

Prime Retail Space

438 RICHARDS STREET,
Vancouver, BC



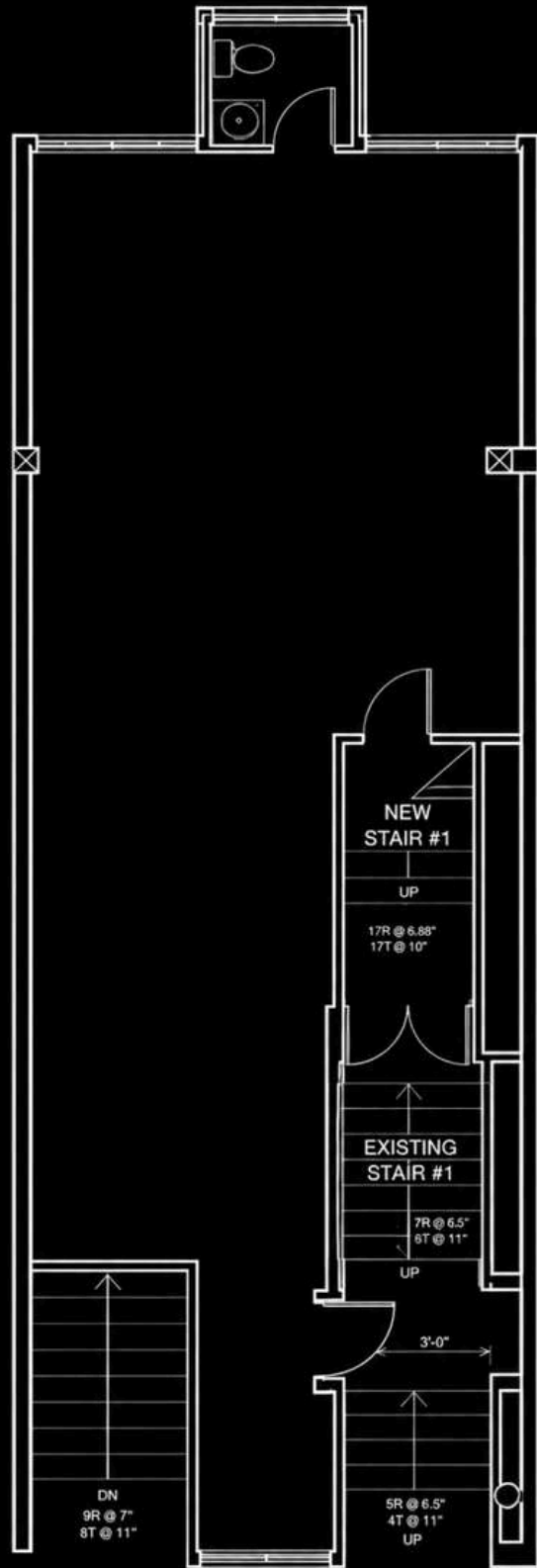
COMMERCIAL FOR LEASE



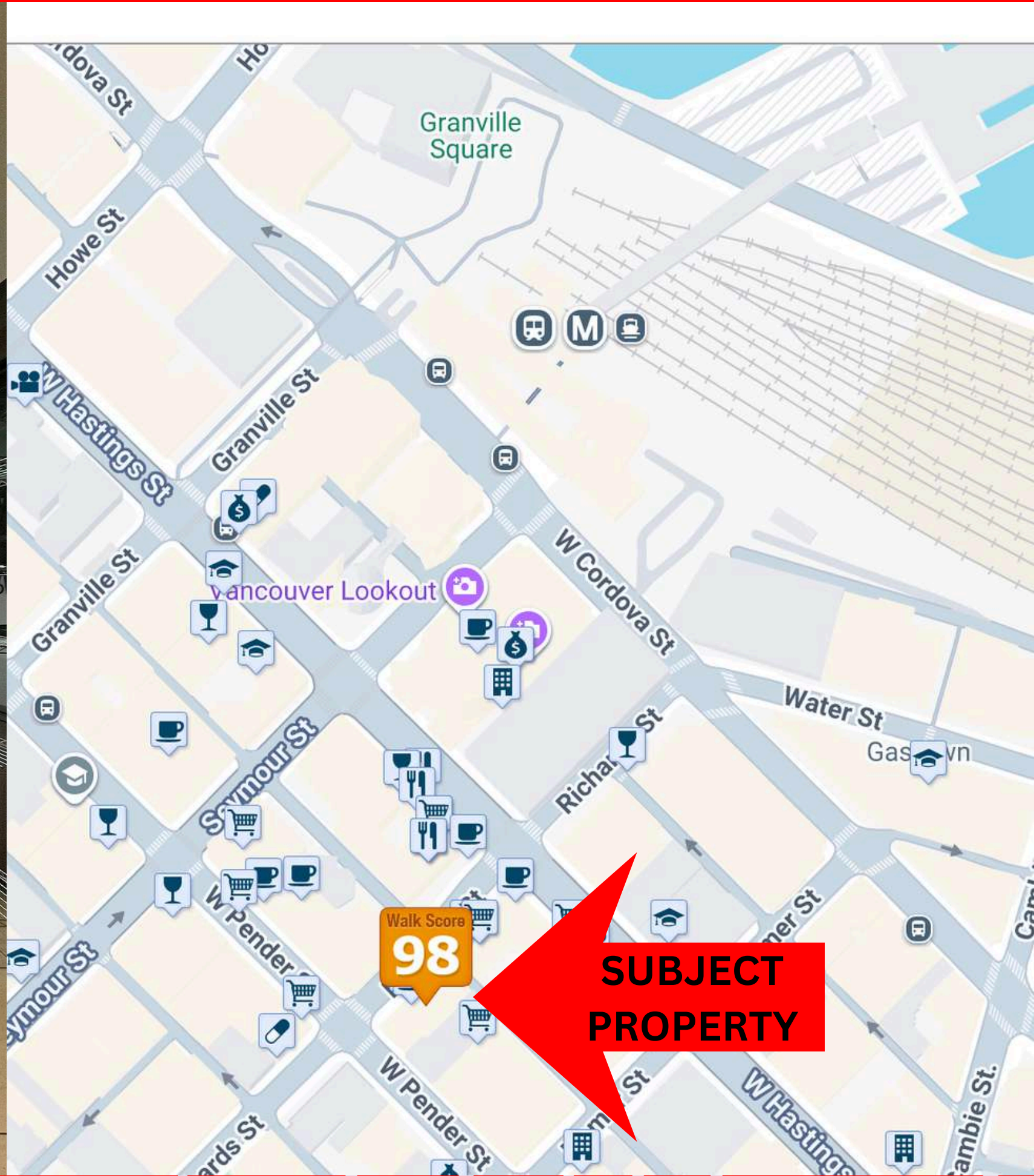
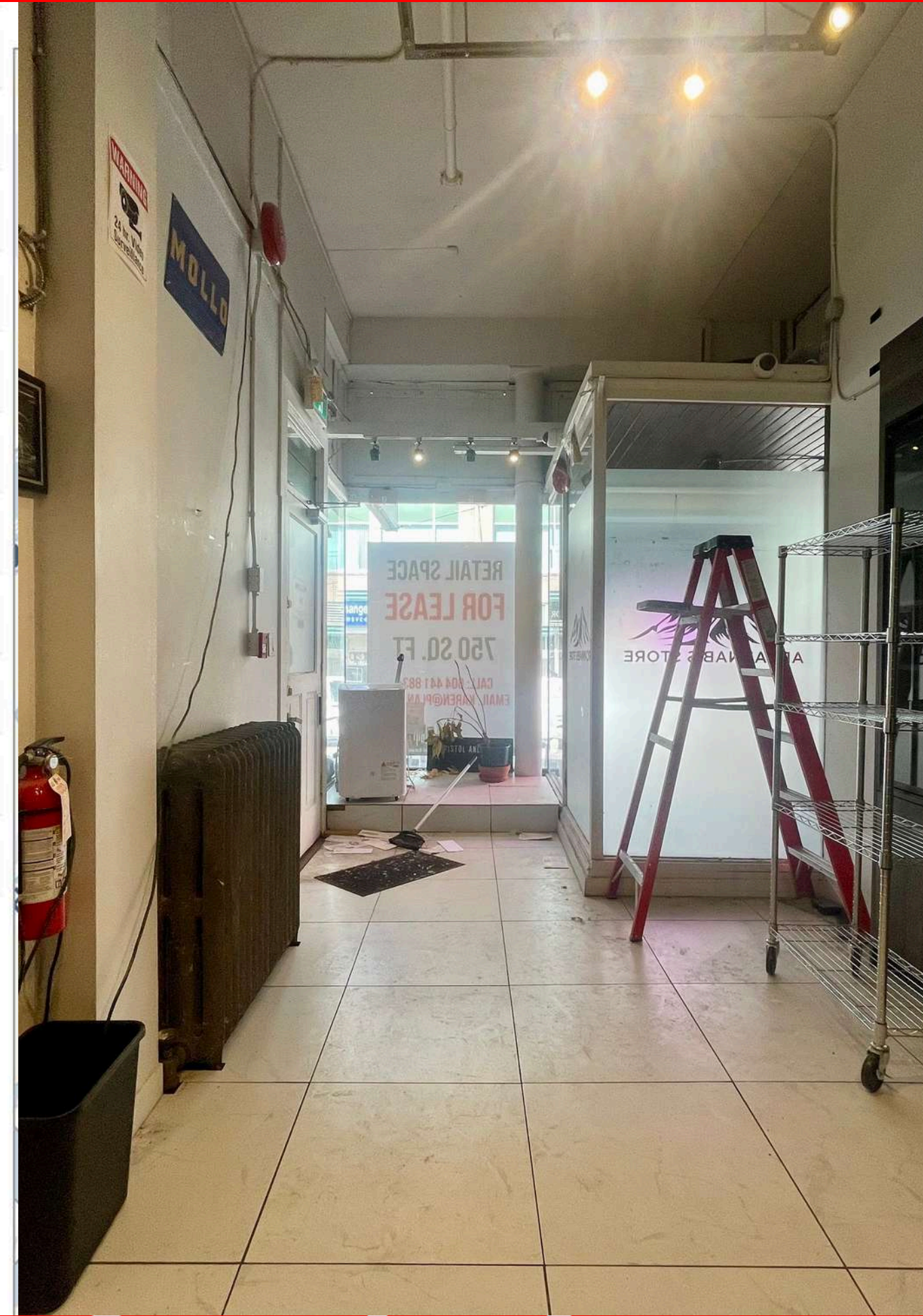
Property Features

OPPORTUNITY OVERVIEW

Unlock the opportunity to lease a corner retail space located on Richards Street between W Pender and Hastings, in the heart of Downtown Vancouver's most iconic shopping and dining district. 438 Richards Street is prime retail space with exceptional street level exposure and signage opportunities. The space benefits from high pedestrian traffic year-round and is located within steps to Water Street Gastown, Harbour Centre, Vancouver Lookout, SFU Vancouver Campus, BCIT Downtown Campus, Delta Hotels, and the Pink Alley.



Restaurants:	
Delicado's	.01km >
Coffee:	
BLENZ COFFEE	.02km >
Bars:	
Stock & Supply	.03km >
Groceries:	
Sab Miller	.01km >
Parks:	
Cathedral Square	.2km >
Schools:	
ILAC - Hastings Building	.1km >
Shopping:	
Vancouver Diamonds	.01km >
Entertainment:	
Art of Compassion Gallery	.06km >
Errands:	
CS Pro Home Improvement	.04km >
Search Nearby:	>



**SUBJECT
PROPERTY**

SALIENT DETAILS

Address: 438 Richards Street, Vancouver
Size: 750 SF
Monthly Rent: \$5,500+GST/month
Net Rent: \$54.47 PSF
Additional Rent: \$33.53 PSF (2025 estimate)*
Zoning: DD*
Available: Immediately

*Tenant is responsible for verifying the permissible uses as per the zoning.

CONTACT INFORMATION

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