



Colliers

52 E Cordova Street, Vancouver, BC

## Retail Space Available **for Lease** in the Heart of Gastown

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# Opportunity



## To lease retail space in the heart of Gastown.

### Premise Details

Rentable Area (approx.)	Main Floor	2,471 SF
	Basement	2,414 SF
	Total	4,885 SF

Improvements: Currently fixtured as a high end clothing store

Possession: September 1, 2023

Zoning: HA-2: allows for allows for a wide range of retail uses

Main Floor Basic Rent: \$32 PSF/per annum

Basement Gross Rent: \$12.50 PSF/per annum

Main Floor Additional Rent (2023 est.): \$8.45 PSF/ per annum

### Demographics | 2022 - 5km radius



**Population**

410,040



**Households**

206,868



**Avg. Household Income**

\$119,679



**Bike Score**

99



**Transit Score**

100



**Walk Score**

96

*\*The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.*

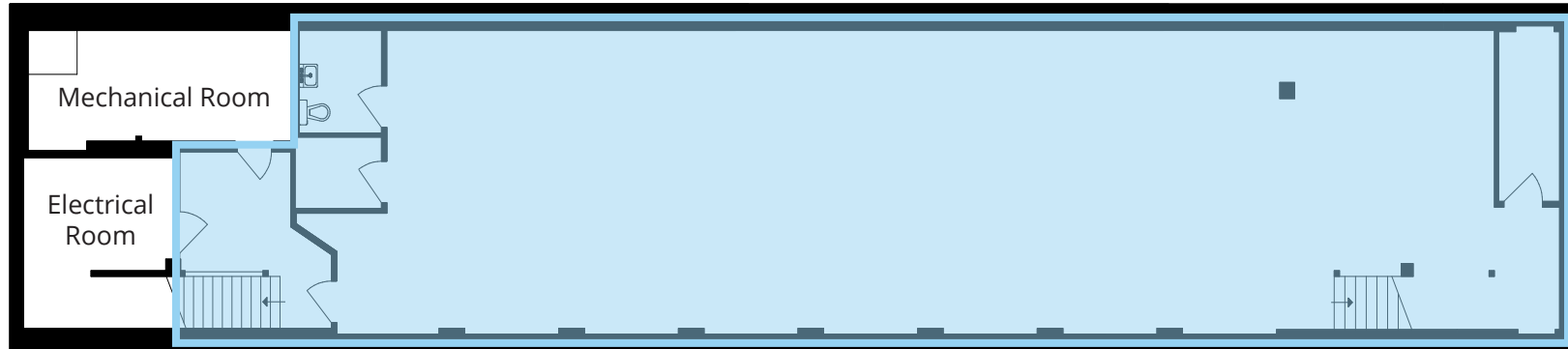
# Location



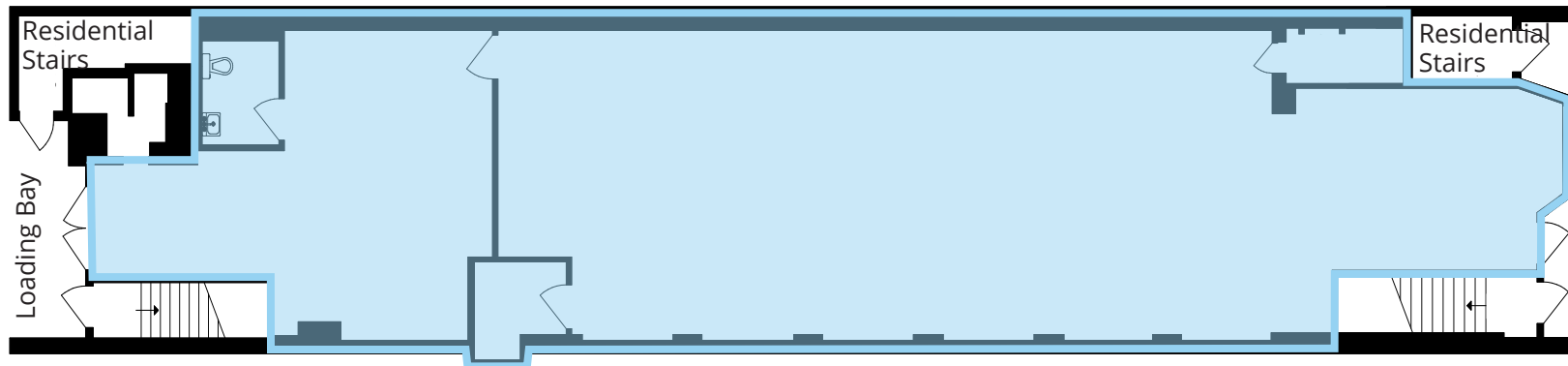
Restaurants		Services		Retail Services	
1	The Cambie Bar & Grill	1	TD Canada Trust	1	Frank and Oak
2	Nelson and the Seagull Cafe	2	RBC Royal Bank	2	The Latest Scoop
3	Milano Espresso Lounge	3	CIBC Branch	3	Oak + Fort
4	Tsuki Sushi Bar	4	HSBC	4	Gravitypop
5	Tacofino Taco Bar			5	John Fluevog Shoes
6	The Lamplighter Public House			6	Inform Interiors
7	Local Public Eatery			7	Shop Makers
8	The Birds & The Beets			8	Roden Gray
9	Rodney's Oyster House			9	Carrall Supermarket
10	Di Beppe			10	London Drugs
11	The Diamond				
12	The Greek				

# Floor Plan

Basement | 2,414 SF

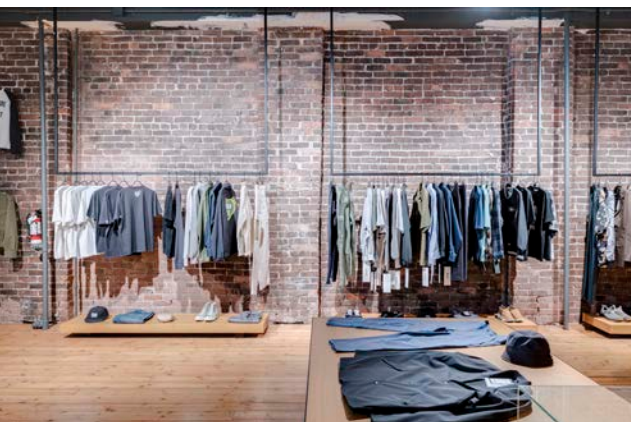


Main Floor | 2,471 SF



E Cordova Street

# Interior Images



For Lease

# 52 E Cordova Street

Vancouver, BC

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