

Le Magasin

For Lease | 332 Water Street | Character Gastown Retail Opportunities





THE LOCATION

332 Water Street is located in Le Magasin, a stunning, fully-restored character building nestled in the heart of historic Gastown. Gastown is an internationally-renowned heritage zone, both a bustling tourist destination and a trendy gathering place for locals. Characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, the district houses a thriving fashion scene, various upscale home décor boutiques, several independent art galleries, and some of the best culinary fare and busiest gastro pubs in Vancouver. Numerous acclaimed restaurants including L'Abattoir, Water St. Café, and Pidgin, as well as a thriving retail market including COS by H&M, Roden Gray, Herschel Supply Co., Oak + Fort and Inform Interiors, have established Gastown as one of the most stylish neighborhoods in the world.



THE FEATURES



Located in a high foot and vehicle traffic area, surrounded by numerous boutique retailers, popular cafés, and lounges



Rare character retail spaces in the heart of Gastown



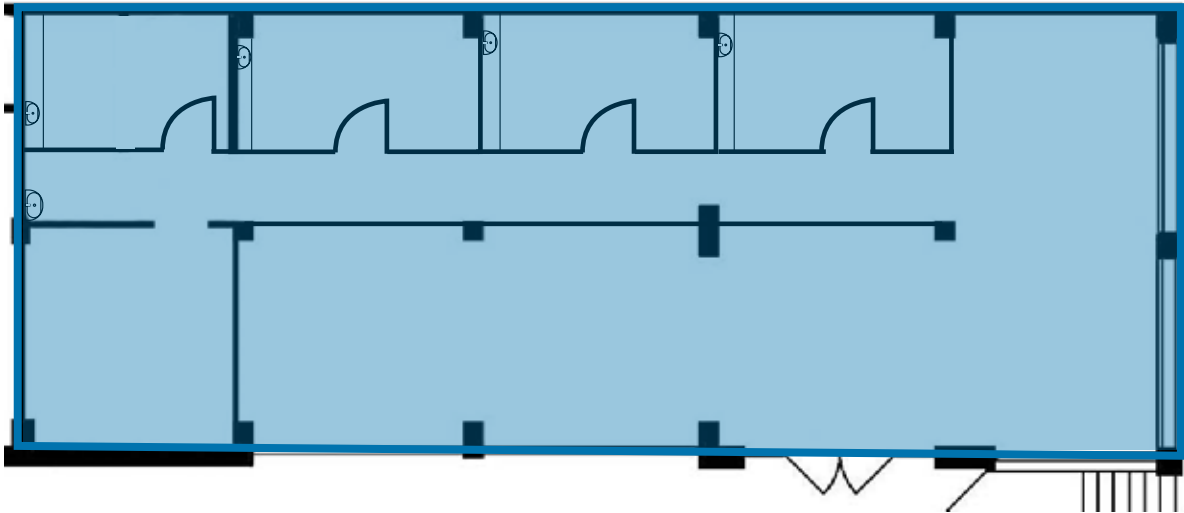
Beautifully restored building just steps from the iconic Steam Clock



Just minutes to Waterfront Station with several private parkades nearby



Unique entrances allow building access from both Water Street and West Cordova Street

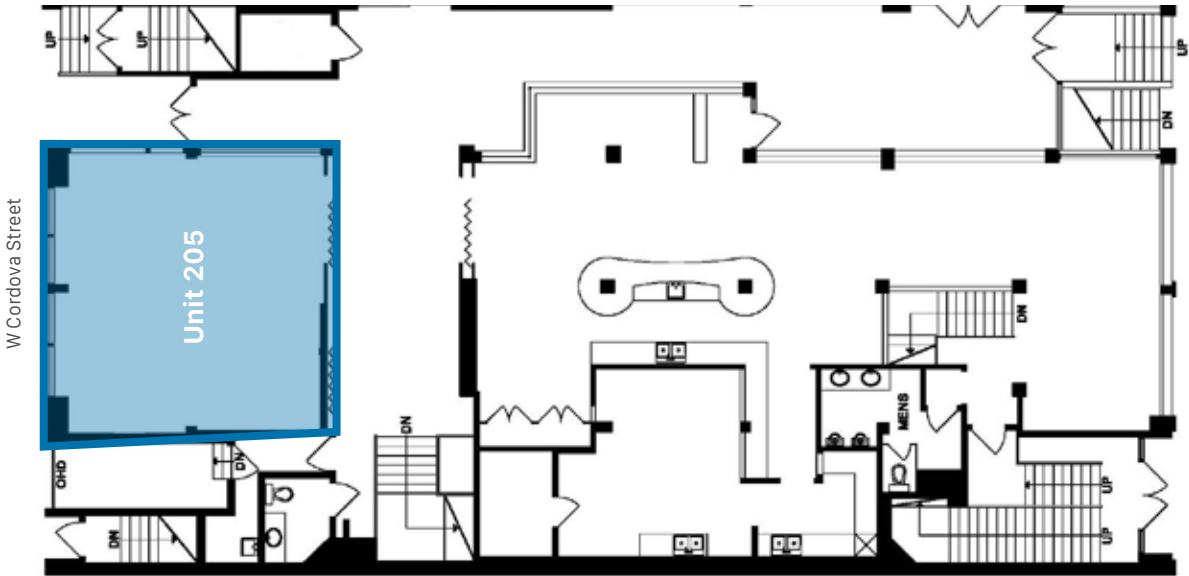


UNIT:	SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	AVAILABILITY:
230	1,959 SF (Approx.)	Please contact agent	\$24.88 (2025 est.)	Immediately

Highlights

- Prime high-exposure retail space fronting vibrant Water Street in Gastown, just steps from the iconic Steam Clock.
- Expansive retail display windows with abundant natural light and excellent signage potential.
- Turnkey opportunity for beauty salon or spa use, featuring existing handwashing sinks in every room.

¹All sizes are approximate and subject to verification.
²Gross rent currently equates to this amount plus GST.
³Floor plan may not be 100% accurate and is subject to verification.

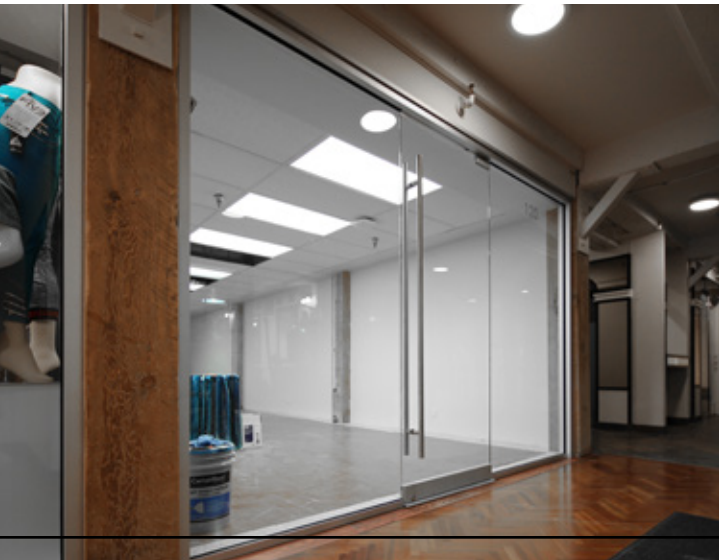


UNIT:	SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	AVAILABILITY:
205	879 SF (Approx.)	\$47.00 PSFPA	\$24.88 (2025 est.)	\$5,265.21/month + GST	Immediately

Highlights

- Spacious unit with a striking glass storefront, offering outstanding visibility and strong signage opportunities.
- Large display windows that flood the space with natural light.
- Impressive ceiling heights creating an open and inviting atmosphere.

¹All sizes are approximate and subject to verification.
²Gross rent currently equates to this amount plus GST.
*Floor plan may not be 100% accurate and is subject to verification.



UNIT:	SIZE: ¹	GROSS RENT: ²	AVAILABILITY:
120	639 SF (Approx.)	\$2,592.74/month + GST	Immediately

Highlights

- Prominent glass storefront with excellent exposure to pedestrian traffic and signage opportunities.
- Equipped with centralized HVAC for comfort and efficiency.

¹All sizes are approximate and subject to verification.
²Gross rent currently equates to this amount plus GST. Lease to be fully triple net. Estimated additional rent is \$24.88 (2025 est.).
³Floor plan may not be 100% accurate and is subject to verification.

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Walker's Paradise

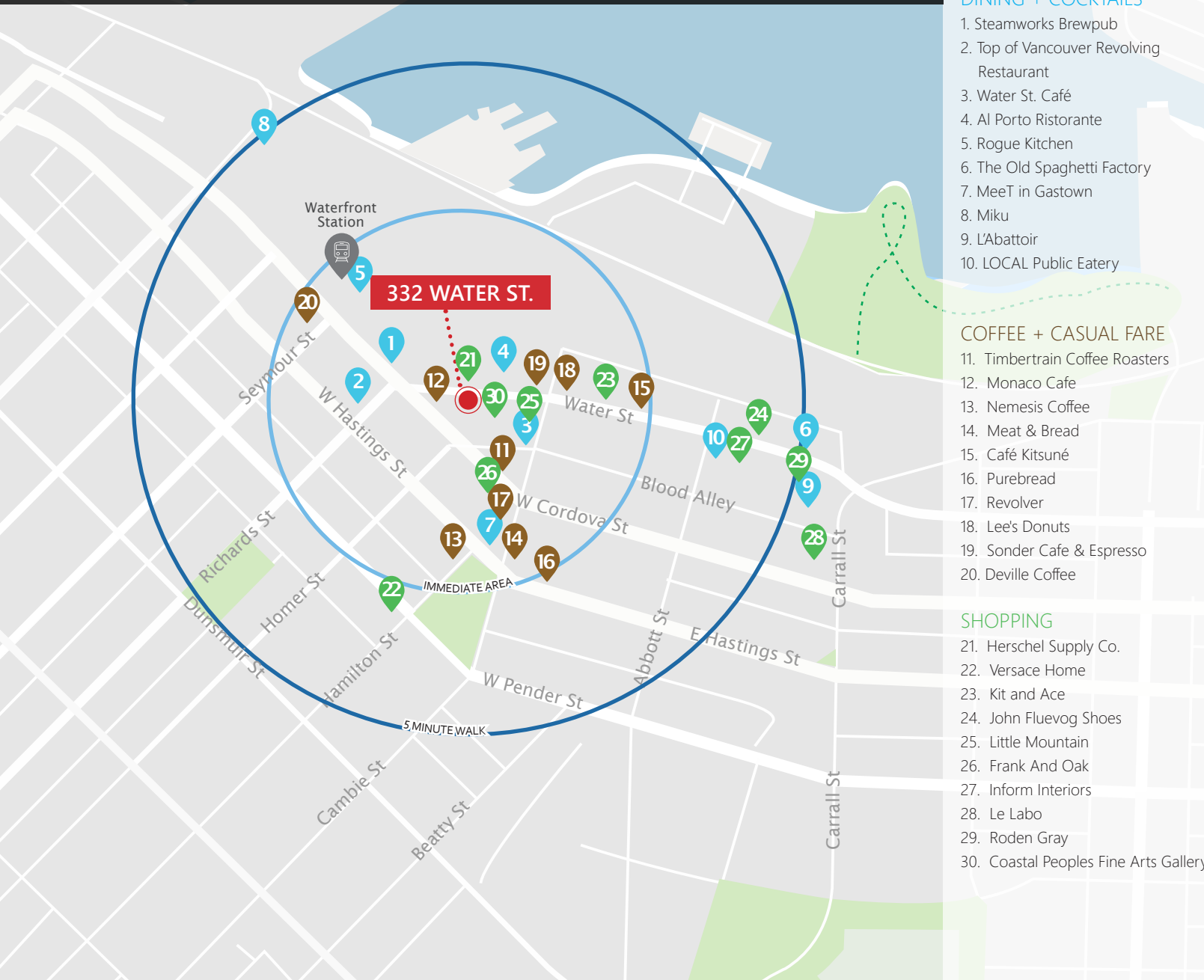
Daily errands do not require a car

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Rider's Paradise

World-class public transportation

Source: walkscore.com

**DINING + COCKTAILS**

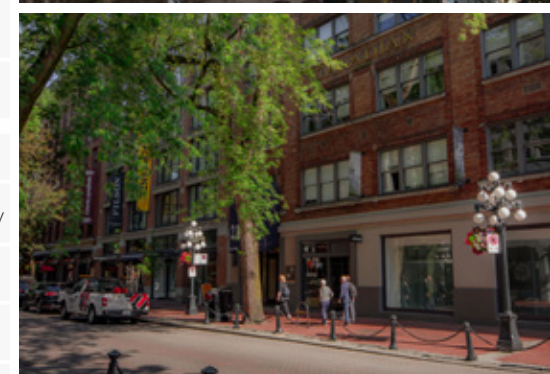
1. Steamworks Brewpub
2. Top of Vancouver Revolving Restaurant
3. Water St. Café
4. Al Porto Ristorante
5. Rogue Kitchen
6. The Old Spaghetti Factory
7. MeeT in Gastown
8. Miku
9. L'Abattoir
10. LOCAL Public Eatery

COFFEE + CASUAL FARE

11. Timbertrain Coffee Roasters
12. Monaco Cafe
13. Nemesis Coffee
14. Meat & Bread
15. Café Kitsuné
16. Purebread
17. Revolver
18. Lee's Donuts
19. Sonder Cafe & Espresso
20. Deville Coffee

SHOPPING

21. Herschel Supply Co.
22. Versace Home
23. Kit and Ace
24. John Fluevog Shoes
25. Little Mountain
26. Frank And Oak
27. Inform Interiors
28. Le Labo
29. Roden Gray
30. Coastal Peoples Fine Arts Gallery

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