

FOR LEASE

1475 W 12TH AVENUE

PRIME SOUTH GRANVILLE CORNER RETAIL OPPORTUNITY





THE LOCATION

Set at the corner of West 12th Avenue and Granville Street, this distinguished property sits in the heart of South Granville—one of Vancouver’s most coveted destinations for elevated shopping, dining, and design. The neighbourhood blends timeless charm with modern sophistication, offering a curated mix of fashion boutiques, home décor stores, award-winning restaurants, and contemporary art galleries. Nearby retailers include Indigo, Restoration Hardware, Pottery Barn, Williams Sonoma, west elm, and Michelin Bib Gourmand recommended Gary’s.

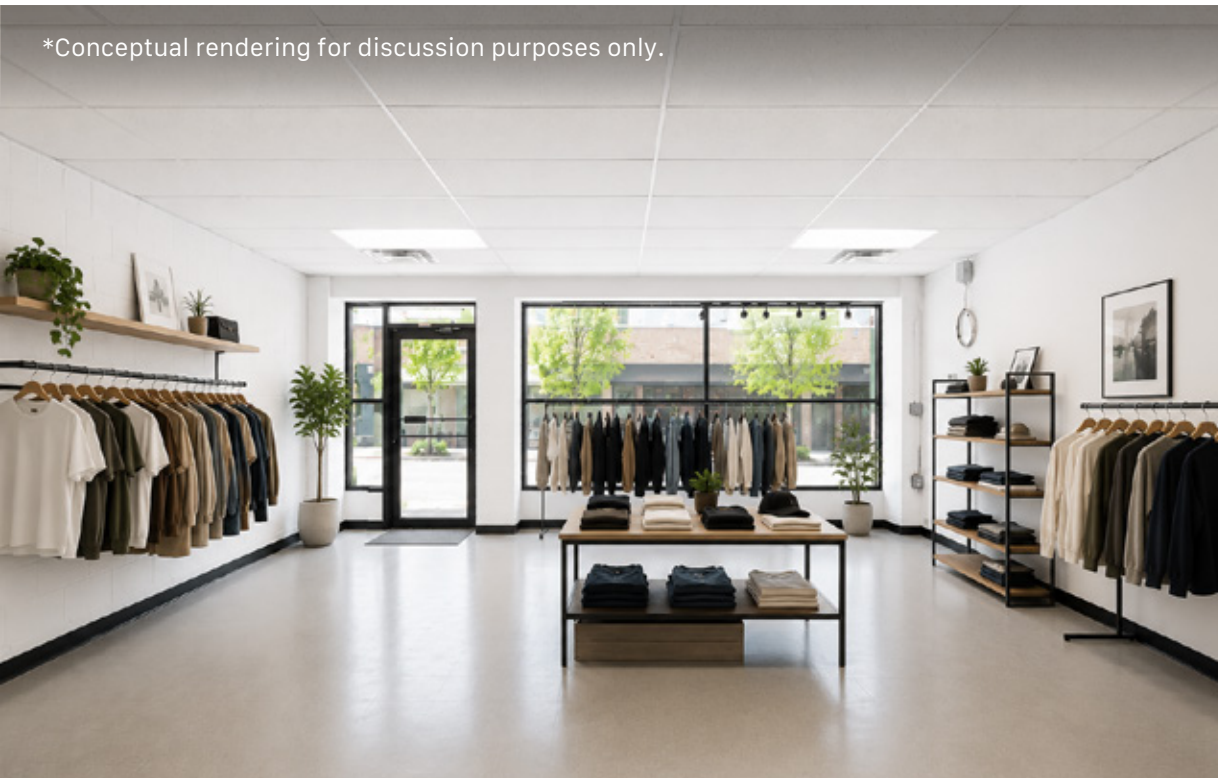
Just steps away are well-known names like Indigo, Restoration Hardware, Pottery Barn, Williams Sonoma, west elm, and Michelin Bib Gourmand recommended Gary’s. As the city evolves, South Granville is poised for transformation with the Broadway Plan in motion, the future Granville Broadway Subway Station on the horizon, and PCI’s landmark 39 storey mixed use development already underway at 1477 West Broadway.

Positioned in one of Vancouver’s most established and affluent neighbourhoods, this property offers a rare opportunity to be part of a vibrant district entering its next chapter of growth and revitalization.





*Conceptual rendering for discussion purposes only.



THE FEATURES



Prime corner retail opportunity situated in the heart of South Granville



Large retail display windows, with excellent signage potential and abundant natural light



Excellent pedestrian and vehicular exposure along W 12th Ave



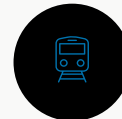
Private washroom



2 dedicated parking stalls at market rates

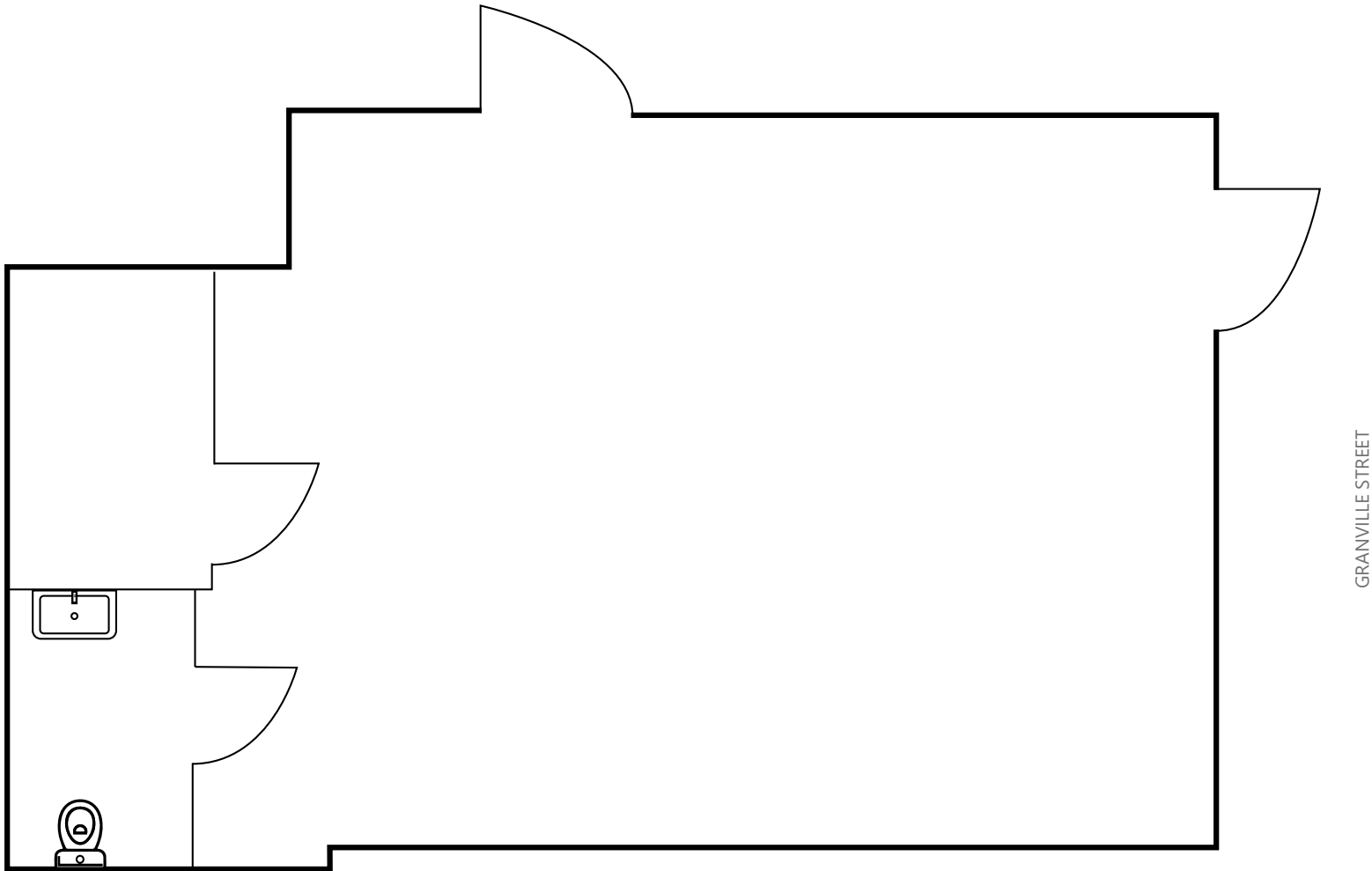


Numerous restaurants, shops and amenities in the immediate area with street parking and access to transit



Access to transit and steps from the future Broadway Subway Station Line

FLOORPLAN + SALIENT FACTS



SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	ZONING:	AVAILABILITY:
883 SF (Approx.)	\$60.00 PSFPA	\$23.00 (2025 est.)	\$6,107.42/month + GST	C-3A (Commercial)	Immediately

¹All sizes are approximate and subject to verification.
²Gross rent currently equates to this amount plus GST. Lease to be fully triple net.
*Floor plan may not be 100% accurate and is subject to verification.



RESTAURANTS & BARS

1. Gary's
2. The Stable House
3. Mangia's Sandwiches
4. Earls Kitchen + Bar
5. Happy Lamb Hot Pot
6. Breakfast Table
7. Bin 4 Burger
8. Cactus Club Cafe
9. JINYA
10. Suika

CAFÉ + CASUAL FARE

11. Nero Belgian Waffle Bar
12. Breakfast Table
13. Small Victory Bakery
14. Fable Café
15. Blenz Coffee
16. Starbucks
17. Small Victory Bakery
18. Trees Organic Coffee
19. Bean Around the World
20. Murchie's

SHOPPING + SERVICES

21. Bacci's
22. Boboli
23. Free People
24. Hill's Dry Goods
25. Pottery Barn
26. EILEEN FISHER
27. Shoppers Drug Mart
28. Williams-Sonoma
29. west elm
30. Le Creuset

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