

## PRIME RESTAURANT/RETAIL SPACE FOR LEASE

5 West Hastings Street  
Vancouver, BC

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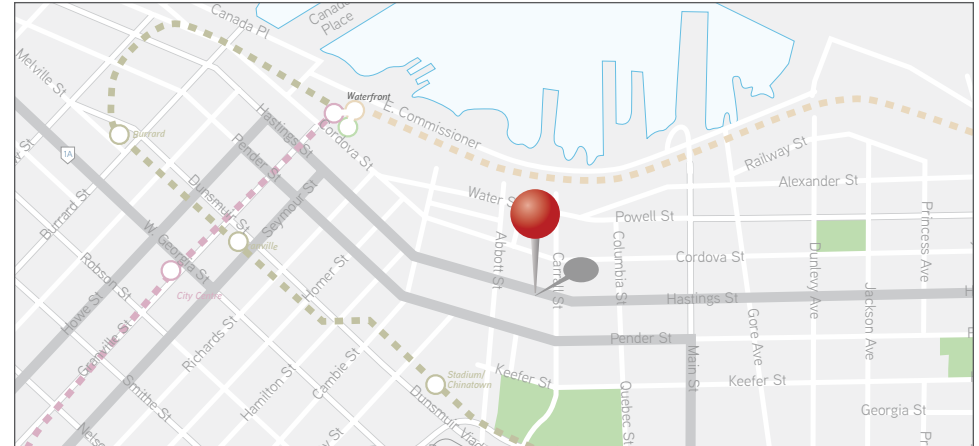


## KEY HIGHLIGHTS

- High profile restaurant/retail space in Gastown
- Completely restored heritage building with upgraded power supply and other services necessary for restaurant operators
- Neighbouring buildings have just undergone or are undergoing full renovations
- Exposed brick throughout with significant ceiling heights
- Large 2nd floor rooftop deck for patio seating
- Additional 2,130 SF lower level that can be leased together or separately from the main floor.

## SALIENT FACTS

<b>Civic Address</b>	5 West Hastings Street, Vancouver BC
<b>Rentable Area</b>	Main: 2,443 SF Rooftop Deck: 630 SF <b>Total: 3,073 SF</b> Lower Level: 2,130 SF – can be leased separately or combined with the main floor and rooftop deck
<b>Rental Rates</b>	Main Floor: \$45.00 per SF Rooftop Deck: Rent Free Lower Level: \$20.00 per SF
<b>Operating Costs and Property Taxes (est.)</b>	\$13.62 per SF
<b>Inducements</b>	Negotiable Tenant Improvement package available
<b>Current Zoning</b>	HA-2 Historic Area



## LOCATION

The property is ideally located on the north side of West Hastings Street in vibrant Gastown within walking distance of Chinatown, Raintown and Crosstown, three of Vancouver's trendiest neighbourhoods. With large, street facing windows, the property offers great visibility to walking and vehicular traffic on one of Vancouver's busiest thoroughfares. The property is easily accessible by transit making the area well visited by locals and tourists alike. It's nestled between some of Vancouver's top restaurants, venues, retailers and amenities such as LOCAL Gastown, The Flying Pig, Wildebeest, Cineplex Odeon Theaters at Tinseltown Mall, T&T Supermarket, Lightform Vancouver and countless others. This property is perfect for a restaurant, bar or retailer who wants to take advantage of a vibrant neighbourhood in transition.

## DEMOGRAPHICS



### Daytime Population

97,048



### Average Household Income

\$50,775



### Drive Time

Stanley Park - 15 mins  
 Granville Island - 15 mins  
 YVR Airport - 30 mins



### Walk Score

99 Walker's Paradise  
 100 Excellent Transit  
 99 Biker's Paradise



### Retail Trade Area

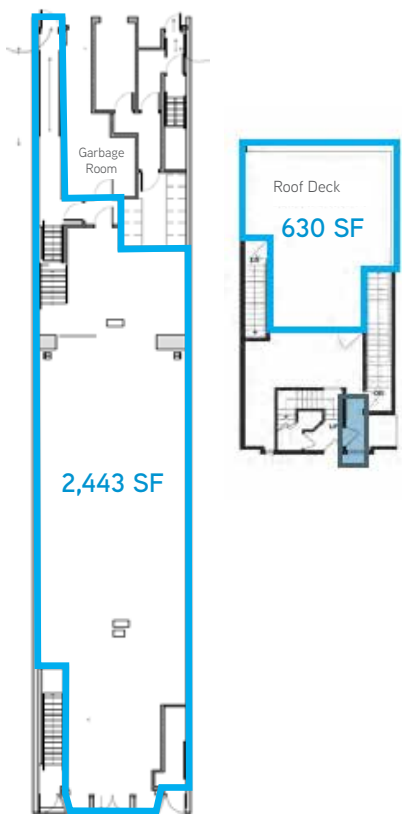
Restaurants 277 (48.9%) | Personal Care 117 (20.6%)  
 Financial Services 101 (17.8%) | Cafes 57 (10.1%) | Bars 15 (2.6%)

*Est. 2019 demographics within 1 km of the subject property*



# FLOOR PLAN

## MAIN LEVEL



## LOWER LEVEL



*\*Measurements are approximate.  
Rentable Area includes a portion of the commercial garbage area and access to the rear.*







# GASTOWN



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