

# FOR LEASE

**1467 WEST PENDER  
VANCOUVER**



NICHE REALTY GROUP

**REMAX**  
COMMERCIAL



# THE PROPERTY

Prime 976 sq. ft. retail opportunity at 1467 West Pender Street in the heart of Coal Harbour. This high-exposure space offers a sleek, modern buildout with quality improvements, creating a turnkey setting ideal for boutique retail, specialty services, wellness concepts, or upscale food and beverage uses. Positioned along vibrant West Pender, the unit benefits from excellent frontage, strong signage presence, and steady pedestrian and vehicle traffic. Surrounded by luxury residential towers, office buildings, the marina, and the seawall, the property draws from an affluent, built-in customer base. The rental rate is offered on a gross basis and includes all operating costs, with the exception of the tenant's utilities. A rare chance to secure premium space in one of Downtown Vancouver's most sought-after neighbourhoods.



VERSATILE PROPERTY WITH OPPERTUNITY FOR MULTIPLE USES



Turnkey Modern Buildout



Gross Rent Structure



HIGH EXPOSURE LOCATION WITH LOTS OF DRIVE BY TRAFFIC



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# DETAILS



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**976 sqft**  
SIZE

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**CD**  
ZONING

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**GROSS**  
LEASE TYPE

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**\$6,500**  
PER MONTH

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**NO**  
ADDITIONAL  
RENT/ANNUM/SF

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**IMMEDIATELY**  
AVAILABILITY



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# PROPERTY PHOTOS



# PRESENTED BY

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