



2928 Granville Street | Vancouver, BC

## FOR LEASE | Short-Term / Pop-up Lease Opportunity

To enter into a short-term lease / pop-up for a nicely improved, freestanding building on the South Granville strip. There is 3,266 SF of main floor retail and 2,518 SF of 2<sup>nd</sup> floor office/retail space plus a 1,484 SF basement storage space for a total of 7,268 SF. The main and 2<sup>nd</sup> floor could be leased separately.





# 2928 Granville Street

## Vancouver, BC

### Location / Building

This property is located on the east side of Granville St between West 13<sup>th</sup> and 14<sup>th</sup> Avenue along the popular South Granville shopping district. It is a vibrant neighbourhood known for its mix of affluent residential and commercial space and is characterized by tree-lined streets, boutiques, art galleries and a variety of dining options. The Granville retail strip is home to luxury retailers such as Restoration Hardware, Pottery Barn and high-end boutiques and restaurants. This property is just shy of 500 metres from the new SkyTrain Station at the corner of Broadway and Granville Street and is also on a major bus route and minutes from Downtown.

### Building Size

Main Floor	3,266 SF
2 <sup>nd</sup> Floor	2,518 SF
Basement	1,484 SF
<b>Total</b>	<b>7,268 SF</b>



**NAI Commercial**  
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### Property Details

#### Legal Description

LOT 5, BLOCK 431, PLAN  
VAP1276, DISTRICT LOT 526,  
NEW WESTMINSTER LAND  
DISTRICT  
PID: 014-671-611

#### Zoning

C-3A - Commercial

#### Term

Flexible from 1-6 months

#### Gross Rent

Contact Listing Agent

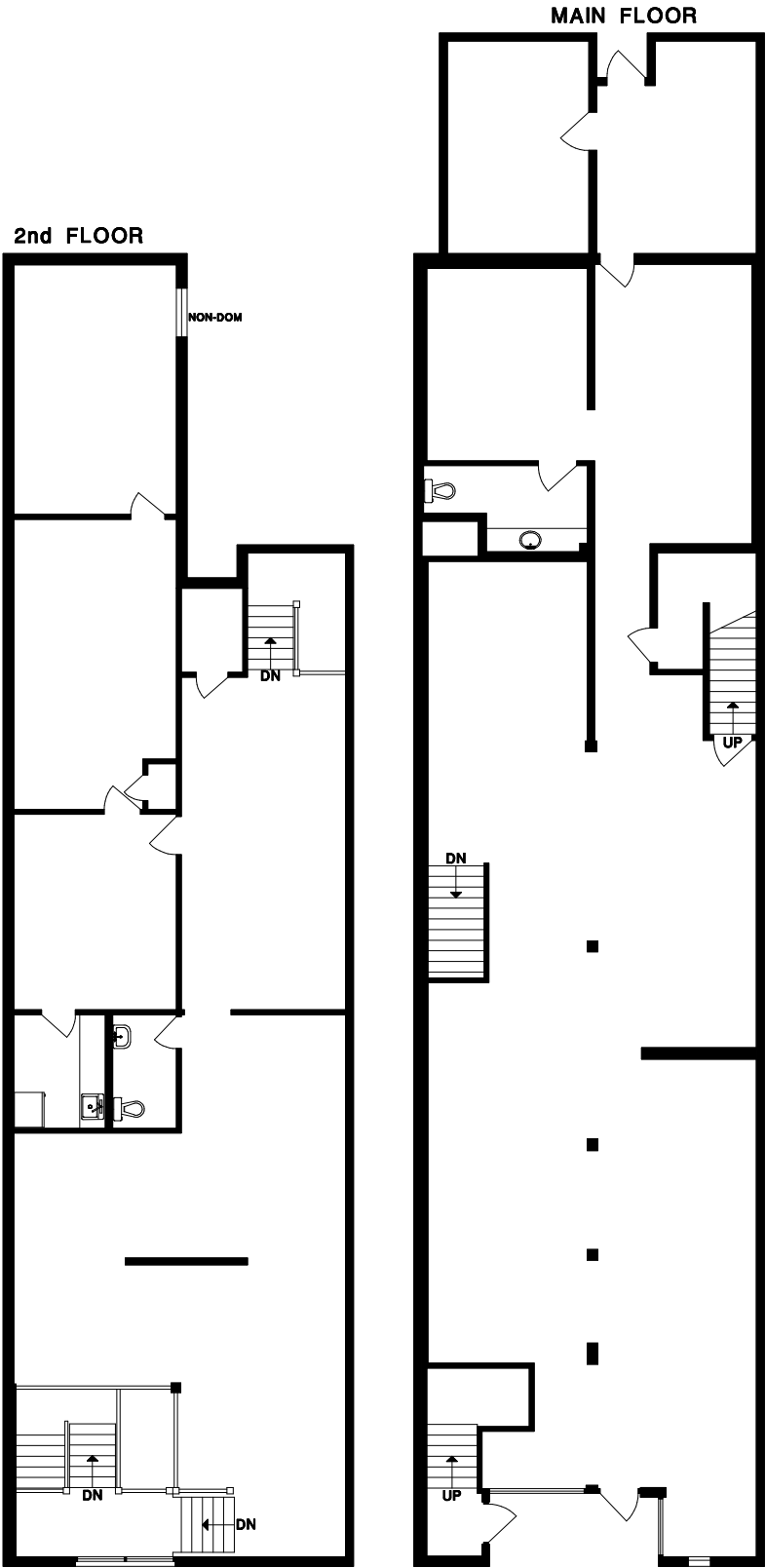
#### Availability

Immediate

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**Conor Finucane\***  
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\*Personal Real Estate Corporation

# Floor Plan



EXISTING PROPERTY AT:  
2928 GRANVILLE STREET  
VANCOUVER, B.C.

OCCUPANT AREA :	
2ND FLOOR	2518 SQ. FT.
MAIN FLOOR	3266 SQ. FT.
BASEMENT	1484 SQ. FT.
* TOTAL	7268 SQ. FT.

\*In accordance with Retail Buildings:  
Standard Method of Measurement  
(ANSI/BOMA Z65.5-2020)











**DIGITALLY STAGED AS AN ART GALLERY**



**DIGITALLY STAGED AS A RESTURANT**



**DIGITALLY STAGED AS AN OFFICE**





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