

ONE UNIT REMAINING



FOR LEASE

RARE OPPORTUNITY TO LEASE NEW GRANVILLE STREET RETAIL SPACE

980 Granville Street, Vancouver, BC

Marcus & Millichap



Opportunity Overview

A rare opportunity to lease new retail space along Granville Street, 980 Granville Street (the "Property") is a 60,228 SF four-storey retail/office building. There will be approximately 8,751 SF of ground floor retail space available for lease across six units. The Property boasts 175 feet of frontage and offers tenants exceptional exposure and signage opportunities. This central downtown location is located in a vibrant area filled with an abundance of office space, retailers, restaurants, and entertainment venues.



Salient Details

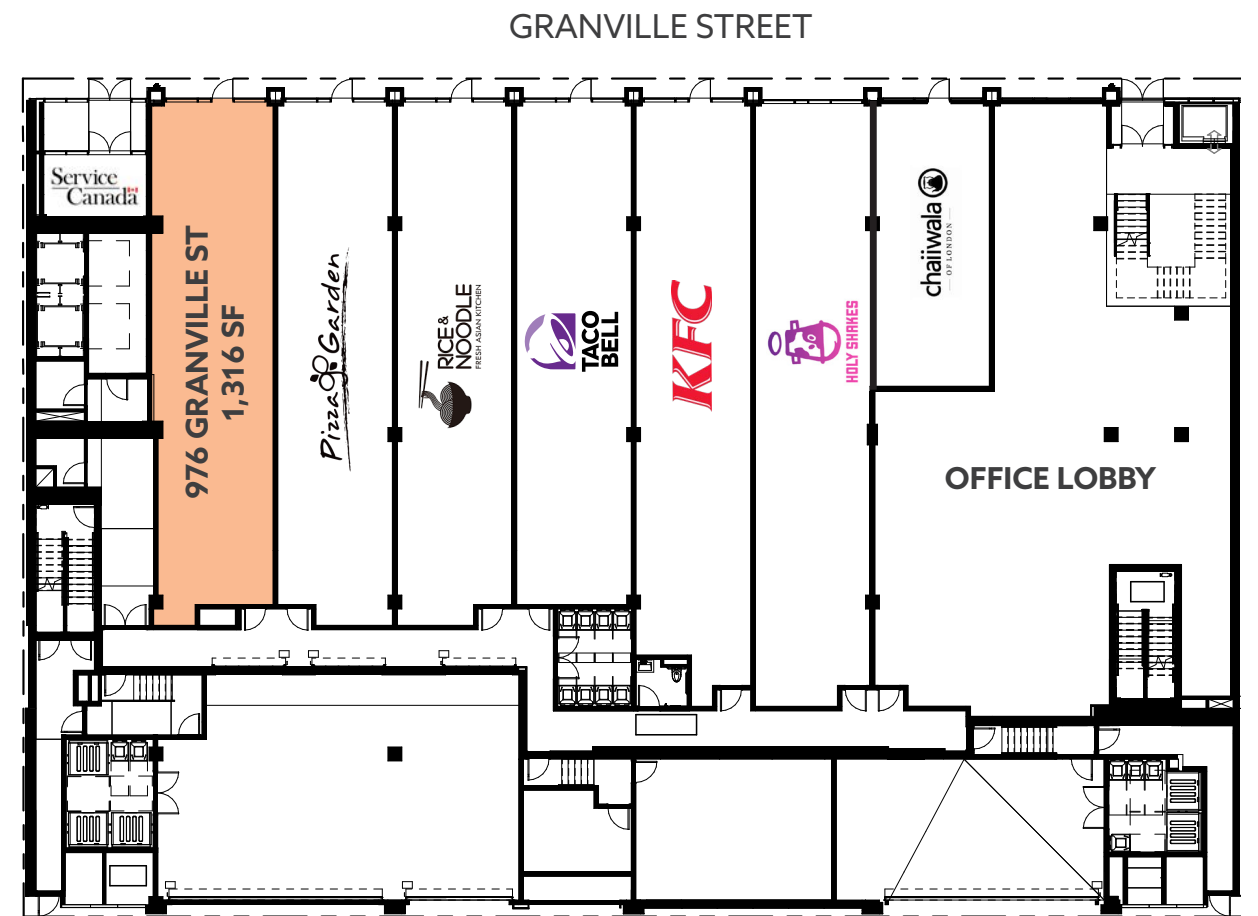
Available Area*:	1,316 SF
Asking Rent:	Contact Listing Agents
Additional Rent**:	\$23.00 PSF (2026 estimate)
Zoning***:	DD
Available:	Immediately

*Approximate.
 **Approximate and subject to change from time to time.
 ***Tenant is responsible for verifying permissible uses as per the zoning.

Property Highlights

- 976 Granville Street, the last available unit, is located directly beside the Services Canada Centre - Passport Services office.
- Services Canada Centre - Passport Services will be occupying a substantial portion of the ground level retail area and the entire second level of the building - and will ultimately draw 600+ people to the Property daily.
- Conveniently located within blocks of two SkyTrain Stations (Granville Expo Line Station and Vancouver City Centre Canada Line Station).
- Steps to CF Pacific Centre and a short walking distance to the Robson Street shopping district.

Ground Floor Plan

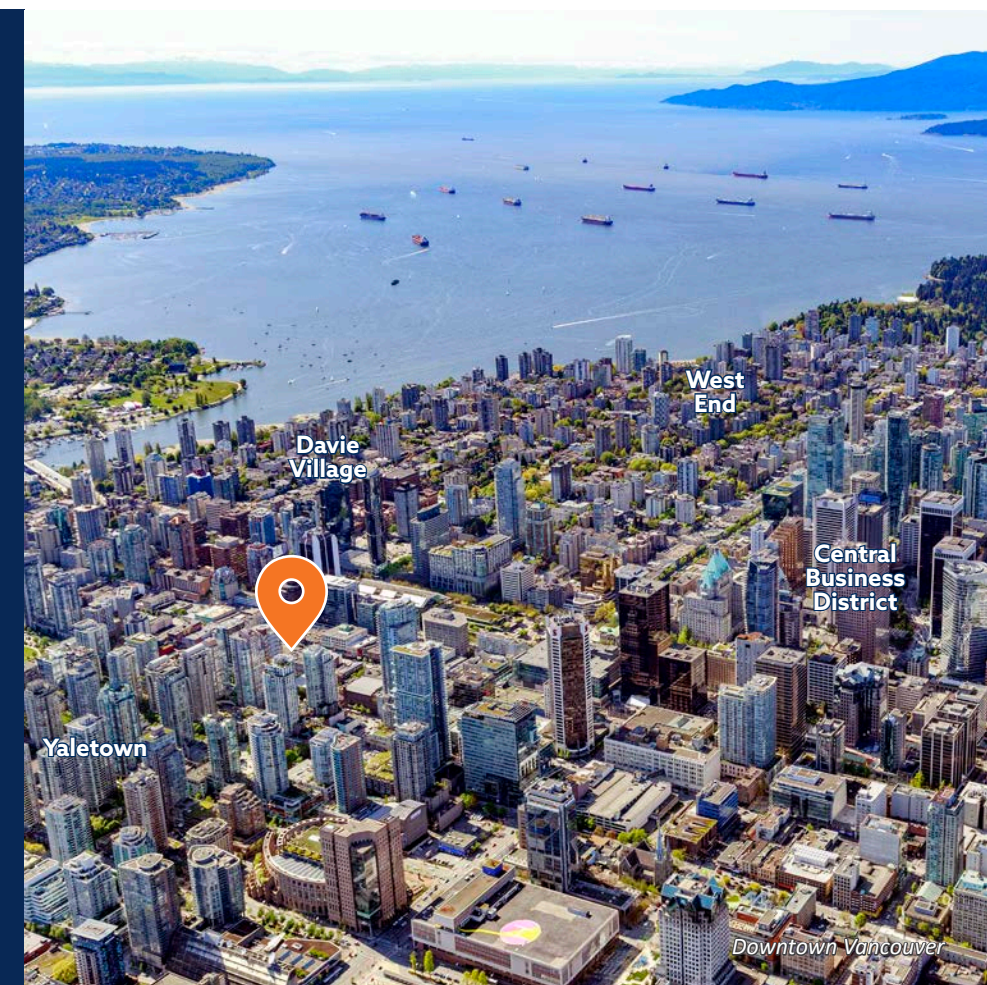


Location Overview

Located in the Granville Entertainment District, the Property is just steps to an abundance of retail, dining, and entertainment options, including CF Pacific Centre, Holt Renfrew, and the Vancouver Art Gallery.

980 Granville Street is also blocks away from Yaletown, home to a plethora of fine dining and nightlife options.

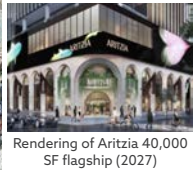
The Property is transit-oriented, located within walking distance to both Vancouver City Centre Station (500m) and Granville Station (700m) on the Canada and Expo SkyTrain lines respectively, providing convenient rapid transit connectivity throughout Downtown and Metro Vancouver.





ALBERNI STREET
BALENCIAGA BURBERRY
 BRUNELLO CUCINELLI # HUBLOT IWC JIMMY CHOO
 LOUIS VUITTON MONT BLANC PRADA ROLEX
 SAINT LAURENT TIFFANY & Co. TORY BURCH
 VACHERON CONSTANTIN Van Cleef & Arpels

ROBSON STREET
 aerie ATHLETA ARITZIA Browns
 BANANA REPUBLIC COS Foot Locker Indigo
 LADUREE lululemon MUJI 無印良品 NEW BALANCE
 NIKE Roots SEPHORA ZARA



CF PACIFIC CENTRE
 alo Apple ARITZIA Browns CANADA GOOSE
 CLUB MONACO dyson H&M HARRY ROSEN
 HOLT RENFREW kate spade lululemon
 L'Oréal Paris MaxMara MICHAEL KORS
 SEPHORA STEVE MADDEN TUMI

GRANVILLE STREET
 adidas BEST BUY Brandy Melville
 Lids Marshalls
 URBAN OUTFITTERS OLD NAVY
 WINNERS THE NORTH FACE

100 WALK SCORE
100 TRANSIT SCORE
86 BIKE SCORE

Contact Information

Mario Negris*
 Senior Managing Director
 Investments & Leasing
 (604) 638-2121
 Mario.Negris@MarcusMillichap.com

Martin Moriarty*
 Senior Managing Director
 Investments & Leasing
 (604) 675-5255
 Martin.Moriarty@MarcusMillichap.com

Josh Cochrane
 Senior Associate
 Investments & Leasing
 (604) 675-5232
 Josh.Cochrane@MarcusMillichap.com

*Personal Real Estate Corporation

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.