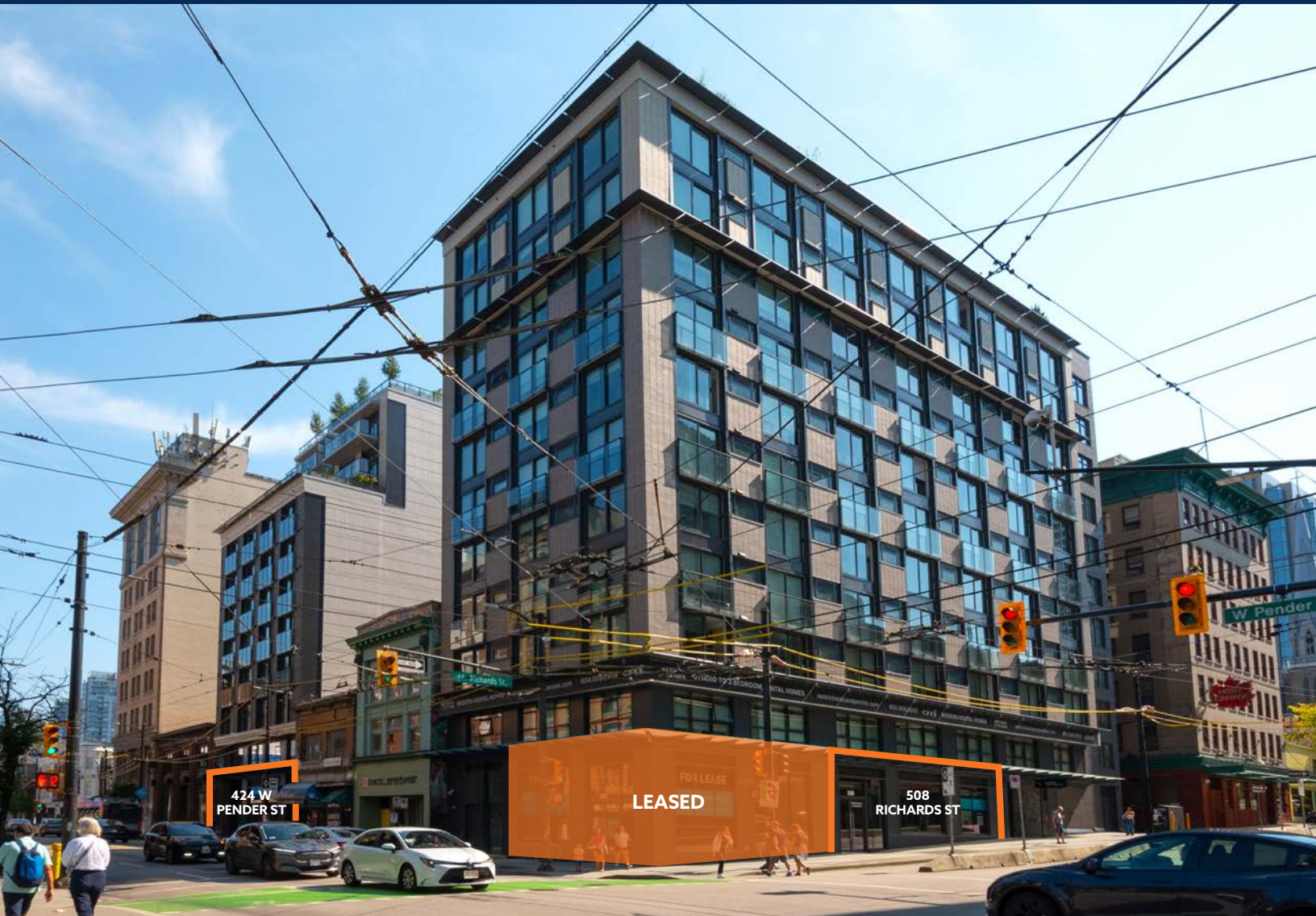


# RICHARDS & PENDER



## FOR LEASE

*Brand New Downtown Vancouver Retail Space*

### *Contact Information*

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Marcus & Millichap

## Opportunity Overview

Prime opportunity to lease brand new retail space within an urban mixed-use Onni development located on the corner of Richards and West Pender Streets in Downtown Vancouver. The development comprises 140 residential units and 4,544 of prime retail space at grade level. The retail units have prominent street level frontage allowing for exceptional signage opportunities for tenants.

## Salient Details

**Addresses:** 508 Richards Street &  
424 West Pender Street  
Vancouver, BC V6B 1T5

**Available Area:** 508 Richards Street: 1,236 SF  
424 West Pender Street: 1,837 SF

**Asking Rent:** \$50.00 PSF

**Additional Rent:** \$19.50 PSF (2024 estimate)\*

**Zoning:** DD Comprehensive Development\*\*

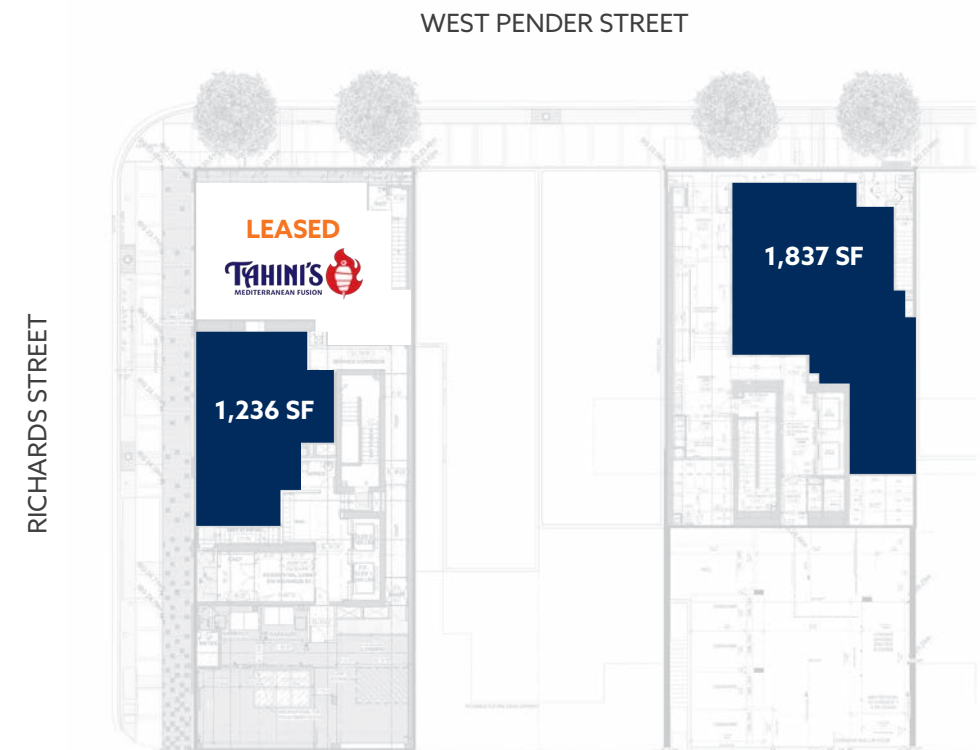
**Available:** Immediately

\*Approximate and subject to change from time to time.

\*\*Tenant is responsible for verifying permissible uses as per the zoning.



## Floor Plan



## Property Highlights



Prominent corner Downtown Vancouver location with exceptional frontage surrounded by an abundance of retailers, restaurants, hotels, office towers, and residential towers.



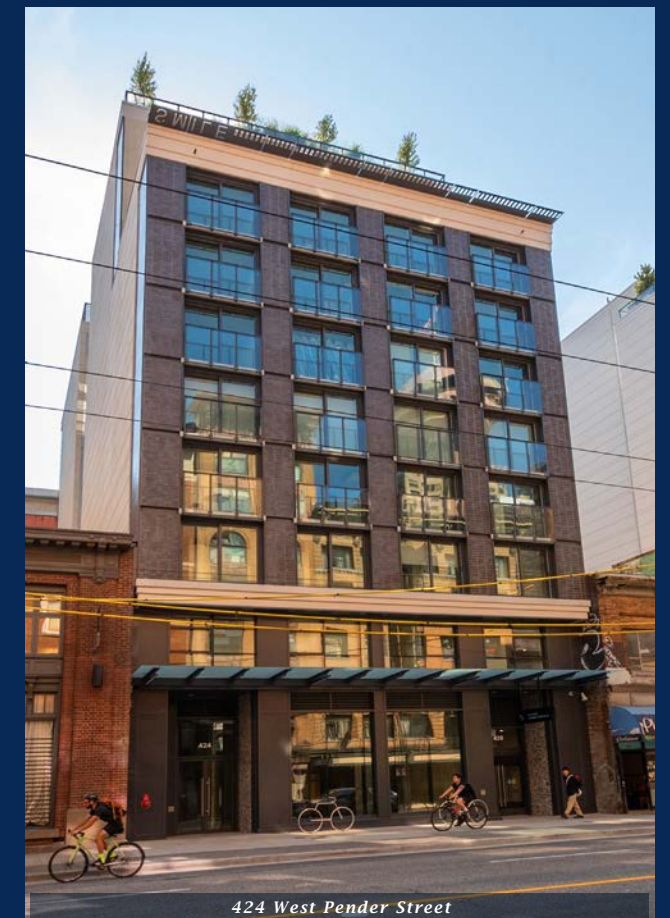
Located within steps of the Central Business District, Gastown, and CF Pacific Centre - a premier shopping mall that extends three city blocks comprised of over 100 stores including flagship stores for Harry Rosen, Canada Goose, Lucid Motors, and Apple.



Situated less than a five minute walk from Waterfront Station, providing convenient transit connectivity throughout Downtown and Metro Vancouver with the Expo Line, Canada Line, SeaBus, West Coast Express, and buses all connecting at this location.



Brand new retail units with venting for restaurant use available, potential patio opportunities, 14' - 16' clear ceiling heights, and large windows allowing for an abundance of natural light.



# For Lease

Richards Street & West Pender Street, Vancouver



- CF PACIFIC CENTRE
- alo
  - ARITZIA
  - CLUB MONACO
  - dyson
  - lululemon
  - MaxMara
  - MICHAEL KORS
  - STEVE MADDEN
  - TUMI
  - CANADA GOOSE
  - HARRY ROSEN
  - SEPHORA VICTORIAS SECRET

**RICHARDS & PENDER**

## Neighbourhood Tenants

- |                   |                      |                       |                                       |                          |
|-------------------|----------------------|-----------------------|---------------------------------------|--------------------------|
| 1. Purebread      | 7. Maison Kitsune    | 13. Loblaw            | 19. Shoppers Drug Mart                | 25. Terminal City Club   |
| 2. Nuba           | 8. Water Street Cafe | 14. Acquafarina       | 20. Segal Graduate School of Business | 26. Artigiano            |
| 3. Nemesis Coffee | 9. The Latest Scoop  | 15. Quorum            | 21. Rexall                            | 27. National Bank        |
| 4. La Taqueria    | 10. Herschel         | 16. Ramin Gojiro      | 22. Birks                             | 28. Vancity              |
| 5. Pourhouse      | 11. Steamworks       | 17. Gotham Steakhouse | 23. RBC                               | 29. Starbucks            |
| 6. Oak + Fort     | 12. Deville          | 18. BCIT              | 24. Miku                              | 30. Meinhardt Fine Foods |

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