

*Lease Rate Reduced!*

Colliers

STARBUCKS  
COFFEE

PIZZONE PIZZA  
"FRESH INGREDIENTS"  
"HANDCRAFTED"



850 Powell Street, Vancouver, BC

# For Lease

## High-Exposure Retail Space Adjacent to Starbucks Drive-Thru

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# Property Overview

## Opportunity

The vacant retail unit at 846 Powell Street presents a rare leasing opportunity immediately adjacent to one of only two active Starbucks drive-thru locations in the City of Vancouver. The Starbucks drive-thru generates consistent, high-volume traffic from early morning hours through the late afternoon, creating exceptional exposure and daily customer flow for complementary retail and food service users.

Strategically positioned at the convergence of Powell Street and East Cordova Street, the property benefits from continuous vehicular traffic serving the Port of Vancouver, nearby industrial businesses, logistics operators, trades, and downtown commuters. This highly visible corner location offers strong branding opportunities and is ideally suited for quick-service food, café, or service-oriented retail uses seeking reliable daily traffic and convenience-driven demand.

*Competitive inducement package available for qualified tenants, tailored to use and covenant strength.*

## Salient Facts

**Civic Address** 850 Powell Street, Vancouver, BC

**PID** 025-882-988

**Legal Description** LOT 1 BLOCK 50 DISTRICT LOT 181 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP9992

**Zoning** M-2

**Rentable Area** 1,200 SF

**Basic Rent** ~~\$29.00 NNN~~ **\$25.00/SF (NNN)**

**Operating Costs (2026)** \$45.00 PSF

**Property Tax (2025)** \$80,574.30

**Parking** 9 stalls

**Availability** Immediately



# Location Overview

The subject property is situated on the southeast corner of Powell Street and Cordova Diversion and only two blocks north of East Hastings Street located in the portside industrial area of East Vancouver's Grandview-Woodland neighbourhood. This location offers direct access to Downtown Vancouver (a 5 minute drive), the Port of Vancouver, major transportation routes and excellent exposure to the booming Powell Street corridor.

## Key Highlights



Bike Score

88



Walk Score

95



Transit Score

73

## Drive Times



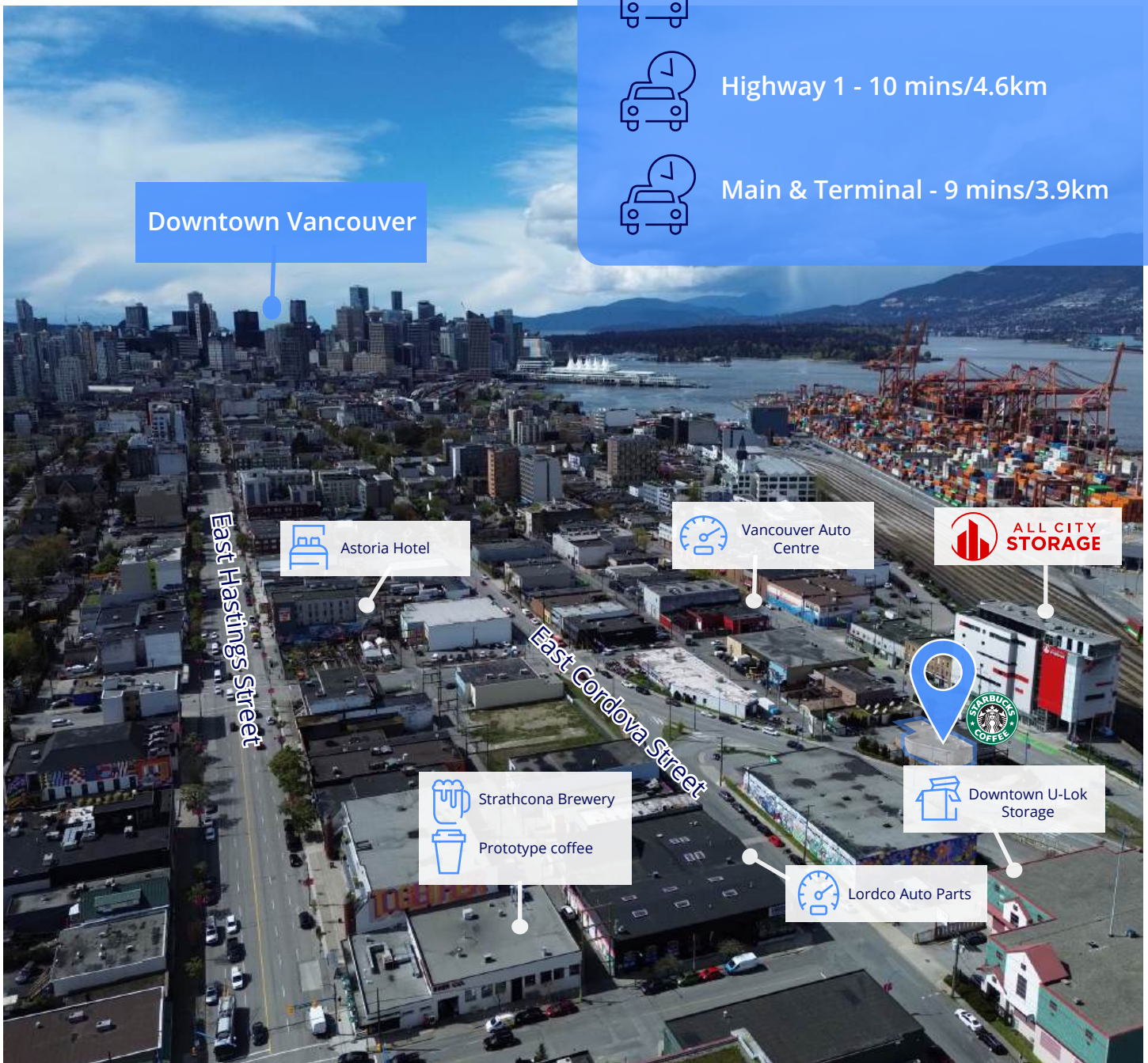
Waterfront Station - 8 mins/2.2km



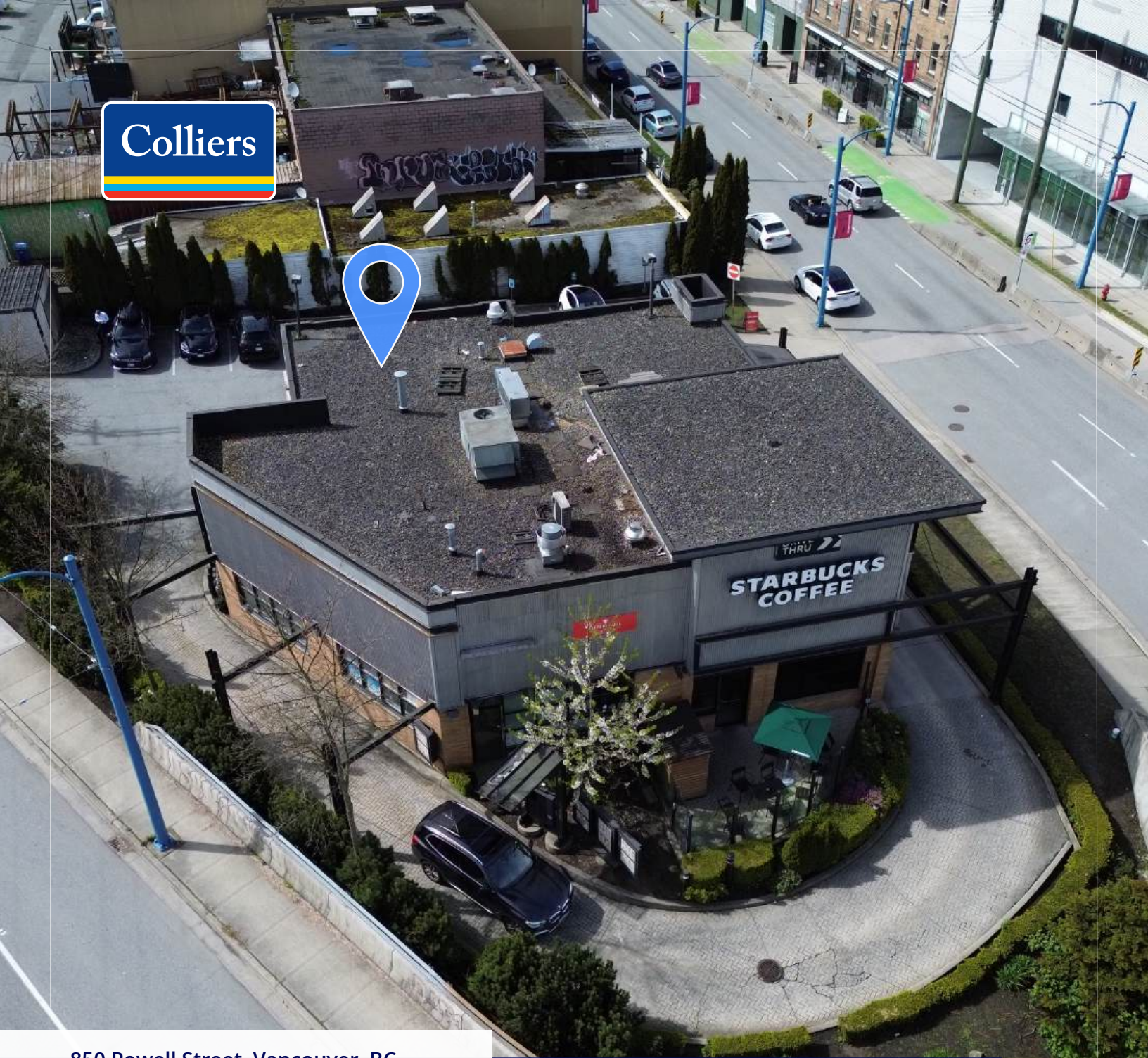
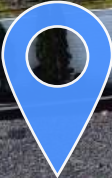
Highway 1 - 10 mins/4.6km



Main & Terminal - 9 mins/3.9km







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