

# 5601 & 5607 DUNBAR STREET, VANCOUVER

TURN-KEY RESTAURANT SPACE IN ONE OF VANCOUVER'S MOST AFFLUENT NEIGHBOURHOODS

FOR  
LEASE



**WILLIAM | WRIGHT**

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5601



5607



Turn-key for dine-in and grab-n-go concepts



Established retail corridor with limited restaurant availability



Fully fixtured with a commercial kitchen, ventless hood, service counters, and small patio



Affluent West Side customer base

**FOR LEASE**  
**5601 & 5607 Dunbar Street, Vancouver**

Excellent opportunity to lease an improved restaurant space in a high-visibility West Side Vancouver location. The premises comprises approximately 1,747 square feet and features an efficient dining area, kitchen, ventless hood, small patio, and existing improvements that may help reduce startup time and costs. The space is well suited for dine-in, takeout, and delivery operations, with a long-term lease available.

# Salient Facts

## SIZE

± 1,747 SF

## BASIC RENT

\$61/FT

## PARKING

1 Stall

## ADDITIONAL RENT

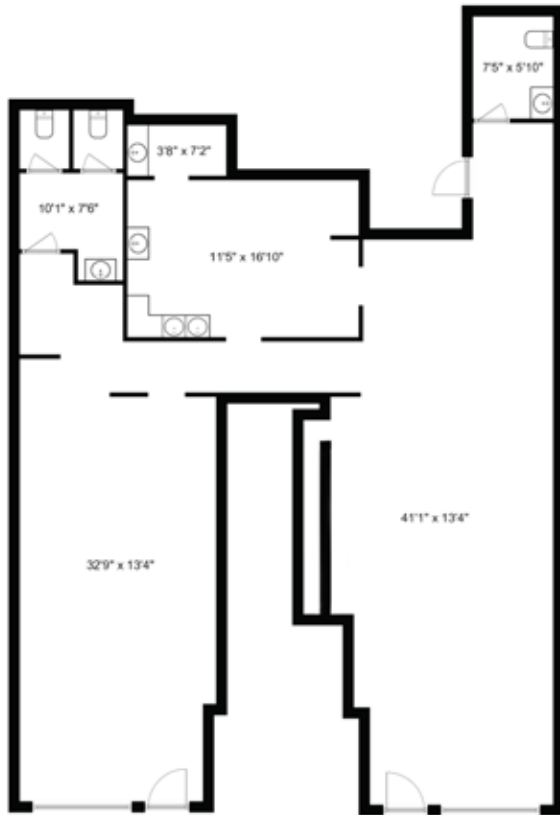
\$17.08/FT

## ZONING

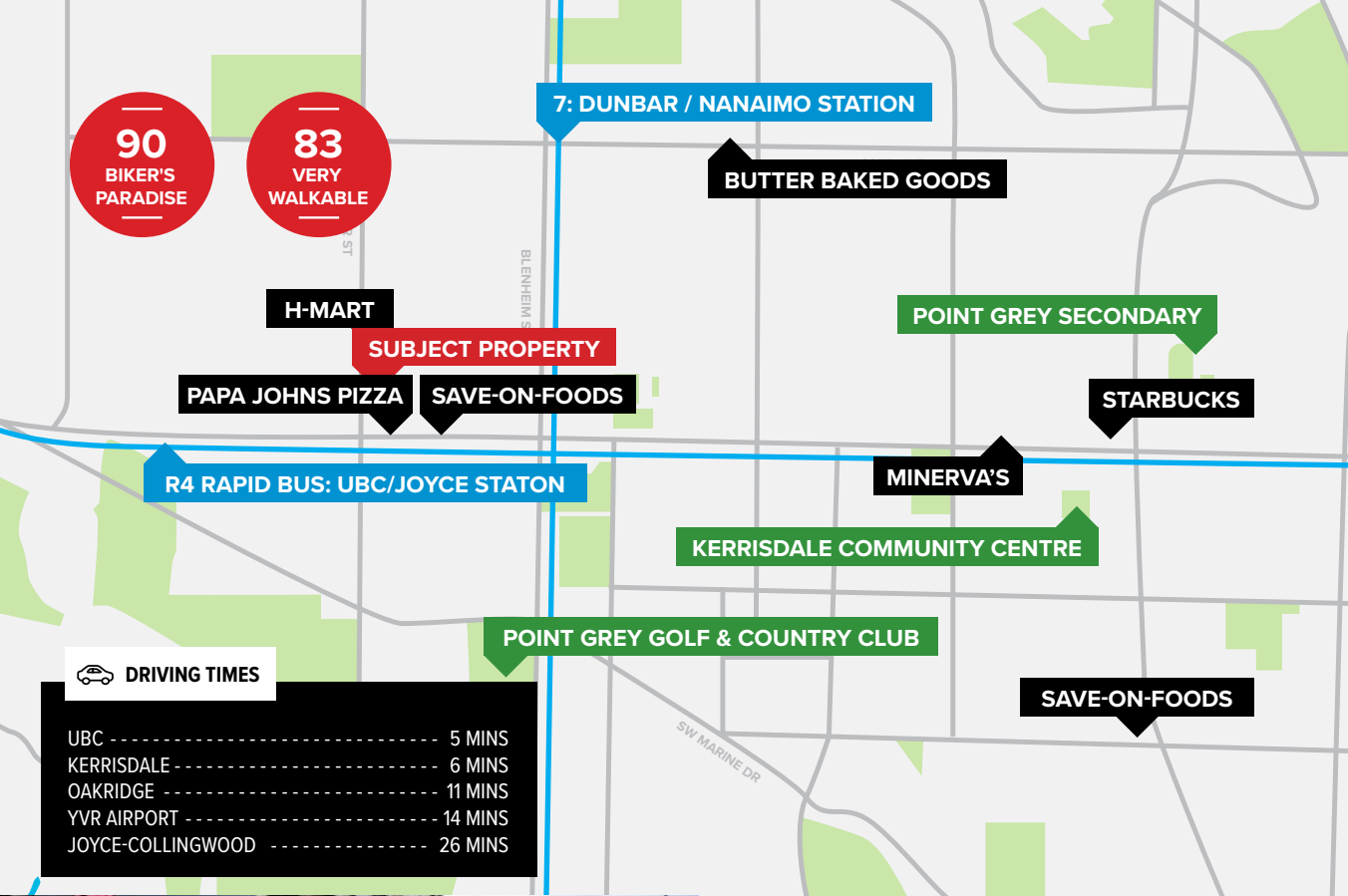
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## GROSS MONTHLY RENT

\$11,367.15 + GST



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



## Location & Transit

Located at West 40th Avenue and Dunbar Street, the property benefits from a prominent west-side Vancouver location within the established Dunbar-Southlands neighbourhood. Surrounded by affluent residential communities, schools, parks, and complementary retail and service amenities, the area offers a strong built-in customer base and consistent neighbourhood demand. With excellent exposure along Dunbar Street and convenient access to Kerrisdale, Point Grey, UBC, and South Vancouver, the location is well suited for a restaurant operator seeking to serve a loyal local market.

The property is well serviced by transit, with bus stops located along Dunbar Street near West 40th Avenue and direct access to TransLink's Route 7, connecting Dunbar with Nanaimo Station through key Vancouver neighbourhoods. The site is also within close proximity to Dunbar Loop at West 41st Avenue, providing convenient access to additional east-west transit connections, including rapid service along 41st Avenue toward UBC, Kerrisdale, Oakridge, and Joyce-Collingwood. This connectivity supports convenient access for staff, customers, and surrounding residents.



## For More Information Contact

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