

FOR LEASE

Prime Retail/ Office Opportunity in the Core of Vancouver's Central Business District

830 West Pender Street, Vancouver, BC

- ✓ High Visibility 5,022 SF Unit with Upgraded Floor to Ceiling Glazing
- ✓ Flexible DD Zoning
- ✓ Well Suited for Various Retail and Office Uses



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For Lease

830 W Pender St.

Salient Details

MUNICIPAL ADDRESS

830 West Pender Street,
Vancouver, BC

ZONING

DD - Downtown District

SIZE

5,022 SF

TRAFFIC COUNTS

39,284 VPD- West Pender Street
12,631 VPD- Howe Street
4,237 VPD- Hornby Street

ASKING RENT

Please Contact Listing Agents

ADDITIONAL RENT

\$20.87 PSF (Est. 2026)

TIMING

Spring 2026

Opportunity

An exceptional opportunity to secure a highly visible retail/office space in the heart of Downtown Vancouver. Situated in Vancouver's financial district, this opportunity delivers exceptional exposure in one of the city's most prominent and established locations.

Highlights



Prime 5,022 SF In-Line Unit: Well-appointed retail space in a prominent downtown commercial corridor.



Flexible Zoning: DD (Downtown District) zoning permits a wide variety of retail, service, office, and restaurant uses, catering to the surrounding business and residential community.



Exceptional Exposure: Situated on West Pender Street in the heart of downtown Vancouver, benefiting from strong pedestrian and vehicle traffic.



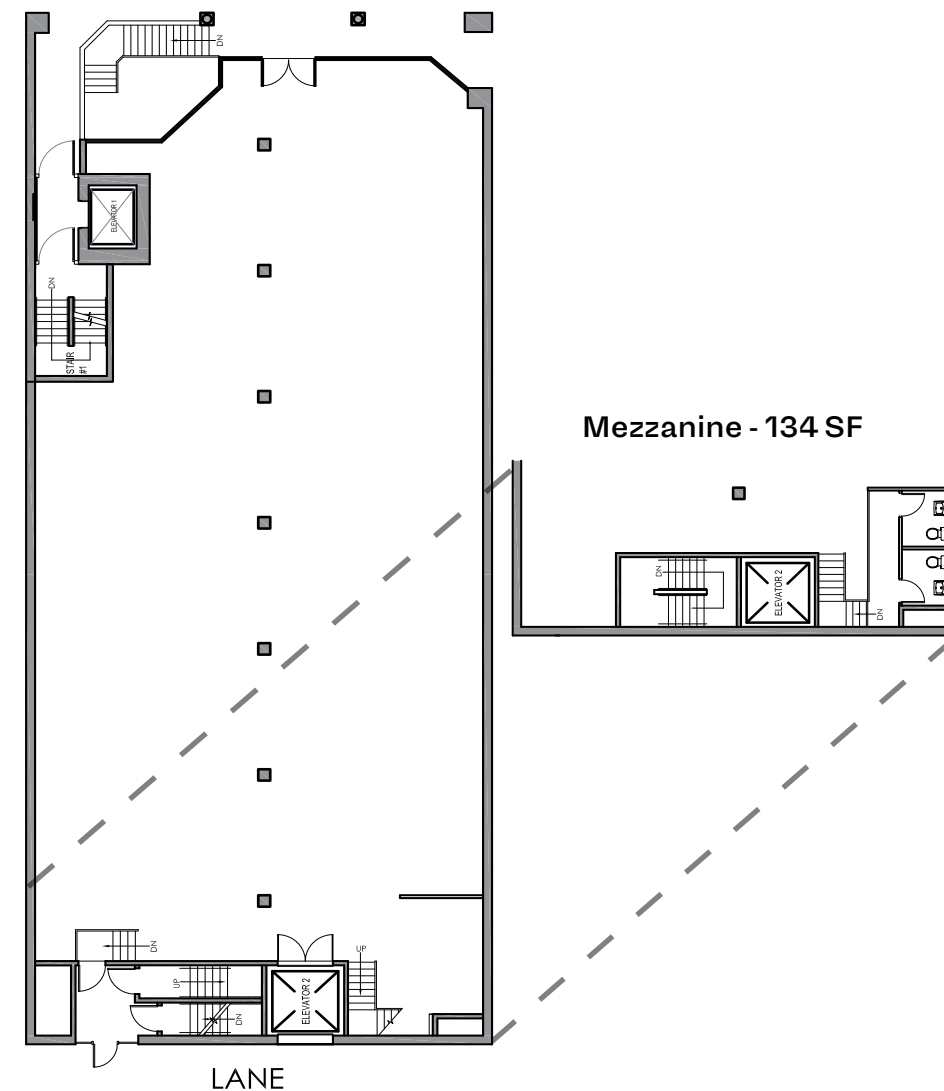
Transit-Oriented Location: Steps from multiple bus routes and Waterfront Station, providing access to SkyTrain, SeaBus, and West Coast Express.



Daytime Population: Located in Vancouver's Central Business District, the property benefits from a daytime population of approximately 34,220 within a five-minute walk. The immediate area also provides access to nearby residential towers and hotel guests, further enhancing daily foot traffic and exposure.

Site Plan

Ground Floor - 4,888 SF



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830 W Pender St.

Market Overview

Prime Location: Located in Vancouver's Financial District, steps from Burrard Street and within walking distance to the Waterfront and Burrard SkyTrain Stations, providing excellent connectivity throughout Metro Vancouver. Surrounded by office towers, luxury hotels, and residential population, the property benefits from steady weekday foot traffic and strong daytime demographics driven by professionals. The space presents a rare chance to establish a presence in a downtown core location with immediate access to transit and key amenities.

Strong Daytime & Residential Catchment: Immediate access to a high-income professional workforce, complemented by a growing downtown residential population in Coal Harbour, the West End, and Yaletown.

Excellent Exposure: Prominent frontage along West Pender Street with strong pedestrian and vehicle traffic. Ideal for tenants seeking brand visibility in a prestigious business corridor.

Established Financial & Business Hub: Located within Vancouver's primary corporate district, the area's stable office base and ongoing downtown investment reinforce its position as one of Vancouver's most sought-after commercial nodes.

Transit-Oriented & Walkable: Exceptional walkability and bike connectivity, with convenient access to the seawall, bus routes, and major arterial roads; strengthening the site's long-term viability for a wide range of commercial uses

Amenity-Rich Environment: Steps from luxury hotels including Fairmont Pacific Rim, Fairmont Waterfront, and Rosewood Hotel Georgia, along with an abundance of cafés, restaurants, fitness studios, and service retailers. Immediate proximity to the Vancouver Convention Centre and the downtown waterfront further enhances foot traffic and area vibrancy.



Walker's Paradise

Daily errands do not require a car.



Rider's Paradise

World-class public transportation.



Very Bikeable

Biking is convenient for most trips.

Subject Premises

Downtown Vancouver Demographics

202,463

Total Population

16%

Population Increase
Over Next 10 Years

343,113

Total Daytime
Population

109,732

Total Households

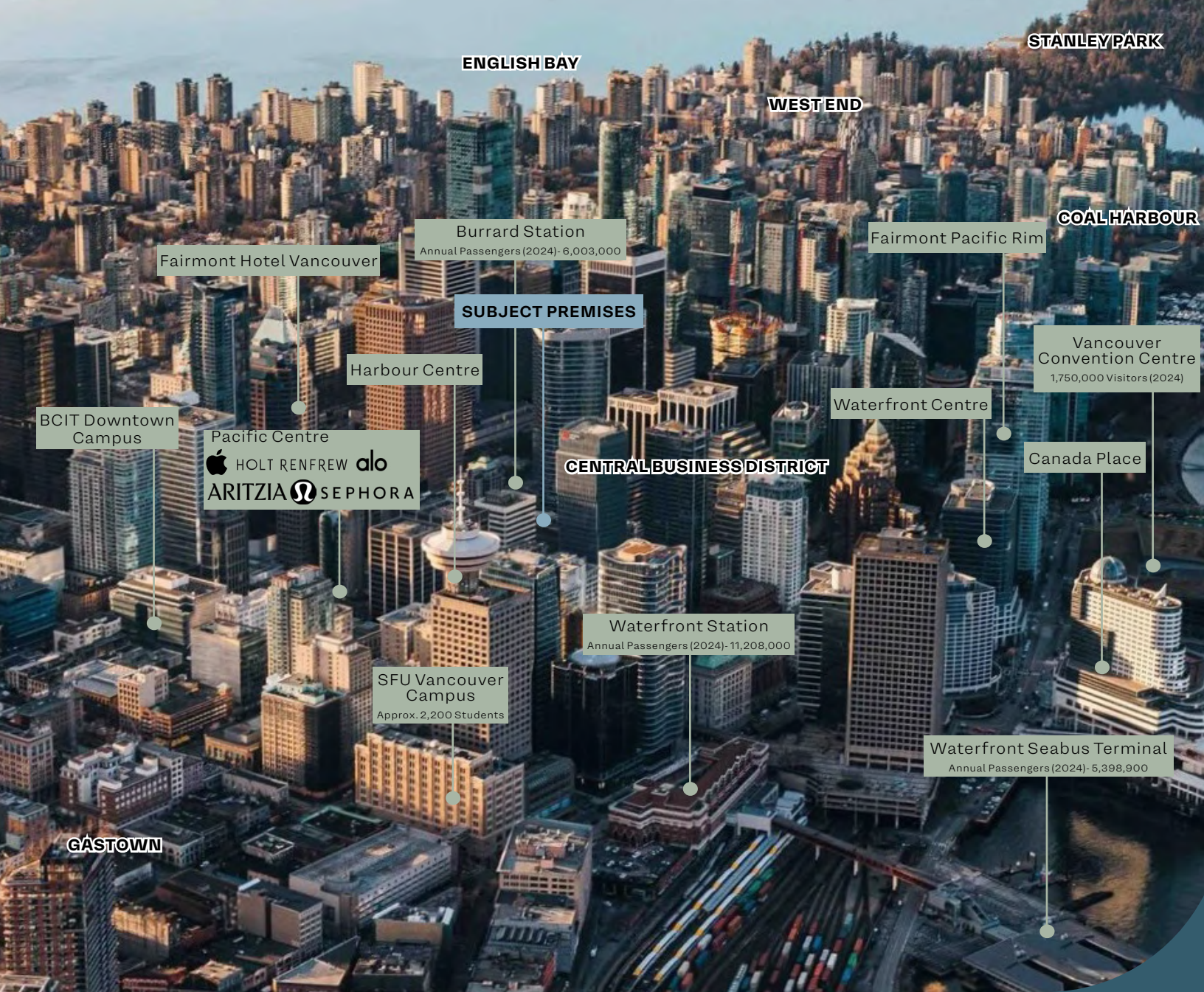
40

Average Age

\$137,786

Average Household
Income





STANLEY PARK

ENGLISH BAY

WEST END

COAL HARBOUR

Fairmont Hotel Vancouver

Burrard Station
Annual Passengers (2024) - 6,003,000

Fairmont Pacific Rim

SUBJECT PREMISES

Harbour Centre

Vancouver Convention Centre
1,750,000 Visitors (2024)

Waterfront Centre

BCIT Downtown Campus

Pacific Centre
 HOLT RENFREW

CENTRAL BUSINESS DISTRICT

Canada Place

Waterfront Station
Annual Passengers (2024) - 11,208,000

SFU Vancouver Campus
Approx. 2,200 Students

Waterfront Seabus Terminal
Annual Passengers (2024) - 5,398,900

GASTOWN



Contact us for more information.

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