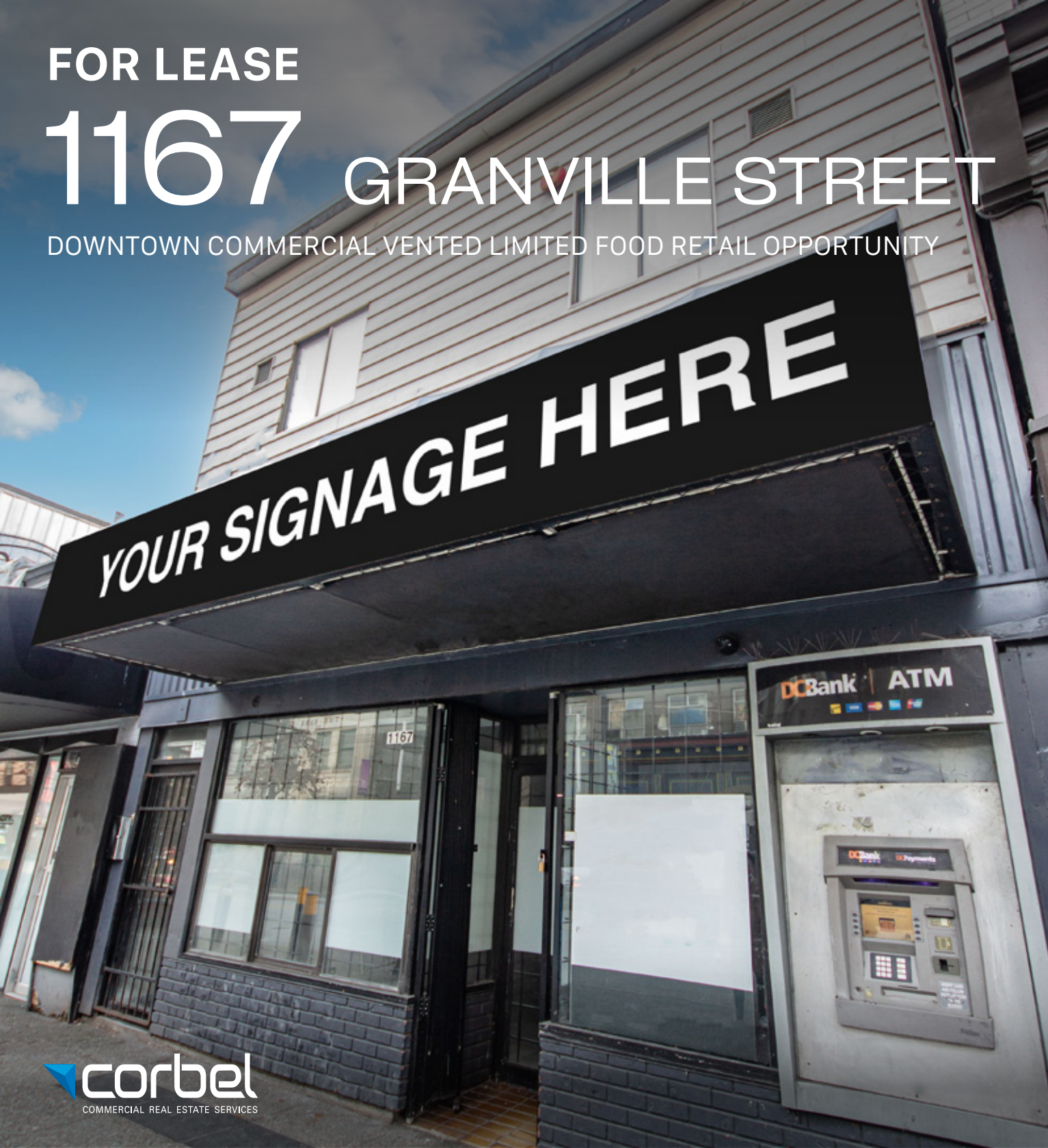


FOR LEASE

1167 GRANVILLE STREET

DOWNTOWN COMMERCIAL VENTED LIMITED FOOD RETAIL OPPORTUNITY





the features



Partially fixtured* commercially vented restaurant premise located in the heart of the Granville Entertainment District



Ideal for quick service restaurant or a variety of retail uses under flexible Downtown District (DD) zoning



Kitchen equipment in place including a 13' kitchen hood with fire suppression, commercial sinks, and walk-in cooler



Bright and spacious unit with high ceilings and large windows providing abundant natural light



Highly visible storefront allowing for prominent signage potential on vibrant Granville Street



Strategically located premises offering great visibility to a high volume of pedestrian traffic



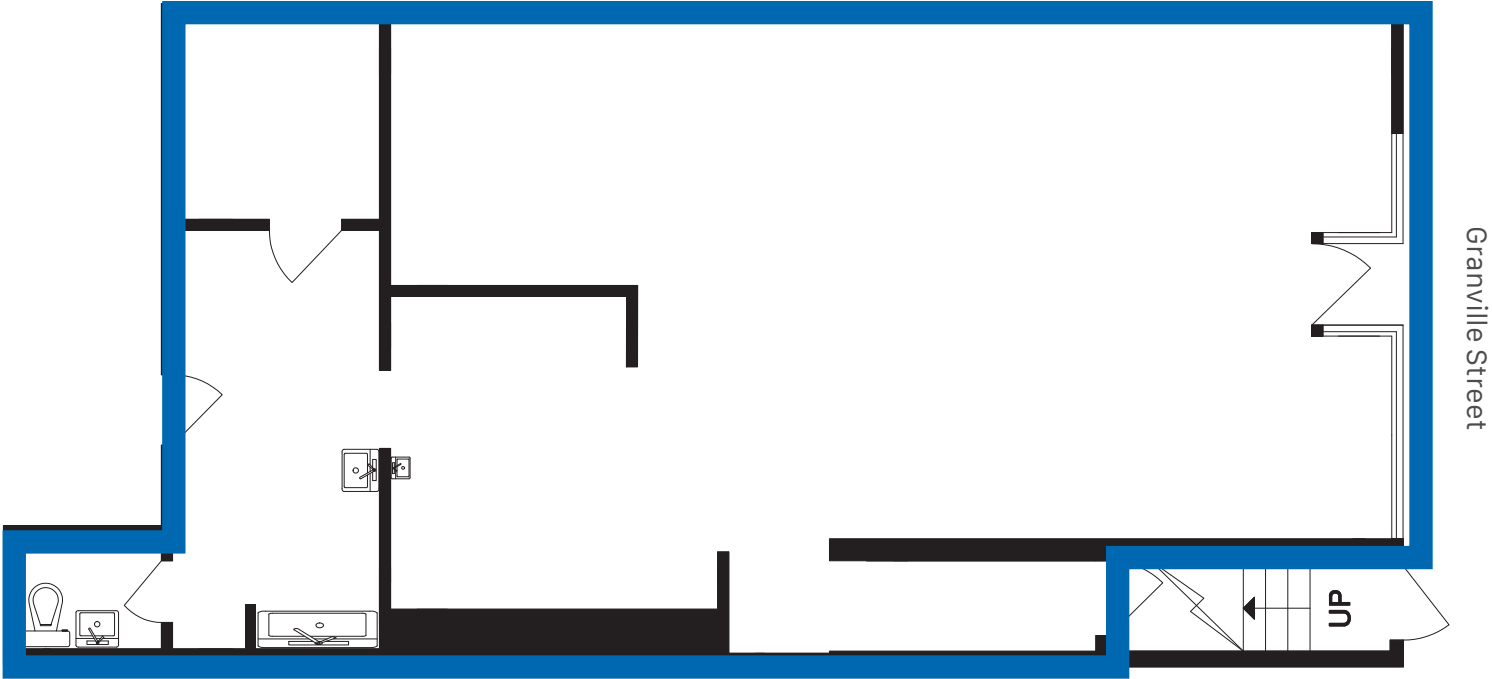
Potential to secure dedicated parking at the rear of the building



Excellent transit access, steps from Yaletown-Roundhouse Skytrain Station and numerous transit lines

* Unit and all equipment offered on an as-is, where-is basis.

FLOORPLAN + SALIENT FACTS

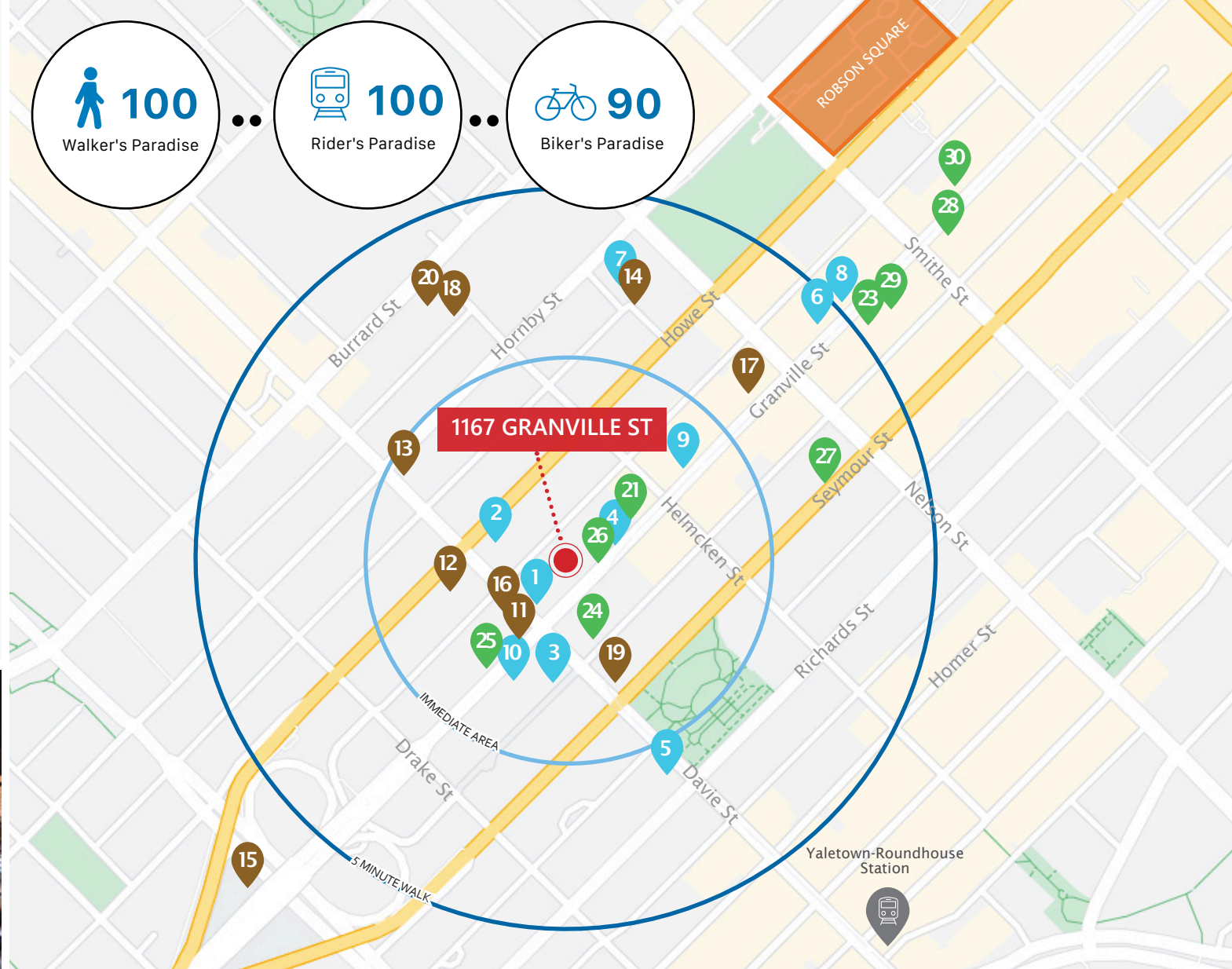


SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	ZONING:	AVAILABILITY:
1,200 SF (Approx.)	Please contact agent	\$23.26 (2026 est.) plus 4% Base Rent Management Fee	DD	With notice

¹All sizes are approximate and subject to verification.
*Floor plan may not be 100% accurate and is subject to verification.

THE LOCATION

The subject property is centrally located in the heart of the vibrant Granville Entertainment District, known for its wide variety of bars, restaurants, shops, and nightlife. The available unit offers exceptional frontage onto Granville Street, is situated between Davie and Helmcken Streets, with popular and well-known landmarks and businesses in the vicinity that include The Roxy, Aura Nightclub, and The Commodore Ballroom, with the premise located across from the Best Western Premier Chateau Granville Hotel. In addition, several large-scale residential developments in the immediate area place 1167 Granville Street in an already established, yet continually emerging downtown location with exceptional pedestrian traffic.



DINING + COCKTAIL

1. Andonis
2. Honeybrew Bar
3. Basil Pasta Bar
4. Pho Mimosa
5. Nuba
6. Colony Co. Granville
7. Gyu-Kaku Japanese BBQ
8. Granville Room
9. The Templeton
10. Tequila Cocina

CAFES + CASUAL FARE

11. Blenz Coffee
12. Body Energy Club
13. Breka Bakery & Café
14. Honolulu Coffee
15. Monzo
16. Fritz European Fry House
17. bbq Chicken
18. Burgoo
19. Perfecto Cafe
20. Elysian Coffee

SHOPPING + ENTERTAINMENT

21. i-Exit
22. Vancouver Art Gallery
23. The Roxy Cabaret
24. Aura Nightclub
25. Twelve West
26. Cabana
27. The Penthouse Night Club
28. Commodore Ballroom
29. Vogue Theatre
30. The Rec Room Granville

YOUR SIGNAGE HERE

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E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.