



RETAIL SPACE FOR LEASE

109

West 2nd Avenue

 FLOORSPACE

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THE OPPORTUNITY

One of Vancouver's most vibrant mixed-use communities, Olympic Village offers exceptional connectivity, strong residential density, and a growing commercial presence. Steps from the Canada Line and the False Creek seawall, the area is home to national retailers, cafés, fitness studios, and a diverse professional workforce.

| | |
|-----------------|---------------------------|
| Unit | Main |
| Area | ~1,220 SF |
| Availability | Immediately |
| Basic Rent | Contact Listing Agent |
| Additional Rent | \$21.90 PSFPA (2025 est.) |
| Zoning | CD- (531) |

KEY FEATURES

- Street-level retail space with high visibility
- Ideal for retail, pharmacy, wellness, or service-based businesses*
- Ample power, washroom, kitchenette, & laundry hookups
- Underground parking & shared loading access
- Strong foot traffic & excellent transit access
- Surrounded by retailers, cafés, fitness studios

**Tenant responsible for confirming permitted use per zoning*

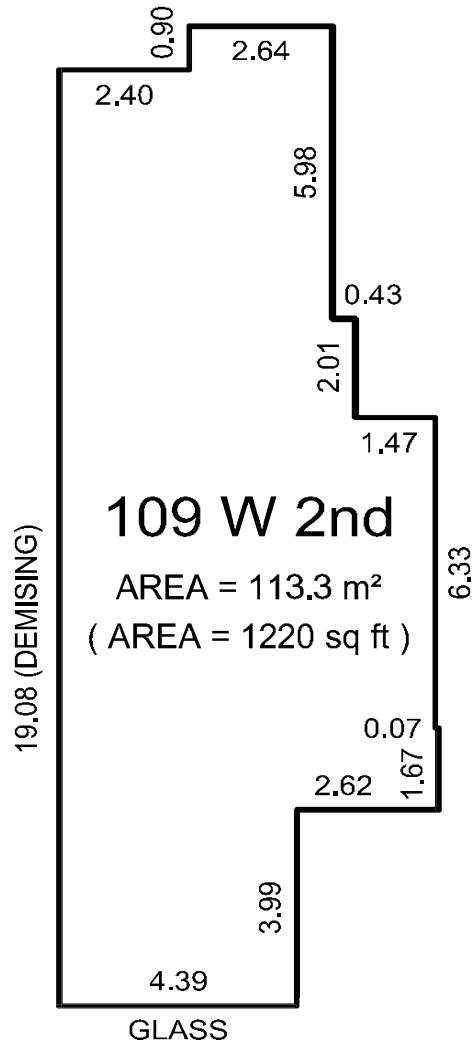


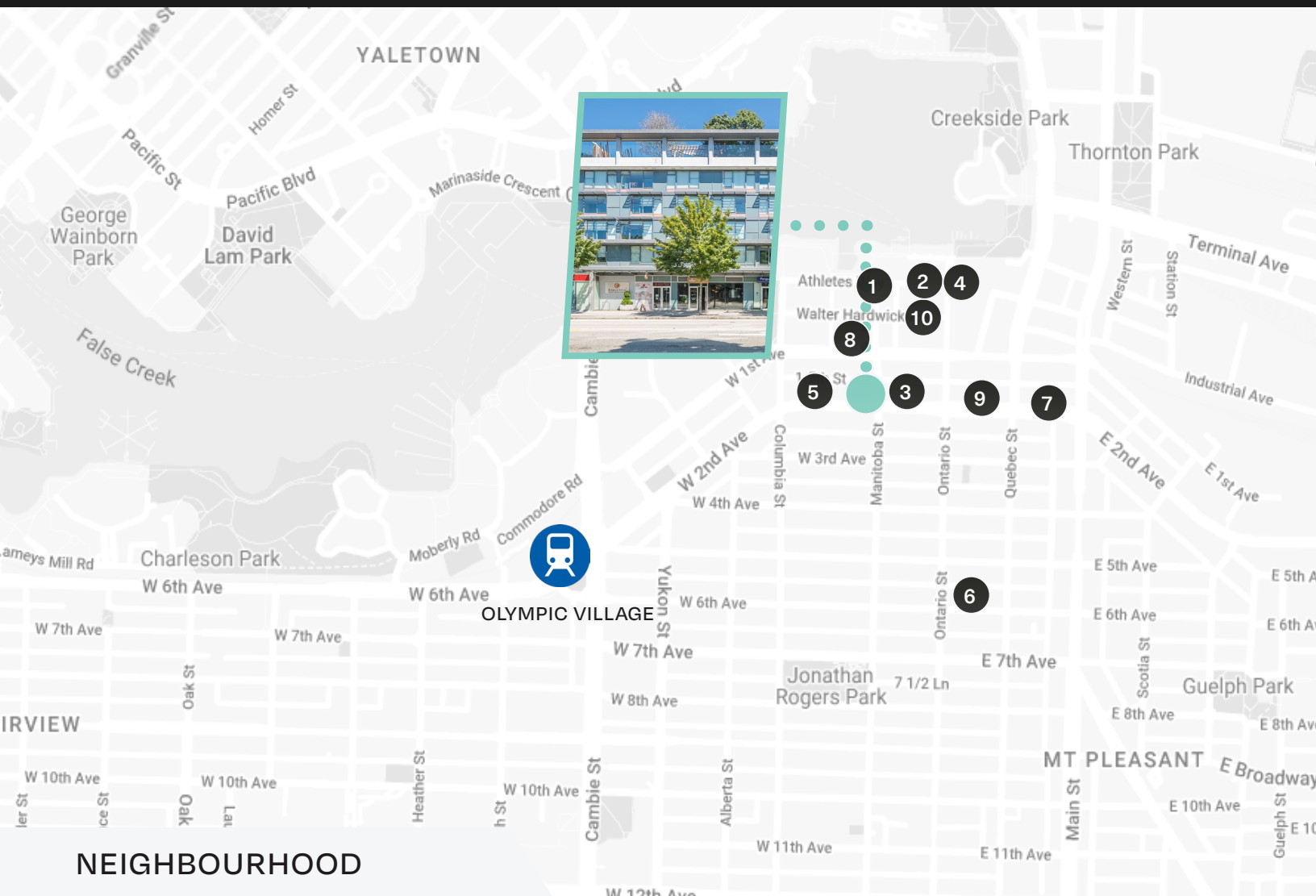
FLOOR PLAN



VIRTUAL TOUR

~1,220 SF





NEIGHBOURHOOD

1. Olympic Village Square
2. Tap & Barrel Olympic Village
3. Honolulu False Creek
4. Creekside Recreation Centre
5. Ophelia
6. Tacofino Ocho
7. MEC Vancouver
8. TD Canada Trust Bank
9. BREWHALL
10. London Drugs



TRANSIT SCORE

97



WALK SCORE

98



BIKE SCORE

99

Neighbourhood Amenities

- Steps from CRAFT Beer Market and Tap & Barrel
- Close to False Creek Seawall
- Easy access to Olympic Village Canada Line SkyTrain
- Surrounded by cafés, restaurants, and retail shops
- Nearby parks and waterfront views





For more information, please contact:



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