

FOR LEASE

HIGH EXPOSURE DOWNTOWN
VANCOUVER RETAIL SPACE
ATOP GRANVILLE STATION

630 & 640 Granville Street, Vancouver

JOIN WINNERS



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Marcus & Millichap

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LOCATION

Prime location on Granville Street, between Dunsmuir and West Georgia Streets, centrally located within Vancouver's downtown core. This location offers exceptional street level exposure and is surrounded by a multitude of office towers, retailers, restaurants, and post-secondary schools. Directly across the street from the property is CF Pacific Centre, one of the largest shopping centres in North America anchored by Holt Renfrew.

The retail units benefit from immensely high foot traffic due to their location atop downtown Vancouver's Expo Line Granville Station, with ~175,000 passengers arriving and departing daily from the station located within the property itself. The property's location atop the station is advantageous for accessibility, with further ease of access provided by the numerous bus routes along Granville Street and two more SkyTrain stations located within a five-minute walk away.

SALIENT DETAILS

Available Area: 630 Granville Street - 2,185.1 SF
640 Granville Street - 4,934.4 SF

Net Rent: \$150.00 PSF

Additional Rent: \$31.75 PSF (2024 estimate)*

Availability: Immediately

Zoning: CD-1**

*Approximate and subject to confirmation and change.

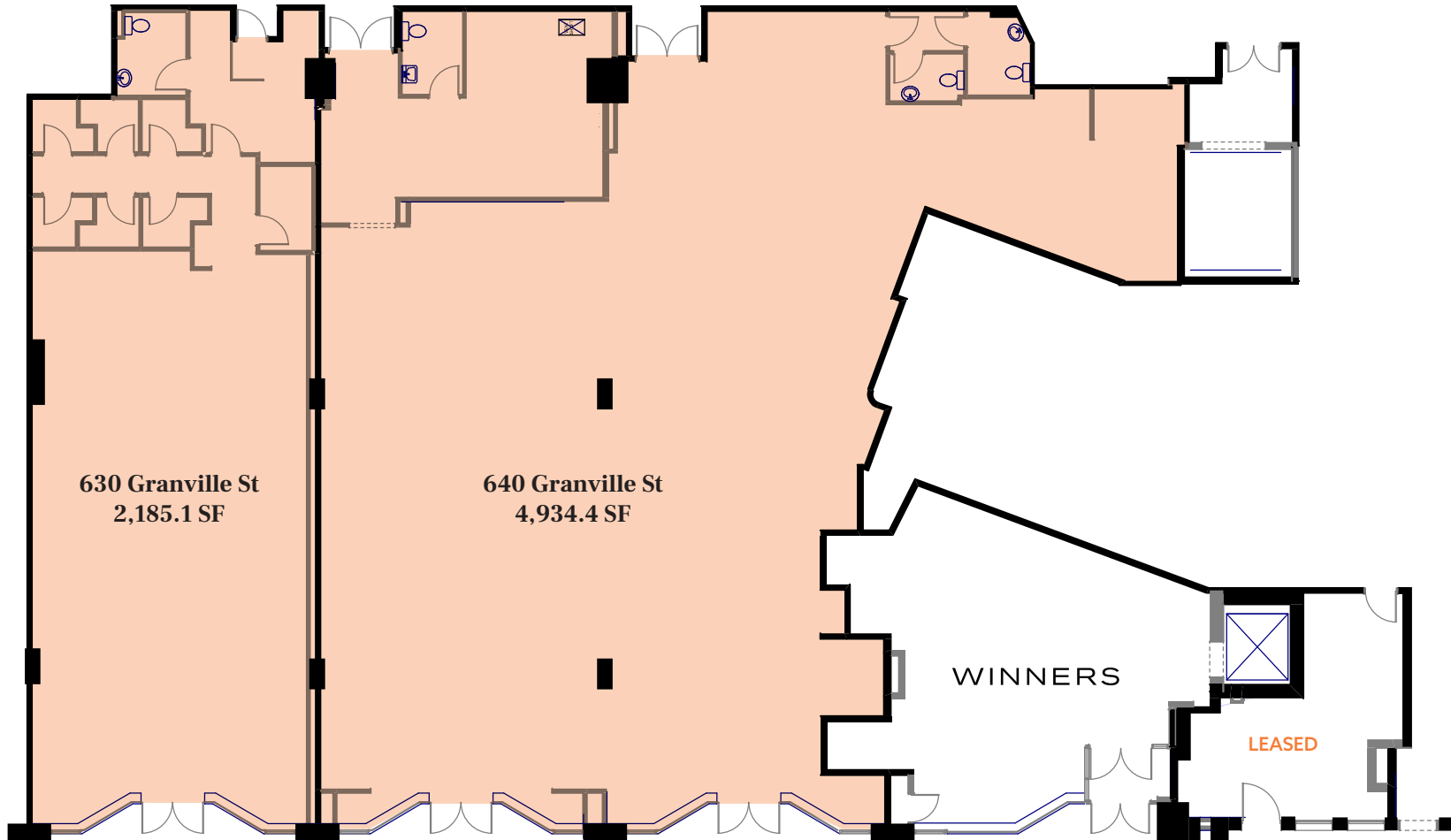
**Tenant is responsible for verifying permissible uses as per the zoning.



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GROUND FLOOR PLAN



GRANVILLE STREET

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