

1006 MAINLAND STREET, VANCOUVER

RARE PLUG-AND-PLAY OPPORTUNITY FOR BEAUTY & AESTHETICS OPERATORS

FOR
SUBLEASE



WILLIAM | WRIGHT

RODERICK MACKAY
roderick@williamwright.ca
604.428.5255

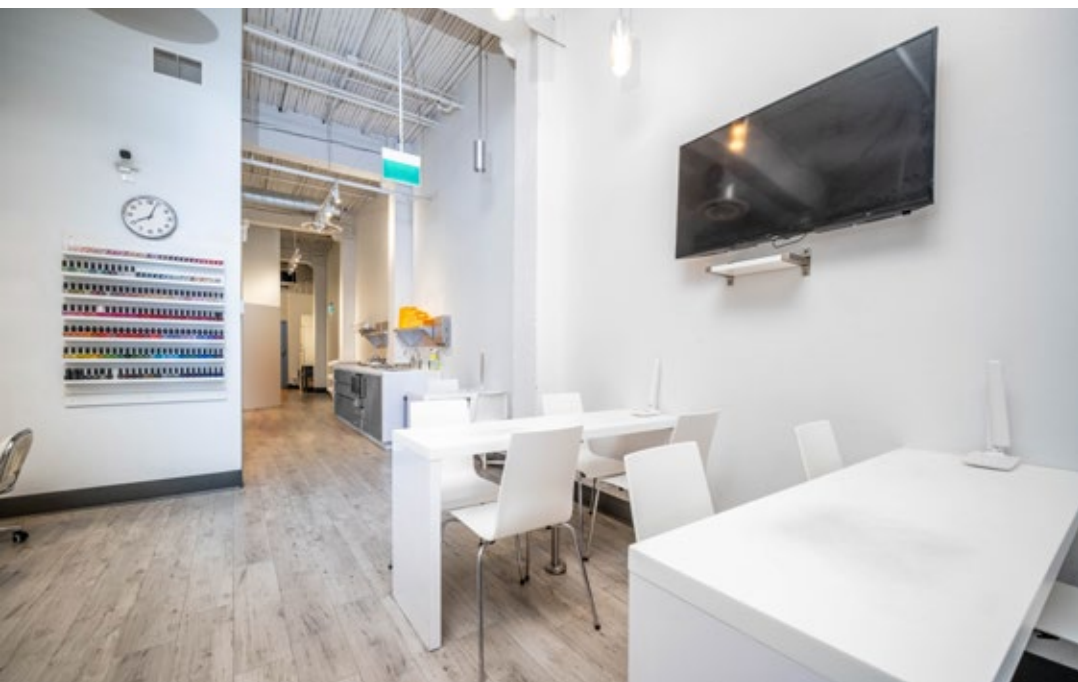




THE OPPORTUNITY

1006 Mainland Street offers a rare plug-and-play opportunity for beauty and aesthetics operators seeking a premium Yaletown location. This fully built, turn-key salon features a welcoming reception area, five manicure stations with integrated foot sinks, multiple wash stations, three private treatment rooms, and a dedicated facial area, all designed to support efficient service flow and an elevated client experience. With kitchenettes, in-suite laundry, and the option to include fixtures and equipment, the space allows a new operator to step in and start seeing clients with minimal setup. Surrounded by Yaletown's dense residential base and lifestyle amenities, this is an ideal setting for a beauty, spa, or wellness brand looking to grow in one of Vancouver's most sought-after neighbourhoods.





PROPERTY HIGHLIGHTS



Turn-key Beauty Salon Located in the Heart of Yaletown



Plenty of Plumbing in Place



Fully built-out with reception area and professional salon layout



5 manicure stations including



5 pedicure stations with integrated foot sinks (2 couples stations + 1 single station)



3 private treatment rooms plus dedicated facial area with 2 chairs



Two separate kitchenette areas for staff convenience



Washer and dryer



Common area washroom access



Opportunity to include all fixtures and equipment



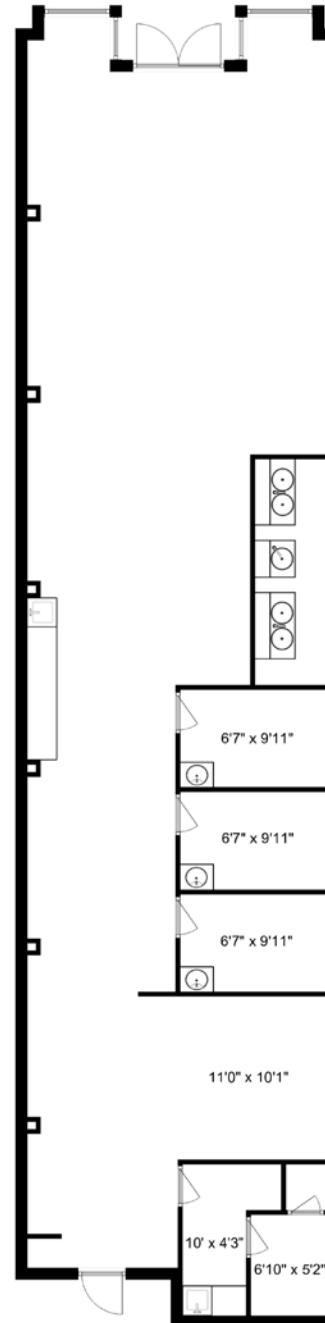
Ideal for beauty, spa, aesthetic, or wellness operators



Immediate occupancy potential with minimal startup costs



FLOORPLAN



SALIENT FACTS

SIZE

+/- 1,451 SQFT

PARKING

1 Stall @ \$180 / mo

ZONING

HA-3

BASIC RENT

\$68/FT

ADDITIONAL RENT

\$28.86/FT

MONTHLY RENT

\$11,712 + GST

LEASE EXPIRY

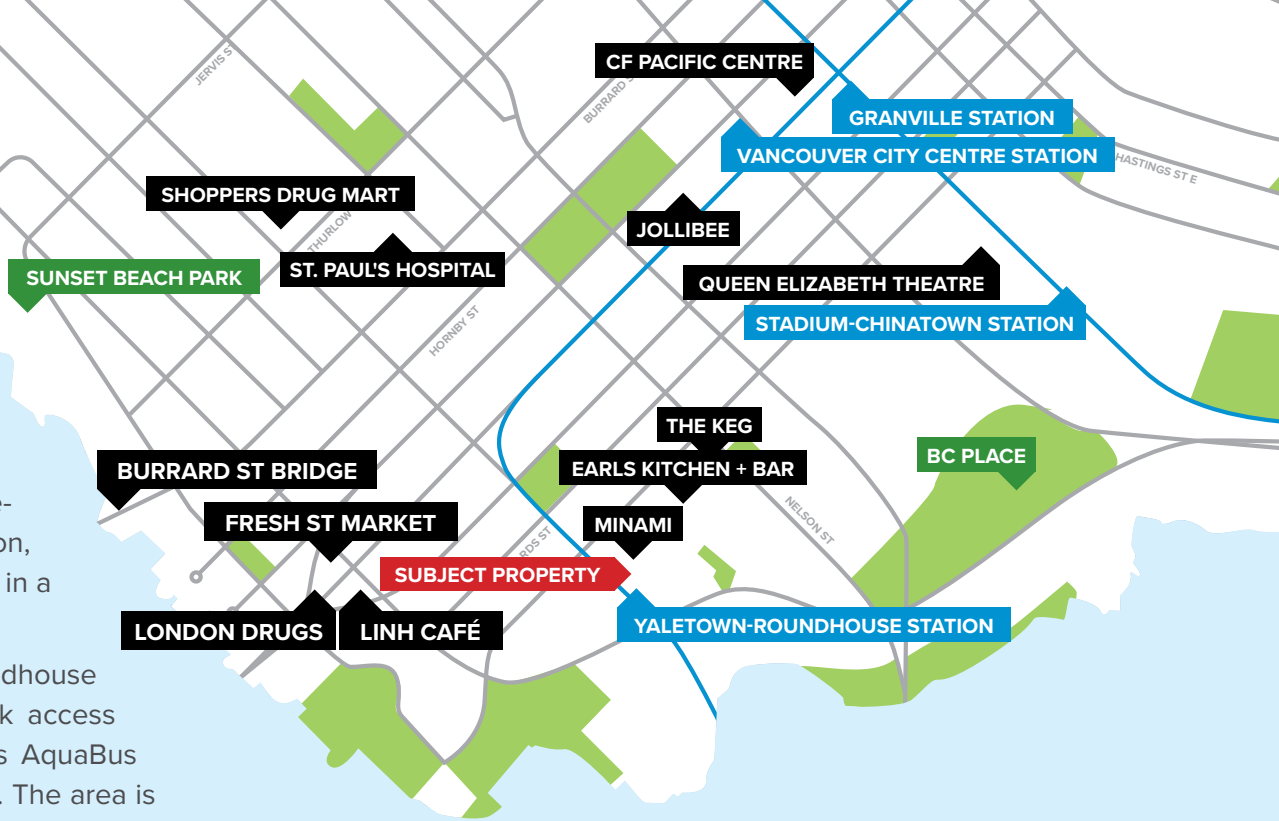
May 30, 2030


Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

LOCATION & TRANSIT

1006 Mainland Street sits in the heart of Yaletown, one of Vancouver’s most affluent, style-driven neighbourhoods and a prime market for beauty and aesthetics businesses. Surrounded by luxury residences, boutique retail, cafés, and wellness operators, Mainland Street attracts a steady flow of professionals and residents who prioritize premium personal care and convenience. The area’s strong pedestrian activity, dense local population, and lifestyle-focused atmosphere create an ideal environment for a salon, spa, or aesthetics brand looking to build a loyal client base in a highly visible, trend-forward setting.

1006 Mainland Street is a short walk from Yaletown–Roundhouse SkyTrain Station and multiple bus routes, providing quick access across Metro Vancouver. The nearby False Creek Ferries AquaBus service adds convenient water access around False Creek. The area is highly walkable and bike-friendly, with parking options close by for clients who prefer to drive.



 DRIVING TIMES	 100 TRANSIT SCORE
YALETOWN-ROUNDHOUSE SKYTRAIN -- 1 MIN	 99 WALK SCORE
YVR AIRPORT ----- 22 MIN	 85 BIKE SCORE
BURNABY ----- 23 MIN	
SURREY ----- 41 MIN	
COQUITLAM ----- 43 MIN	



FOR MORE INFORMATION CONTACT

RODERICK MACKAY
roderick@williamwright.ca
604.428.5255

williamwright.ca



Vancouver Office
1340-605 Robson Street
Vancouver, BC
604.428.5255

Fraser Valley Office
180-8621 201 Street
Langley, BC
604.546.5555

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Nanaimo Office
205-335 Wesley Street
Nanaimo, BC
250.586.1226

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
406-121 5th Avenue
Kamloops, BC
236.425.1617