



FOR LEASE

Retail/Office Space in the Heart of Yaletown

PACIFIC POINT

1383, 1385, 1399 Homer Street, Vancouver, BC

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PROPERTY OVERVIEW

Up to 2,795 SF of retail/office space is available for lease in the heart of Yaletown!

Located at the crossroads of Homer Street and Pacific Street, Pacific Point overlooks False Creek, George Wainborn Park and David Lam Park and is just a few blocks away from numerous restaurants and grocery stores.

Civic Addresses	1383, 1385, and 1399 Homer St, Vancouver, BC
Legal Addresses	SL 160, 161 and 162 FALSE CREEK STRATA PLAN VR. 2540 : TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
Location	At the crossroads of Homer St and Pacific St
Year Built	1990 with a substantial renovations in 2014
Building Type	16 storey mixed-use retail and residential
Total Retail Area	16,000 SF +/-
Loading	Rear service door to a common lobby and parking
Parking	Street parking + 1 reserved stall is available at \$250 per month
Available Unit (s)	1383 Homer Street 873 SF +/- 1385 Homer Street 863 SF +/- 1399 Homer Street 1,023 SF +/- Total 2,795 SF +/-
Zoning	CD-1 (182), allowing for a wide range of retail/office uses
Term	Negotiable
Asking Lease Rate	\$55.00 PSF/per annum
Operating Costs	\$23.38 PSF/per annum
Property Taxes (2026 est.)	



LOCATION OVERVIEW

Positioned steps away from the False Creek Seawall, the property benefits from immediate access to parks, cycling routes, and scenic walking paths, while remaining minutes from Yaletown's restaurants, cafes, and daily amenities. The Yaletown-Roundhouse Station is within a short walk, providing direct transit connectivity to Downtown Vancouver and Vancouver International Airport.



LOCATION OVERVIEW

Retail & Services

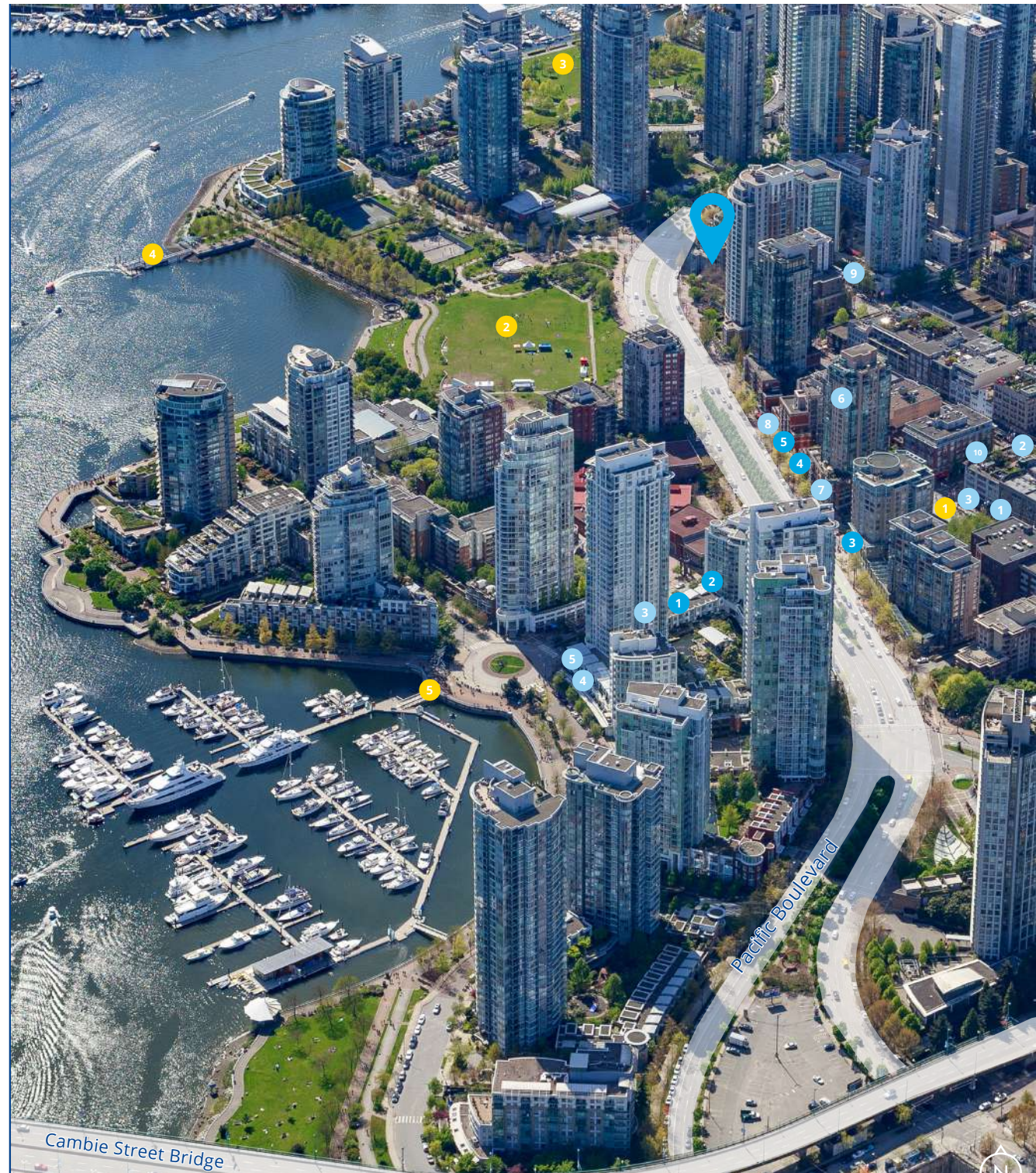
- 1 Urban Fare
- 2 Fresh Street Market
- 3 London Drugs
- 4 Pharmasave
- 5 RBC

Food & Drink

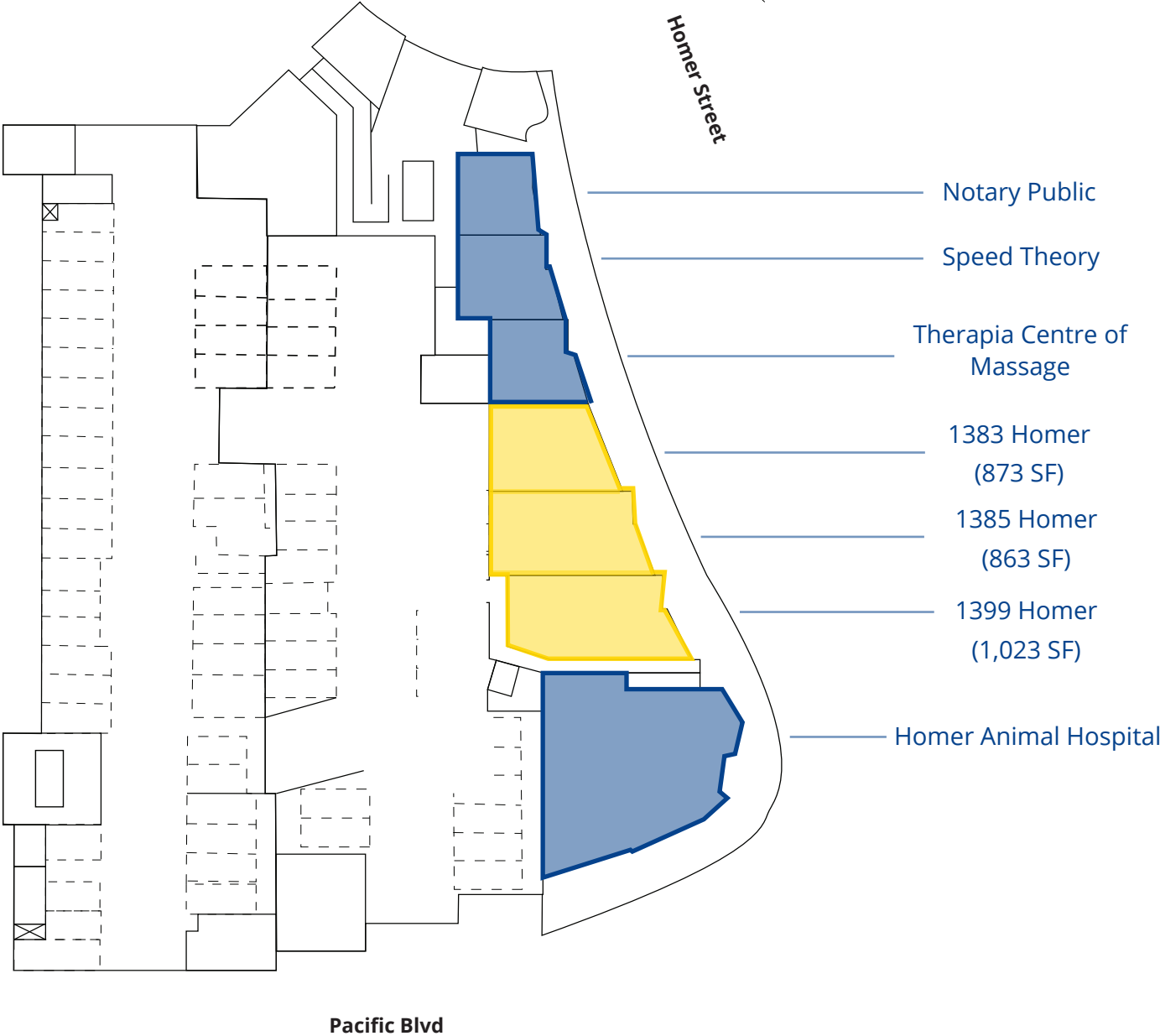
- 1 Cactus Club Cafe
- 2 Starbucks
- 3 OEB Breakfast Co
- 4 Provence Marinaside
- 5 Rodney's Oyster House
- 6 Salsa & Agave Mexican Grill
- 7 Ki Isu Japanese
- 8 Matchstick Yaletown
- 9 JJ Bean Coffee Roasters

Amenities

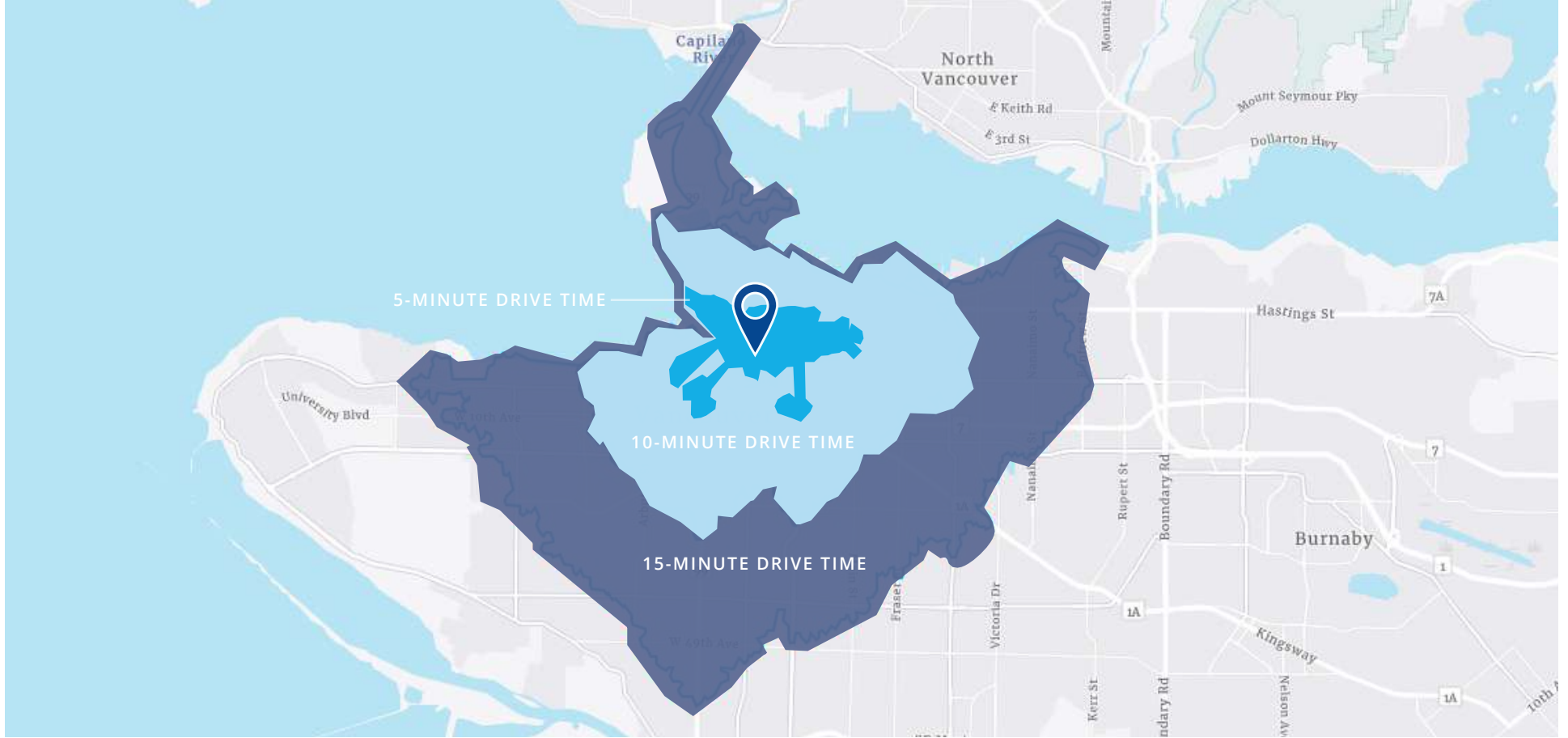
- 1 Yaletown-Roundhouse Station
- 2 David Lam Park
- 3 George Wainborn Park
- 4 David Lam Dock
- 5 Quayside Marina



FLOOR PLAN







DEMOGRAPHICS

	5-minute Drive Time			10-minute Drive Time			15-minute Drive Time		
	2025	2030	Annual Increase	2025	2030	Annual Increase	2025	2030	Annual Increase
Total Population	80,029	82,445	2.2%	287,891	296,408	2.0%	471,223	485,175	2.1%
Average Household Income	\$137,554	\$165,051		\$134,779	\$161,521		\$144,794	\$172,636	
Total Households	42,425	43,124	1.8%	147,873	150,260	1.6%	220,814	224,441	1.7%

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin white border and a horizontal yellow and red stripe at the bottom.

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