

# FOR SUBLEASE

TURNKEY CAFE OPPORTUNITY ON  
VANCOUVER'S MAIN STREET



4010 MAIN STREET, VANCOUVER

**CBRE**



# EXCEPTIONAL MAIN STREET RETAIL OPPORTUNITY

A rare opportunity to sublease a fully built-out café at the prominent corner of Main Street and East 24th Avenue, in the heart of Vancouver’s highly sought-after Main Street retail corridor.

The 2,524 SF retail space features a modern, open-concept layout with high ceilings, exposed ductwork, and polished concrete floors, offering a clean and contemporary aesthetic. Floor-to-ceiling glazing and strong corner exposure provide excellent natural light, while the flexible layout allows for a variety of seating configurations. The unit also includes three customer washrooms, a functional back-of-house area, and exterior patio potential.

All equipment pictured herein will be removed by the current tenant. Contact listing agents for further information.

## OVERVIEW

### AREA

2,524 SF

### ADDITIONAL RENT

\$27.03 (2026)

### ZONING

C-2 Commercial

### NET RENT

Contact agents

### TERM

Contact agents

## FEATURES



Excellent exposure to vehicular traffic, seeing approx. 30-35k vehicles per day

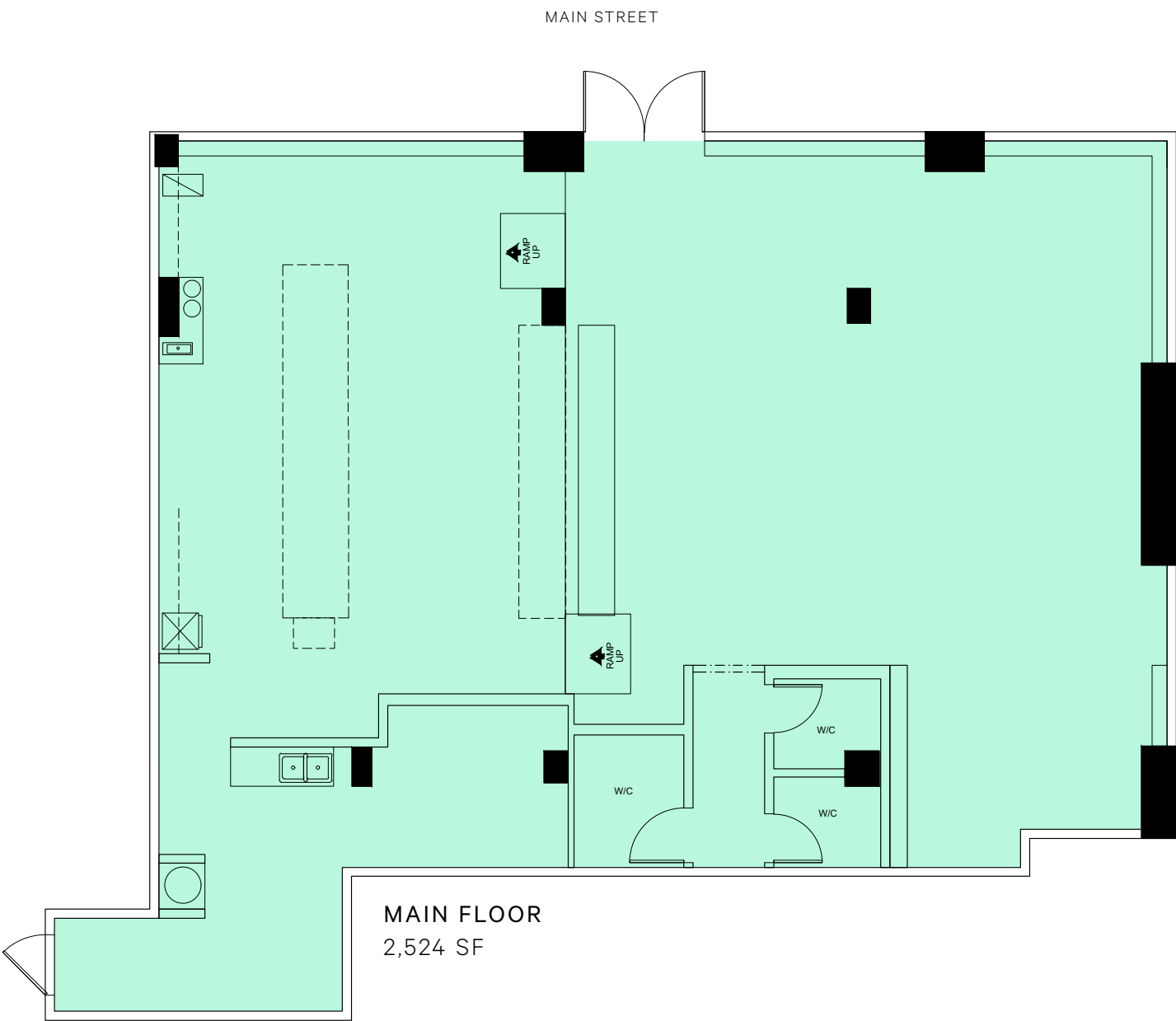


High profile cafe space with frontage onto Main Street and East 24th Avenue



Located in a low-vacancy retail corridor, surrounded by a dense residential area





# UNIT LAYOUT

Floor plan not to scale. Subject to verification.  
Space may not be delivered as-built.



# THE LOCATION

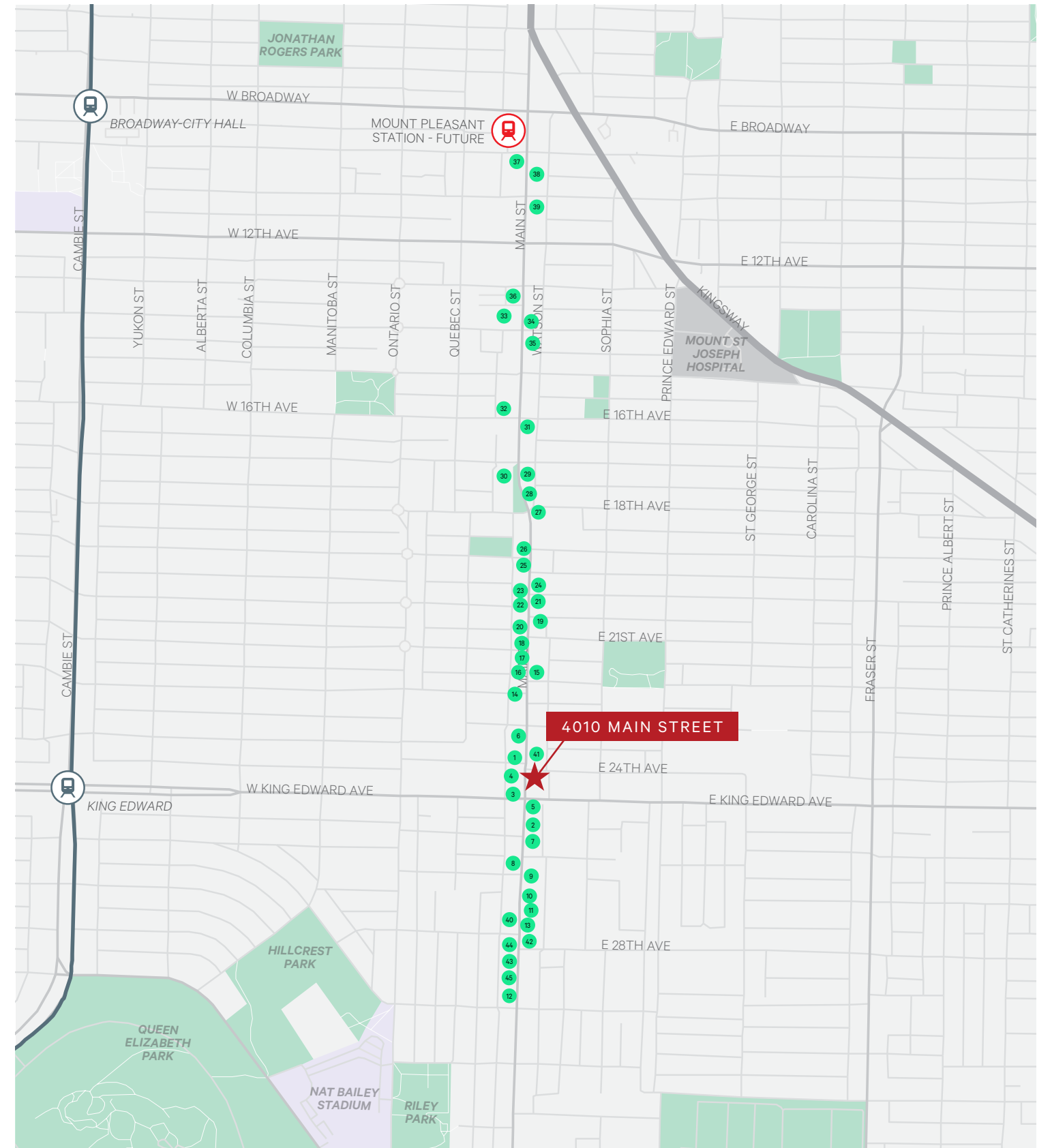
4010 Main Street is strategically situated at the corner of East 24th Avenue and Main Street, in the heart of Vancouver’s vibrant and trendy Mount Pleasant Neighbourhood. The area has gained its reputation as one of the coolest neighbourhoods thanks to its eclectic mix of diverse, creative, and arts-focused companies and independent businesses. Encompassing some of the city’s most beloved coffee shops, craft breweries, retail shops, and art murals, this niche submarket has captured the attention of developers, young professionals, and savvy homebuyers who appreciate its unique diversity, its proximity to major arterial routes and Vancouver’s Downtown core.



## AREA TENANTS

- |                             |                          |                              |
|-----------------------------|--------------------------|------------------------------|
| 1 The Acorn Restaurant      | 16 Kotn                  | 31 Brown’s Crafthouse        |
| 2 Aperature Coffee Bar      | 17 Coco et Olive         | 32 Toshi Sushi               |
| 3 RBC Royal Bank            | 18 Liberty Bakery + Cafe | 33 Save-On-Foods             |
| 4 Solly’s                   | 19 Nouvelle Nouvelle     | 34 Forecast Coffee           |
| 5 Windsor Quality Meats     | 20 Woo To See You        | 35 JJ Bean Coffee Roasters   |
| 6 Lila Restaurant           | 21 Vancouver Special     | 36 Turnabout                 |
| 7 Sula Indian Restaurant    | 22 Published on Main     | 37 The Corner Store          |
| 8 Flower Factory            | 23 Lagree West           | 38 The Cascade Room          |
| 9 Heritage Restaurant & Bar | 24 Formula Fig           | 39 Burdock & Co              |
| 10 MeeT on Main             | 25 Welk’s                | 40 Plain Jane Skinbar        |
| 11 Chickpea Resaurant       | 26 SUYO Modern Peruvian  | 41 Jo’s Italian Deli         |
| 12 Nesters Market           | 27 Myodetox              | 42 Hunter & Hare             |
| 13 The Shameful Tiki Room   | 28 Anh and Chi           | 43 BCLIQUOR                  |
| 14 Ollie Quinn              | 29 Sushi Hill            | 44 Popeyes Louisiana Kitchen |
| 15 Front & Company          | 30 Shoppers Drug Mart    | 45 McDonald’s                |

The location benefits from excellent accessibility, offering direct transit service along the Main Street corridor, convenient cycling routes, and efficient vehicular connections to downtown Vancouver and the broader Metro Vancouver area. With the future Broadway SkyTrain extension, Mount Pleasant is set to become the most connected neighborhood in the city.



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