vancouver
 3. Prado Café
 4. Lunch Lady
 5. Sal y Limon
 6. Social
 7. JJ Bean
- **RETAILERS**
 1. The Only Vintage
 2. Magnet Hardware
 3. Mintage
 4. Paranada Traders
- **SERVICES**
 1. ICBC
 2. RBC
 3. Community Savings Credit
 4. WorkBC
- OTHER**
 - Commercial Drive Medical Clinic - 4 mins
 - Reach Community Health Centre - 8 mins
 - Choice Dental - 2 mins
 - Santa Barbara Market - 2 mins
 - Britannia Community Centre - 3 mins
 - Commercial Broadway Skytrain Station - 3 mins

NEIGHBOURING BUSINESSES



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