

# FOR SALE

Retail Investment Opportunity  
in Vancouver's Stadium District



628 Abbott Street  
Vancouver, BC

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**CBRE**



## OPPORTUNITY OVERVIEW

Presenting a rare opportunity to acquire approximately 606 square feet of strata retail space in the vibrant heart of Chinatown/Vancouver's Stadium District. The offering consists of one strata retail unit, currently tenanted by Hestia Hearth.

The property is just a one-minute walk from the Stadium-Chinatown SkyTrain Station and is surrounded by a vibrant amenity base that includes hip restaurants and speakeasies, buzzing sports bars, fresh food markets, herbal medicine and wellness shops, boutiques, and quaint cafes.

## FEATURES



Centrally located in the heart of Chinatown / Vancouver's Stadium District



High exposure to pedestrian and vehicular traffic



Surrounded by a vibrant amenity base and just steps to International Village Mall



Tenanted unit, providing immediate rental income



Just a one minute walk to/from the Stadium-Chinatown SkyTrain Station

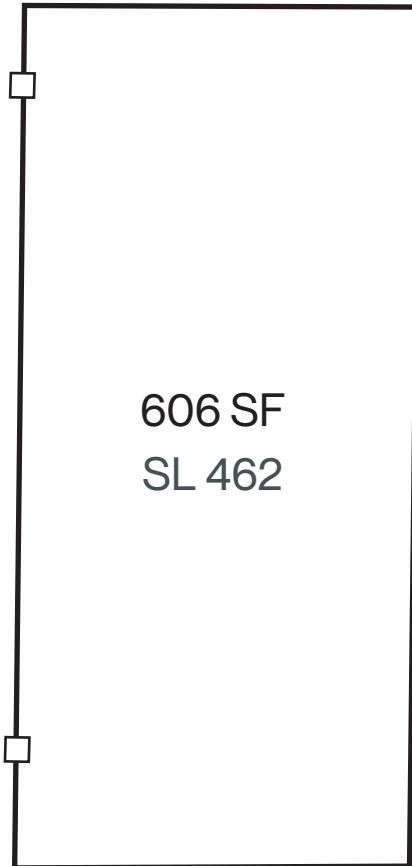
## UNIT DETAILS

ADDRESS	628 Abbott Street
PID	027-050-408
SIZE*	606 SF
NOI	Contact agents
TENANCY	Hestia Hearth
<b>ASKING PRICE</b>	<b>\$1,050,000</b>

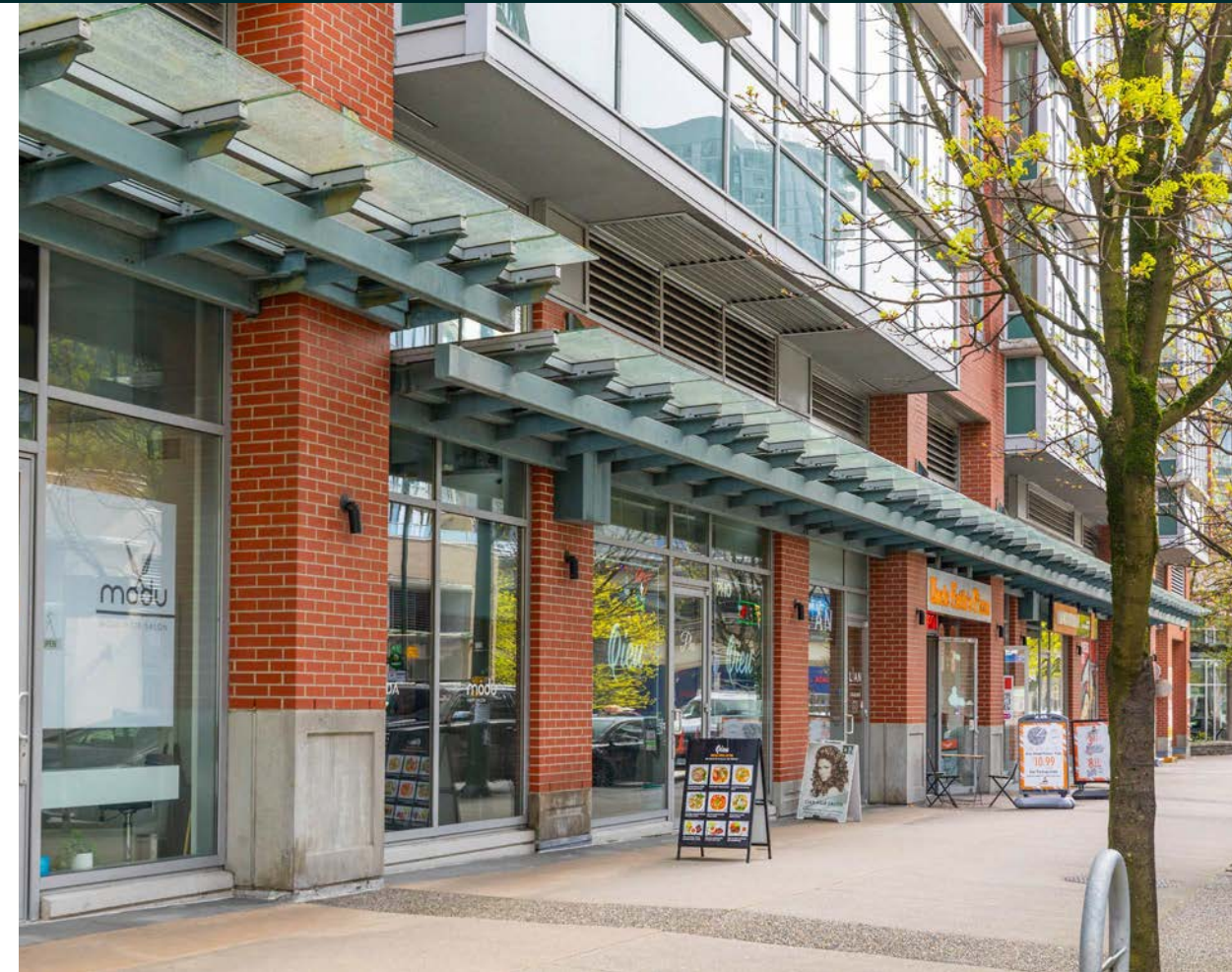
\* Exact size is subject to verification.

# FLOOR PLAN

Abbott Street



Not to scale. Subject to verification.

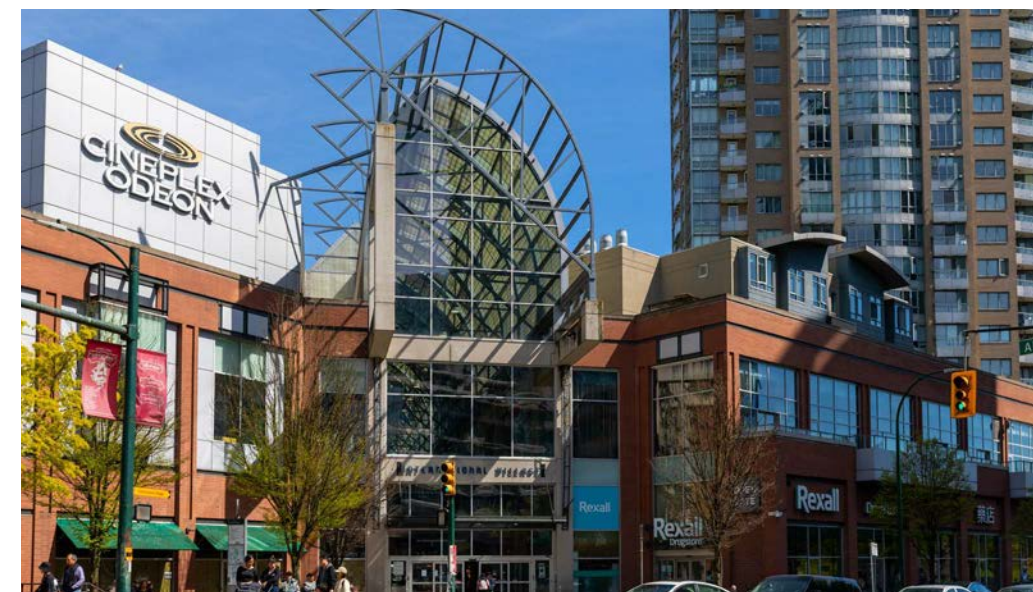




## LOCATION

The Property is located in Chinatown, just steps to Vancouver's Stadium District. Historic Chinatown is one of the city's few distinct cultural neighbourhoods, bringing tourism, emerging chefs and restaurants, artists, hip cocktail bars, and small business activity to the area. The neighbourhood is known for its diverse community, culture, architecture, and is one of Vancouver's fastest changing neighbourhoods, having attracted an influx of high-tech start-ups, digital animation studios, and new media entrepreneurs bringing new energy and vibrancy to the area.

Known as a historic site and with growing amenities, Chinatown offers an eclectic blend of vintage charm and modern convenience - serving as a bridge between the past and the present.



## NEIGHBOURHOOD TENANTS

- |                         |                        |                    |                       |                          |
|-------------------------|------------------------|--------------------|-----------------------|--------------------------|
| + T&T Supermarket       | + Virtuous Pie         | + Cineplex Odeon   | + Fat Mao Noodles     | + Meo                    |
| + The Port Public House | + Chambar              | + Costco           | + Say Hey Cafe & Deli | + Hey Kokomo             |
| + Kissa Tanto           | + Maragume Udon        | + MILA Plant Based | + Chinatown BBQ       | + Hunnybee Brunch        |
| + Mello Donuts          | + Brown's Social House | + Bao Bei          | + The Keeper Bar      | + Barbara                |
| + Sai Woo               | + Jam Cafe             | + Fiorino          | + Phnom Penh          | + Canton-Sardine Gallery |

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Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

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