



FOR LEASE

1020 MAINLAND ST  
VANCOUVER, BC

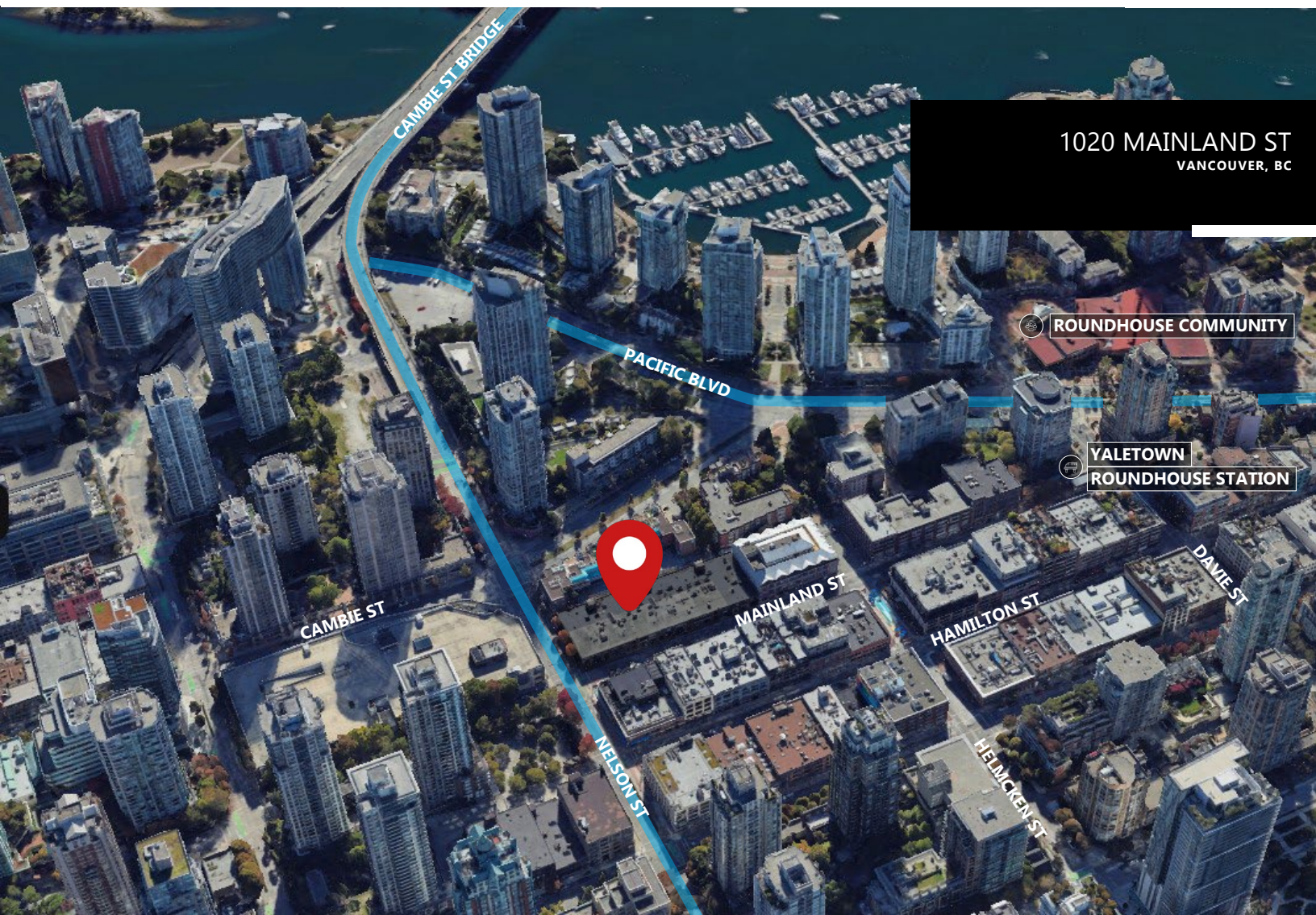
**Sutton**<sup>®</sup>

SUTTON - PREMIER REALTY

# 1020 MAINLAND STREET RETAIL & OFFICE OPPORTUNITY

1020 Mainland Street is situated in the prime, high-profile area of Yaletown in Vancouver. This coveted location is surrounded by an array of trendy boutiques, gourmet restaurants, and vibrant nightlife spots, making it a highly desirable address. With exceptional frontage along Mainland Street, the unit benefits from a high level of exposure to both pedestrian and vehicular traffic ensuring constant visibility.

Area highlights include renowned dining establishments like Blue Water Cafe and The Keg Steakhouse, boutique fitness studios such as YOGA and SoulCycle, and stylish retailers like Skoah and John Fluevog Shoes. Additionally, the property is steps away from the Canada Line SkyTrain station and major bus routes, providing excellent connectivity. With its prime location in the heart of Yaletown, 1020 Mainland Street offers an unmatched urban lifestyle and business opportunity.



# THE OPPORTUNITY

Discover a rare chance to secure 1,455 sq. ft. of premium storefront space in the vibrant heart of Yaletown, one of Vancouver's most sought-after neighborhoods. This high-traffic location is surrounded by upscale residential towers, trendy restaurants, and boutique shops, making it an ideal spot to grow your dream business. Available Starting October 1, 2025, this space is currently improved as a Healthy Juice Bar, offering a convenient setup for food and beverage concepts or a fresh start for your unique business vision. The unit also features a 225-amp, 240-volt electrical service, providing ample capacity to support a variety of commercial applications.

## KEY HIGHLIGHTS

### AREA\*

1,455 Square feet (Ground Floor)

### ZONING\*\*

HA-3

### AVAILABLE

October 1, 2025

### ASKING RENT

Contact listing agent

### ADDITIONAL RENT

\$28.82 PSF (2025)

\*Approximate, subject to prospective tenants verifying.

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

### LEASE AREA CERTIFICATE

"MAINLAND CENTRE"

### GROUND FLOOR

1020 MAINLAND STREET

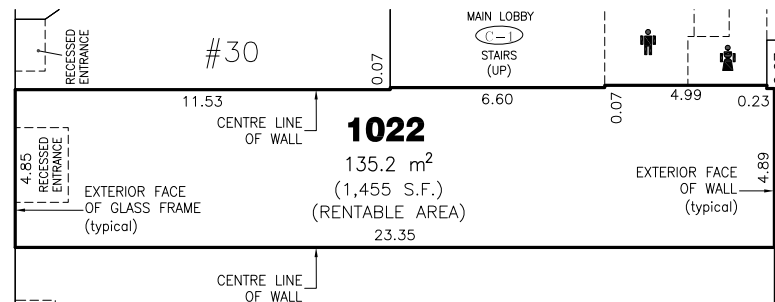
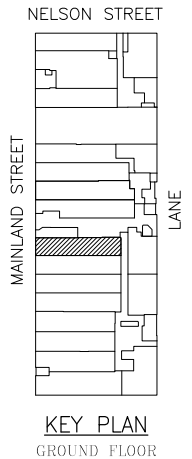
VANCOUVER, B.C.

### # 1022

SCALE 1:150

### SURVEY STANDARD

RETAIL MEASURED TO THE EXTERIOR FACE OF WALL OR GLASS FRAME AND TO THE CENTRE LINE ADJOINING OTHER CRU'S.



# THE OPPORTUNITY

Ground floor opportunity at 1020 Mainland Street, Yaletown. This 1,128 sq. ft. unit offers easy access and comes with HVAC, making it well-suited for a variety of professional or service-oriented uses. Located in the heart of Yaletown, surrounded by restaurants, retail, and offices, it's an ideal space for businesses looking for a central and accessible location.

## KEY HIGHLIGHTS

### AREA\*

1,128 Square feet (NotStoreFront)

### ZONING\*\*

HA-3

### AVAILABLE

January 1, 2026

### ASKING RENT

Contact listing agent

### ADDITIONAL RENT

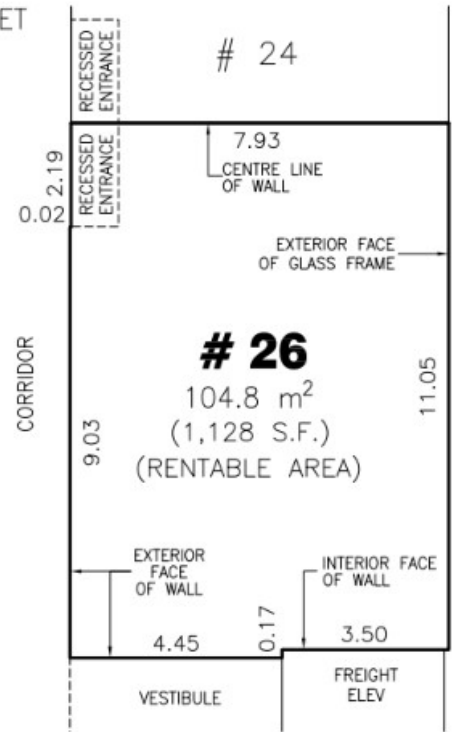
\$22.59 PSF (2025)

\*Approximate, subject to prospective tenants verifying.

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

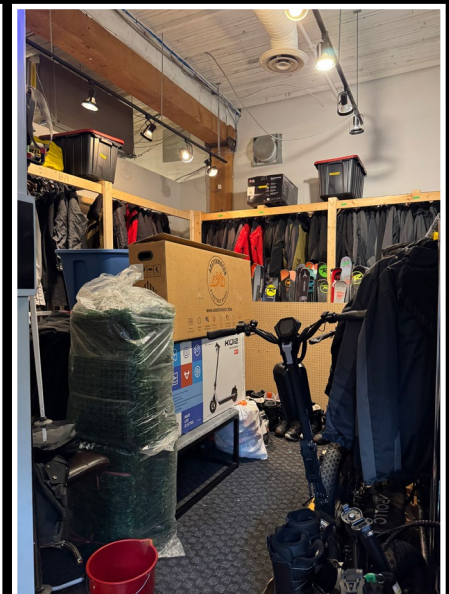
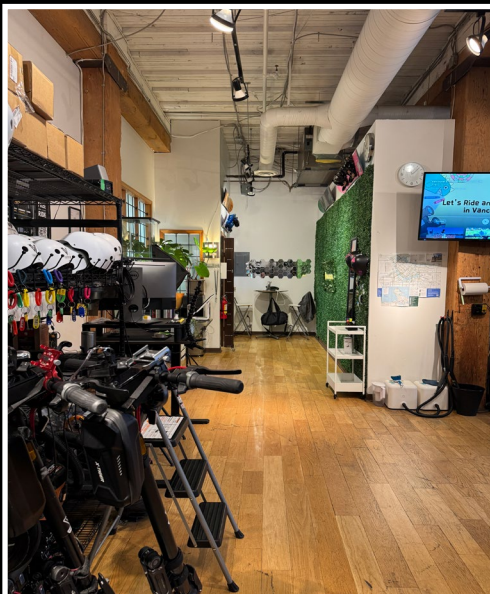
1020 MAINLAND STREET  
VANCOUVER, B.C.

# 26



SURVEY STANDARD

RETAIL MEASURED TO THE EXTERIOR FACE OF WALL OR GLASS FRAME AND TO THE



# THE OPPORTUNITY

The unit features a welcoming reception area, two private offices, six open slot offices, a spacious boardroom with a kitchenette, and additional storage. With its prime location, tenants will enjoy easy access to trendy restaurants, boutique shops, and excellent transit connections, making it a perfect fit for professionals and creative businesses. Available November 1, 2025. Don't miss this opportunity to secure premium office space in Yaletown.

## KEY HIGHLIGHTS

### AREA\*

2,154 Square feet (2nd Floor)

### ZONING\*\*

HA-3

### AVAILABLE

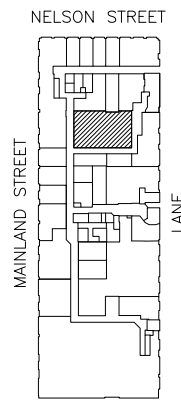
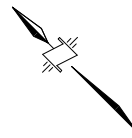
November 1, 2025

### ASKING RENT

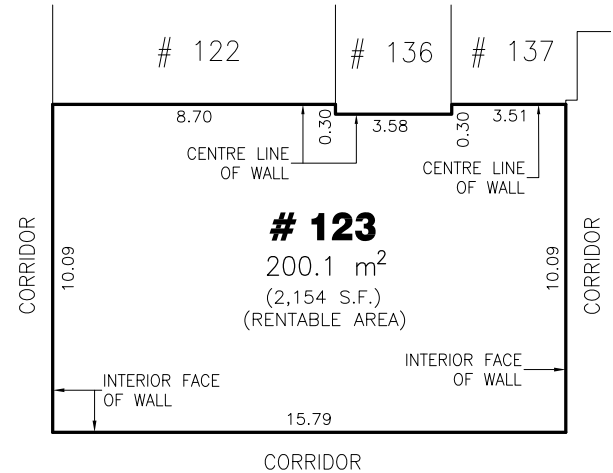
Contact listing agent

### ADDITIONAL RENT

\$22.59 PSF (2025)



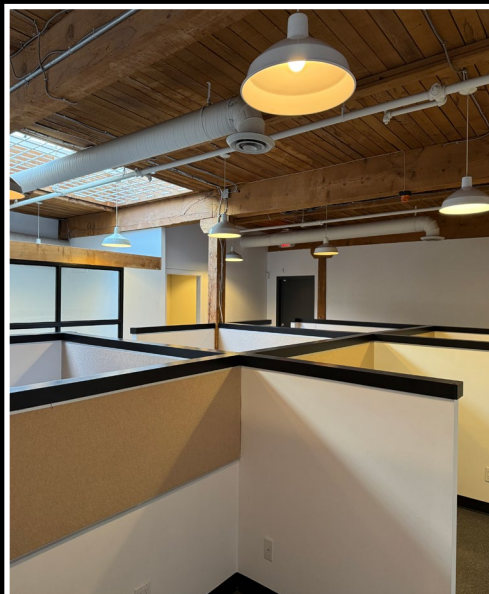
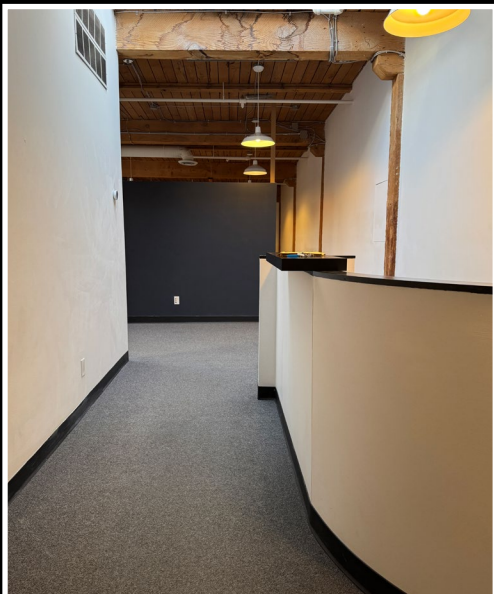
KEY PLAN  
SECOND FLOOR



### SURVEY STANDARD

OFFICE MEASURED TO THE INTERIOR FACE OF WALL OR GLASS AND TO THE CENTRE LINE ADJOINING OTHER PREMISES.

\*Approximate, subject to prospective tenants verifying.  
\*\*Tenant is responsible for verifying allowed uses as per the zoning.



# THE OPPORTUNITY

Prime second-floor office space available December 1, 2025, at 1020 Mainland Street - one of Yaletown's busiest corridors! This bright 869 sq.ft. unit offers large windows with unbeatable Mainland Street exposure, a private boardroom, two offices, in-suite sink, and HVAC for year-round comfort. Perfect for businesses seeking a professional space in a high-traffic, highly visible location.

## KEY HIGHLIGHTS

### AREA\*

869 Square feet (2nd Floor)

### ZONING\*\*

HA-3

### AVAILABLE

December 1, 2025

### ASKING RENT

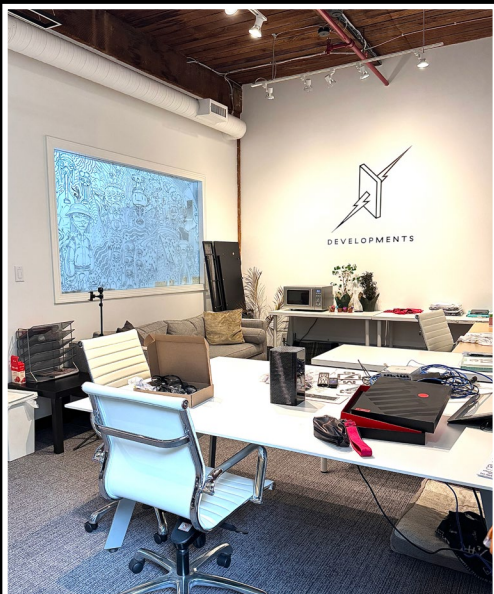
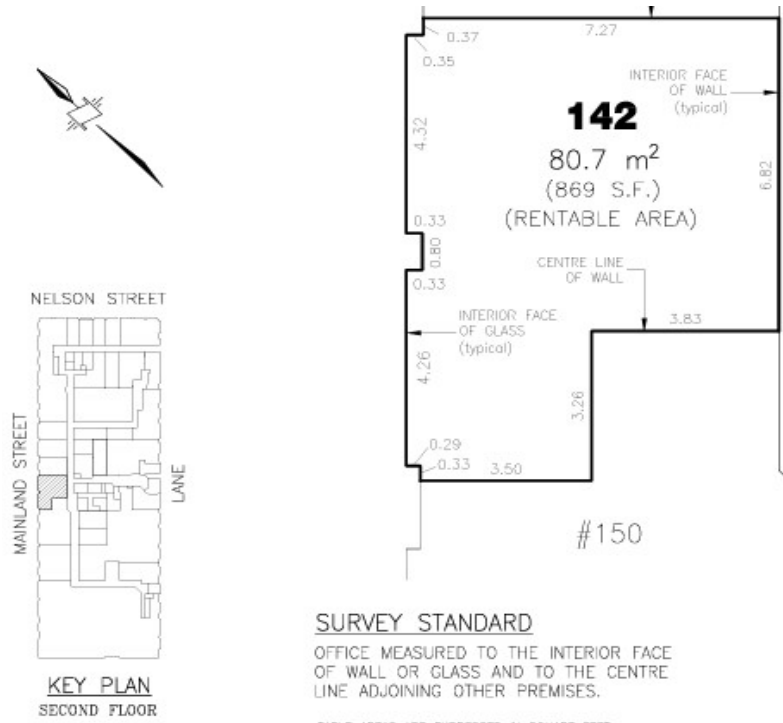
Contact listing agent

### ADDITIONAL RENT

\$22.59 PSF (2025 Estimate)

\*Approximate, subject to prospective tenants verifying.

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



# THE OPPORTUNITY

Presenting Unit 126, a meticulously updated 407 sq.ft. space featuring new carpet, fresh paint, and an efficient HVAC system. This bright and inviting unit is enhanced by a skylight, filling the area with natural light. Ideal for creating a productive and pleasant work environment, Unit 126 offers a professional setting in a prime location. Don't miss this excellent opportunity to elevate your business in a vibrant and dynamic neighbourhood.

## KEY HIGHLIGHTS

### AREA\*

407 Square feet (2nd Floor)

### ZONING\*\*

HA-3

### AVAILABLE

Immediate

### ASKING RENT

Contact listing agent

### ADDITIONAL RENT

\$22.80 PSF (2024 Estimate)

\*Approximate, subject to prospective tenants verifying.

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

"MAINLAND CENTRE"

### SECOND FLOOR

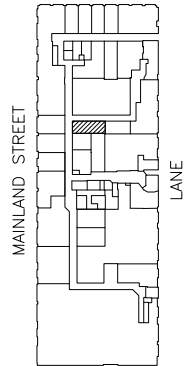
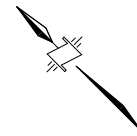
1020 MAINLAND STREET  
VANCOUVER, B.C.

### # 126

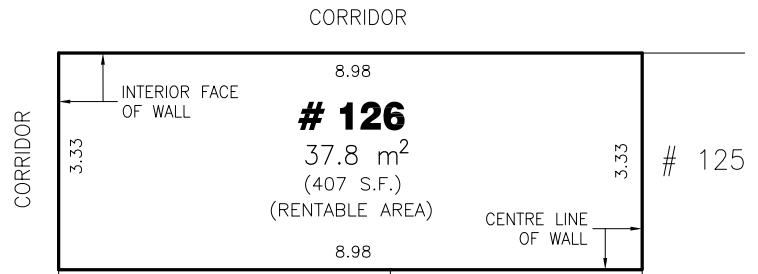
SCALE 1:75

### SURVEY STANDARD

OFFICE MEASURED TO THE INTERIOR FACE OF WALL OR GLASS AND TO THE CENTRE LINE ADJOINING OTHER PREMISES.



KEY PLAN  
SECOND FLOOR



# FOR LEASE

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1020 MAINLAND STREET  
VANCOUVER, BC

FOR FURTHER INFORMATION  
PLEASE CONTACT LISTING AGENT

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**cleve@kpgrealestate.ca**

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