

FOR SALE

67 WEST 6TH AVENUE
VANCOUVER, BC



FULLY LEASED RETAIL INVESTMENT OPPORTUNITY IN THE HEART OF MOUNT PLEASANT

DAVID KNIGHT
Personal Real Estate Corporation
604.416.5581
david@sitings.ca

ARJEN HEED
Senior Associate
604.416.5583
arjen@sitings.ca

KAYLA MORROW
Senior Associate
604.416.5584
kayla@sitings.ca

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

OPPORTUNITY OVERVIEW

Sitings Realty Ltd. presents the opportunity to acquire a fully leased retail investment within CONWEST's award-winning HOUSS development in the heart of Vancouver's Mount Pleasant neighbourhood.

Tenanted by Mount Pleasant Vintage & Provisions, a well-established operator recognized by leading hospitality publications and industry platforms, the property features premium restaurant improvements, 24-foot ceilings, two expansive outdoor patios, and a unique heritage house component integrated into the premises.

Located in one of Vancouver's most sought-after urban communities, this offering provides investors with secure income from a high-quality tenant in a vibrant, amenity-rich neighbourhood. For further information on the Net Operating Income (NOI) and lease details, please contact the listing agents.

INVESTMENT HIGHLIGHTS

- ✦ Annual rent escalations averaging approximately 3% per annum.
- ✦ Triple net lease with fully recoverable operating costs and property taxes.
- ✦ Current lease expires May 31, 2032.



LOCATION OVERVIEW

100 WALK SCORE - *Walker's Paradise*

95 BIKE SCORE - *Biker's Paradise*

92 TRANSIT SCORE - *Excellent Transit*

DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2025 Population	27,718	108,631	457,584
2030 Populations Projections	29,384	112,332	471,330
2025 Average HH Income	\$141,089	\$141,763	\$139,694
2025 Daytime Population	46,763	144,406	582,968

MOUNT PLEASANT

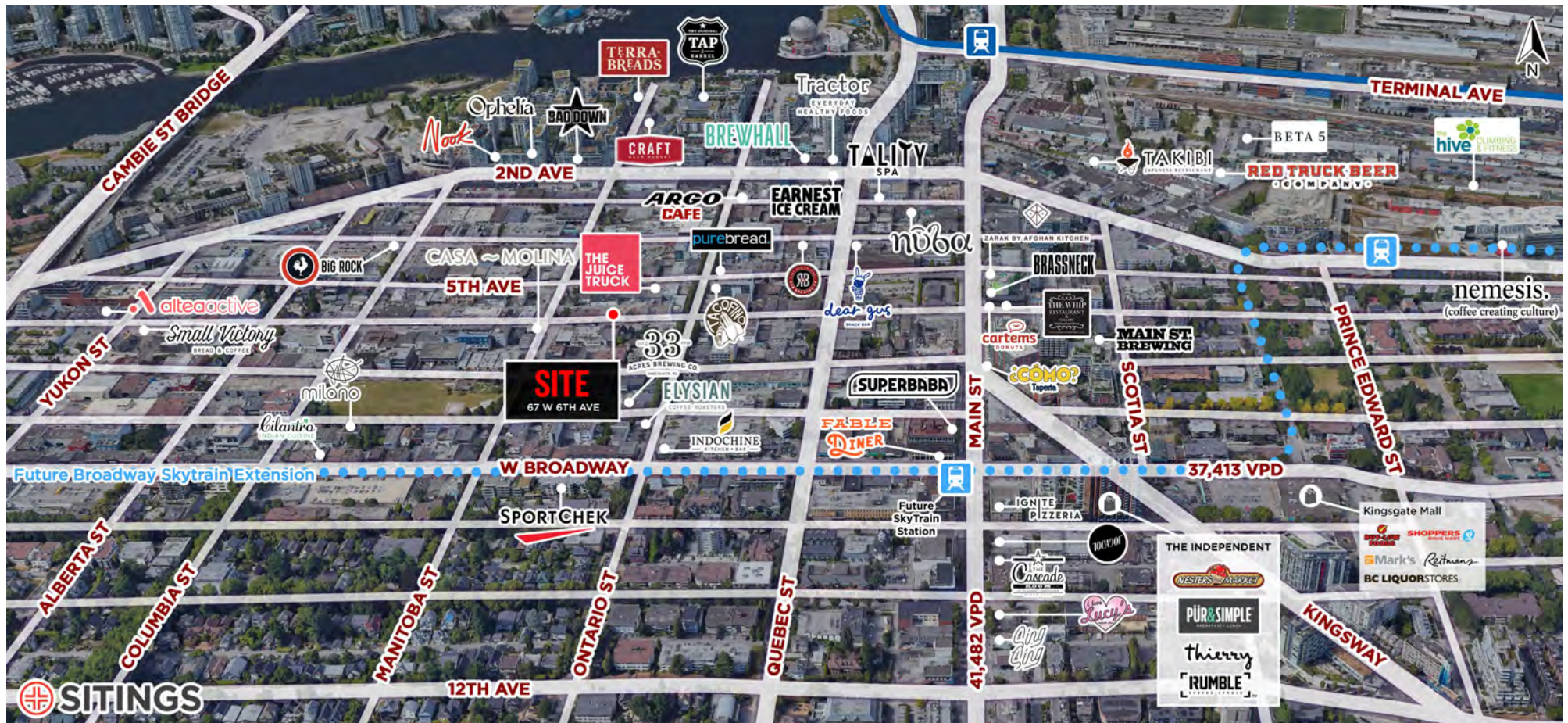


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LOCATION AMENITIES

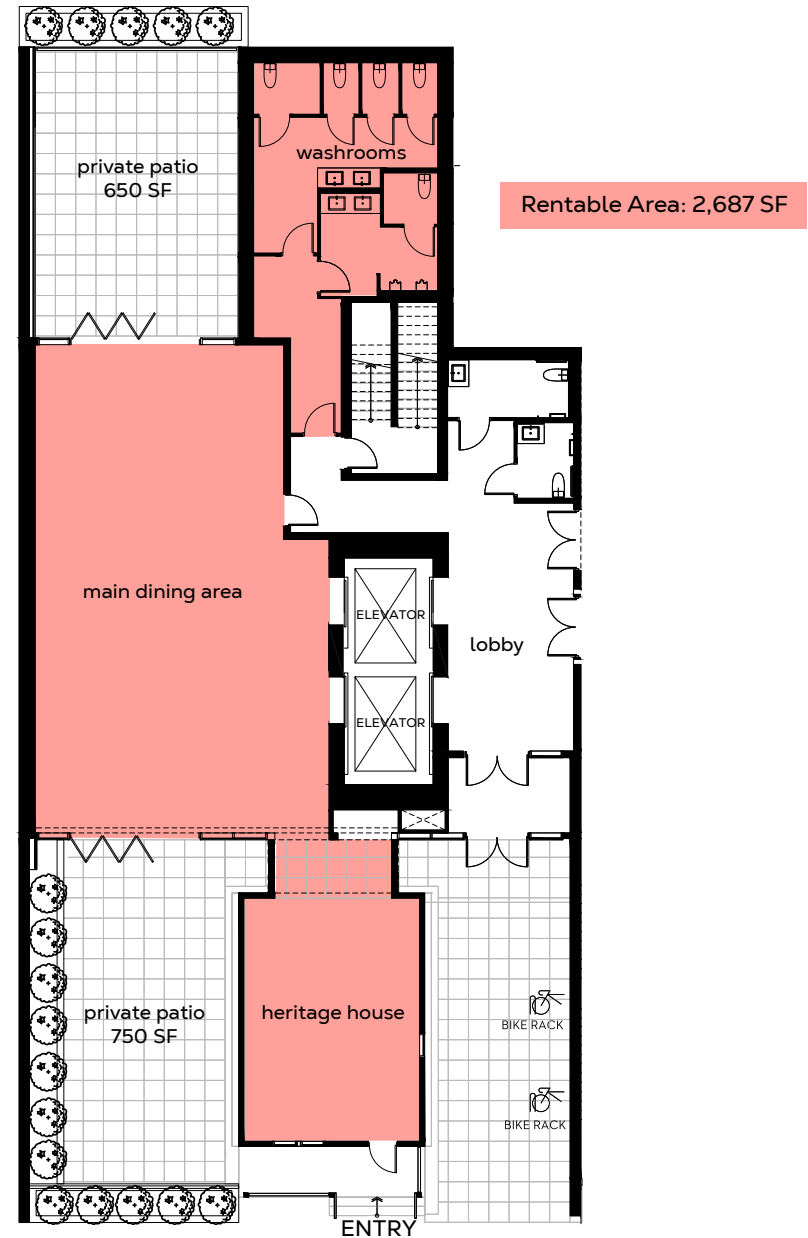
Mount Pleasant is one of Vancouver's most beloved and culturally rich neighbourhoods, defined by its creative energy, independent spirit, and an exceptional concentration of destination dining and hospitality. Tree-lined streets connect a thriving mix of local boutiques, acclaimed restaurants, craft breweries, and creative workspaces, drawing a loyal and engaged community of residents, workers and visitors.

With the Broadway SkyTrain extension bringing even greater connectivity to the area, Mount Pleasant continues to cement its reputation as one of the city's most vibrant and enduring villages.



RESTAURANT DETAILS

⊕ Rentable Area	2,687 SF
⊕ Patios	<p>Front Patio: Approx. 750 SF Back Patio: Approx. 650 SF Total: Approx. 1,400 SF</p> <p><i>*LCP for the exclusive use of strata lot</i></p>
⊕ Storage	Approx. 274 SF - P1 level "LCP-1"
⊕ Asking Price	Contact Listing Agents
⊕ NOI	Contact Listing Agents
⊕ Lease Expiry	May 31, 2032
⊕ Legal Description	STRATA LOT 1, PLAN EPS7846, DISTRICT LOT 200A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PID: 031-478-816
⊕ Property Taxes	\$37,762 per annum (est.)
⊕ Parking	4 underground reserved parking stalls leased to tenant at \$150/stall/month. LCP to strata lot.
⊕ Zoning	I-1 Zone
⊕ Tenancy	Turntable Hospitality Corporation DBA Mount Pleasant Vintage and Provisions



TENANT PROFILE

MOUNT PLEASANT VINTAGE

Mount Pleasant Vintage & Provisions is an award-recognized neighbourhood cocktail bar and wood-fired grill. Established in 2022, the concept has quickly become one of the city's most notable independent hospitality venues, combining a distinctive retro-inspired design aesthetic with a curated food and beverage program and strong community following.

Ownership is led by a hospitality industry veteran, who brings approximately 25 years of experience in the food and beverage industry, including prior senior beverage program experience with major restaurant groups.

The tenant has received recognition from leading hospitality publications and industry platforms, and maintains a strong consumer reputation with a 4.5-star Google rating supported by more than 1,000 reviews.



COVERAGE & RECOGNITION



"Homegrown design, serious drinks, and warm Vancouver hospitality"



"Mount Pleasant Vintage & Provisions is Vancouver's coolest new spot"



"Mount Pleasant Vintage & Provisions reads like a nostalgia playground for grown-ups"



"This newcomer to the Vancouver scene has made quite the splash since opening in 2022"

PHOTOS



Bar Seating Area



Back Seating Area



Entrance Seating



Bi-Folding Doors to Both Patios



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