



FOR LEASE

**1020 MAINLAND ST
VANCOUVER, BC**

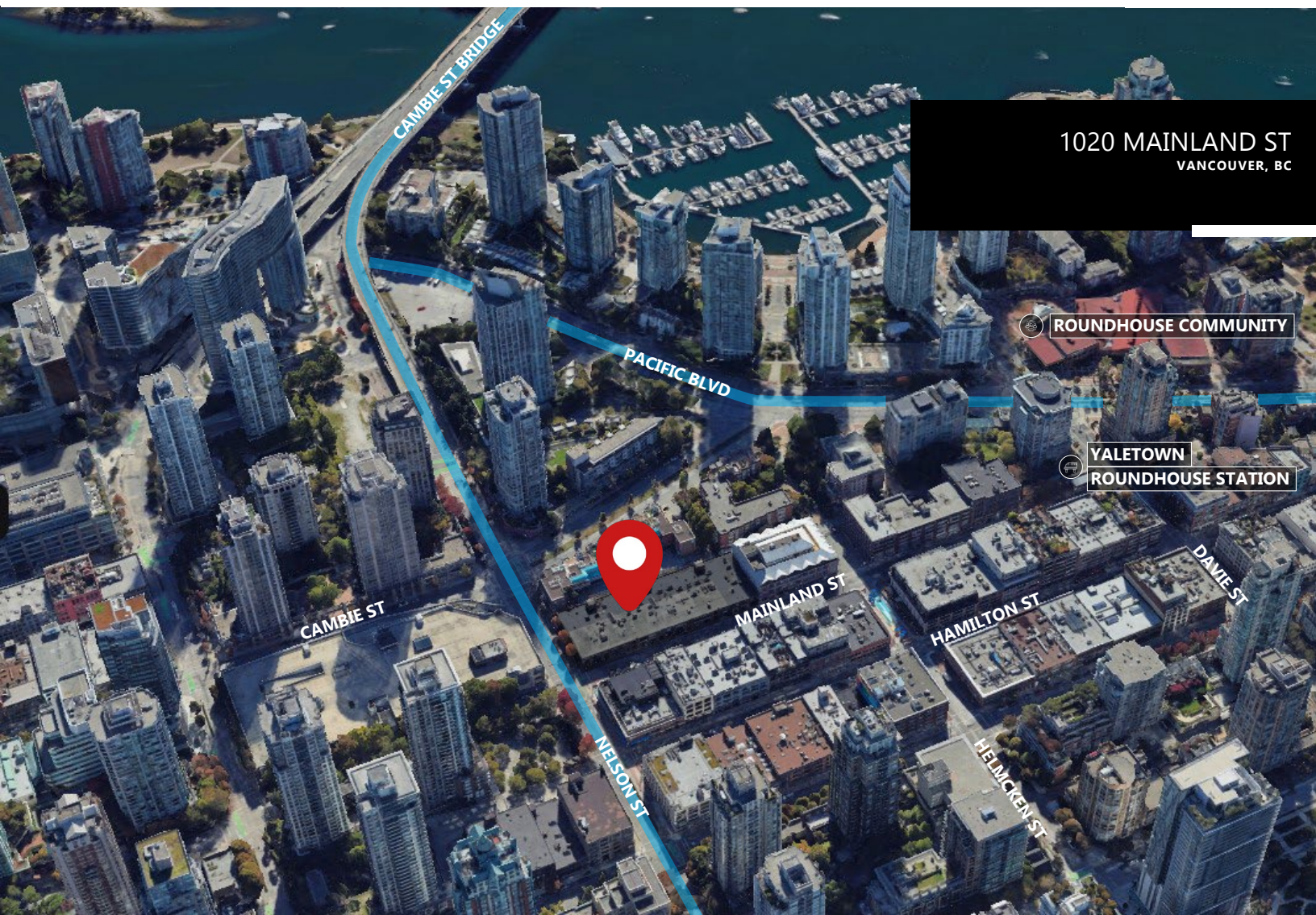
Sutton[®]

SUTTON - PREMIER REALTY

1020 MAINLAND STREET RETAIL & OFFICE OPPORTUNITY

1020 Mainland Street is situated in the prime, high-profile area of Yaletown in Vancouver. This coveted location is surrounded by an array of trendy boutiques, gourmet restaurants, and vibrant nightlife spots, making it a highly desirable address. With exceptional frontage along Mainland Street, the unit benefits from a high level of exposure to both pedestrian and vehicular traffic ensuring constant visibility.

Area highlights include renowned dining establishments like Blue Water Cafe and The Keg Steakhouse, boutique fitness studios such as YOGA and SoulCycle, and stylish retailers like Skoah and John Fluevog Shoes. Additionally, the property is steps away from the Canada Line SkyTrain station and major bus routes, providing excellent connectivity. With its prime location in the heart of Yaletown, 1020 Mainland Street offers an unmatched urban lifestyle and business opportunity.



THE OPPORTUNITY

This rarely available retail space offers a simple rectangular layout with an open concept design, making it highly efficient and easy to customize for a wide variety of retail, wellness, beauty, showroom, cafe, lifestyle, or service based businesses. Surrounded by Yaletown’s renowned restaurants, boutique retailers, luxury residential towers, fitness studios, and established daily foot traffic, this location provides the ideal environment for brands looking to elevate their presence in one of Vancouver’s most dynamic neighbourhoods.

KEY HIGHLIGHTS

AREA*
1,577 Square feet (Retail Unit)

ZONING**
HA-3

AVAILABLE
SEPT 1, 2026

ASKING RENT
Contact listing agent

ADDITIONAL RENT
\$28.82 PSF (2026 Retail)

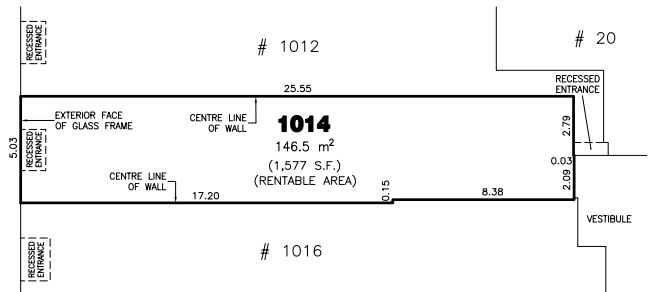
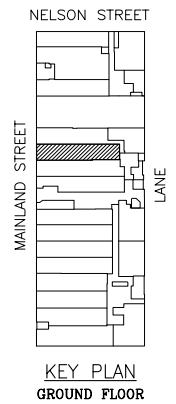
*Approximate, subject to prospective tenants verifying.
**Tenant is responsible for verifying allowed uses as per the zoning.

LEASE AREA CERTIFICATE
"MAINLAND CENTRE"
GROUND FLOOR
1020 MAINLAND STREET
VANCOUVER, B.C.
1014

SCALE 1:200

SURVEY STANDARD

RETAIL MEASURED TO THE EXTERIOR FACE OF WALL OR GLASS FRAME AND TO THE CENTRE LINE ADJOINING OTHER CRU'S.



THE OPPORTUNITY

Ground floor opportunity at 1020 Mainland Street, Yaletown. This 1,128 sq. ft. unit offers easy access and comes with HVAC, making it well-suited for a variety of professional or service-oriented uses. Located in the heart of Yaletown, surrounded by restaurants, retail, and offices, it's an ideal space for businesses looking for a central and accessible location.

KEY HIGHLIGHTS

AREA*

1,128 Square feet (Ground Floor)

ZONING**

HA-3

AVAILABLE

JUNE 1, 2026

ASKING RENT

Contact listing agent

ADDITIONAL RENT

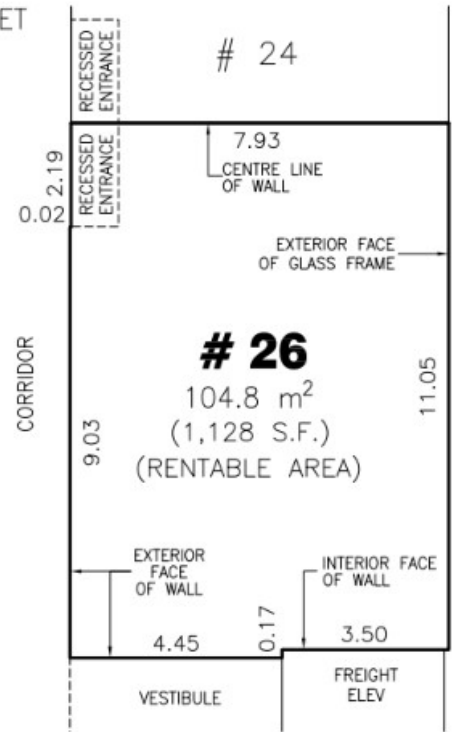
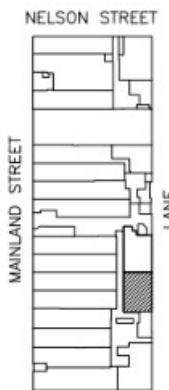
\$22.17 PSF (2026 Office)

*Approximate, subject to prospective tenants verifying.

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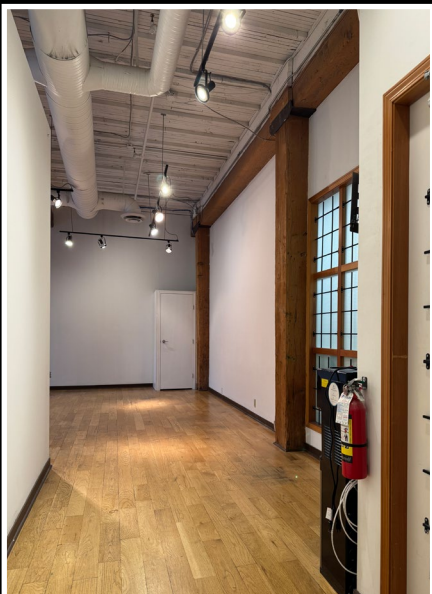
1020 MAINLAND STREET
VANCOUVER, B.C.

26



SURVEY STANDARD

RETAIL MEASURED TO THE EXTERIOR FACE OF WALL OR GLASS FRAME AND TO THE



THE OPPORTUNITY

Rare opportunity to secure a 372 sq.ft. boutique studio with a built in sink in the heart of Yaletown, a highly sought after feature for beauty and wellness professionals. Small units with plumbing are extremely difficult to find in the area, making this an excellent option for businesses such as skincare, medical aesthetics, lash or brow studios, permanent makeup, body massage, or other beauty treatment services that require water access. The space is currently improved and operating as a skincare and body massage studio, allowing an easy transition for similar operators. Surrounded by dense residential buildings, strong foot traffic, and a well established beauty and lifestyle clientele, this location offers excellent exposure and convenience.

KEY HIGHLIGHTS

AREA*

372 Square feet (2nd Floor)

ZONING**

HA-3

AVAILABLE

SEPT 1, 2026

ASKING RENT

Contact listing agent

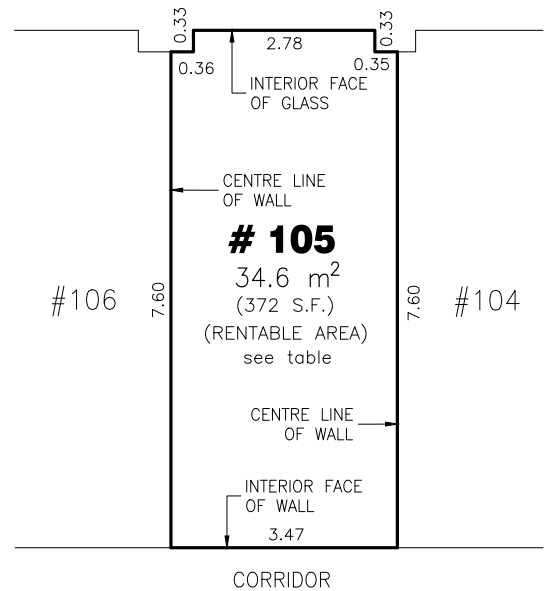
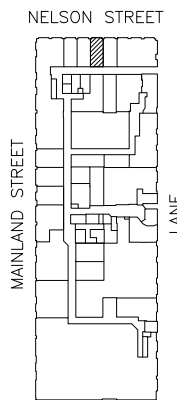
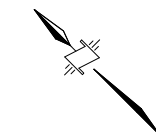
ADDITIONAL RENT

\$22.17 PSF (2026 Office)

*Approximate, subject to prospective tenants verifying.

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

105



SURVEY STANDARD

OFFICE MEASURED TO THE INTERIOR FACE OF WALL OR GLASS AND TO THE CENTRE



THE OPPORTUNITY

Presenting Unit 126, a meticulously updated 407 sq.ft. space featuring new carpet, fresh paint, and an efficient HVAC system. This bright and inviting unit is enhanced by a skylight, filling the area with natural light. Ideal for creating a productive and pleasant work environment, Unit 126 offers a professional setting in a prime location. Don't miss this excellent opportunity to elevate your business in a vibrant and dynamic neighbourhood.

KEY HIGHLIGHTS

AREA*

407 Square feet (2nd Floor)

ZONING**

HA-3

AVAILABLE

JUNE 1 2026

ASKING RENT

Contact listing agent

ADDITIONAL RENT

\$22.17 PSF (2026 Estimate)

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"MAINLAND CENTRE"

SECOND FLOOR

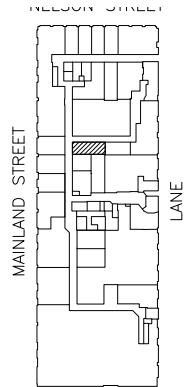
1020 MAINLAND STREET
VANCOUVER, B.C.

126

SCALE 1:75

SURVEY STANDARD

OFFICE MEASURED TO THE INTERIOR FACE OF WALL OR GLASS AND TO THE CENTRE LINE ADJOINING OTHER PREMISES.



KEY PLAN
SECOND FLOOR

