



FOR LEASE

Downtown Vancouver Restaurant & Lounge Space

Hotel Belmont | 654 Nelson Street, Vancouver, BC



Opportunity Overview

Opportunity to lease restaurant and lounge space located on the southeast corner of Granville and Nelson Streets in Downtown Vancouver. 654 Nelson Street (the "Property") is situated within Hotel Belmont, a newly renovated boutique-style hotel. The Property is steps to an abundance of retailers, restaurants, office and residential towers, and entertainment venues, including CF Pacific Centre, Holt Renfrew, Orpheum Theatre, and the Robson Street shopping district. This is a prime opportunity for a tenant to occupy a space fully built out for restaurant operations with an associated liquor license located in the heart of Downtown Vancouver's vibrant Entertainment District.

Salient Details

Leasable Area:	Ground Floor: 3,297 SF
	Lower Level: 4,214 SF
	Total: 7,511 SF*
Asking Rent:	Ground Floor: \$55.00 PSF
	Lower Level: \$35.00 PSF
Additional Rent:	\$16.00 PSF (2024 estimate)**
Zoning:	DD
Available:	Immediately



*Approximate. Option to lease ground floor and lower level separately.
**Approximate and subject to change from time to time.

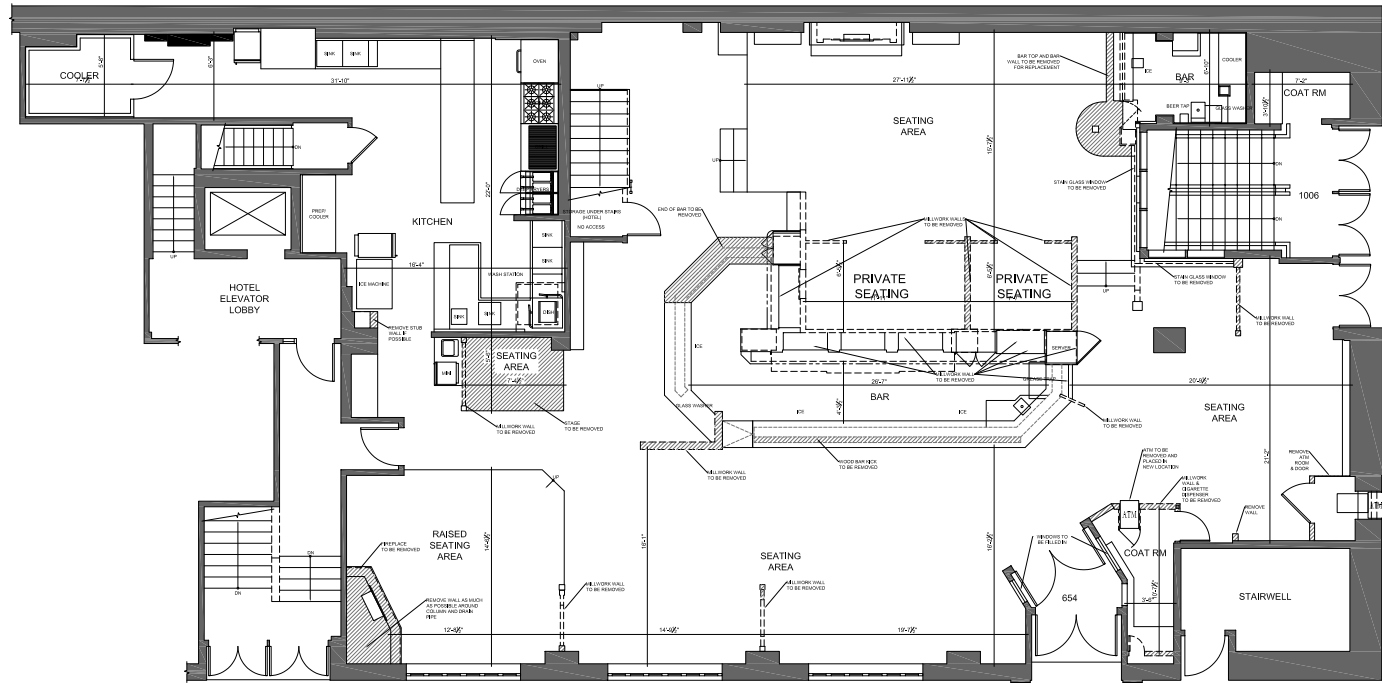


Opportunity Highlights

- Centrally located in Downtown Vancouver's bustling Entertainment District, which sees an average daytime population of approximately 167,000 people within a 1 km radius.
- Situated within steps to Yaletown, the Beach District, CF Pacific Centre, the Robson Street shopping district, as well as the Vancouver City Centre and Yaletown-Roundhouse Canada Line Stations.
- Hotel Belmont is a newly renovated boutique hotel with an eclectic mid-century design featuring 82 guest rooms, a business centre, meeting space, and on-site parking.
- Fully built out for restaurant operations, the space features a ground floor dining room and bar, lower level lounge area and private event space, with an option to purchase equipment available.

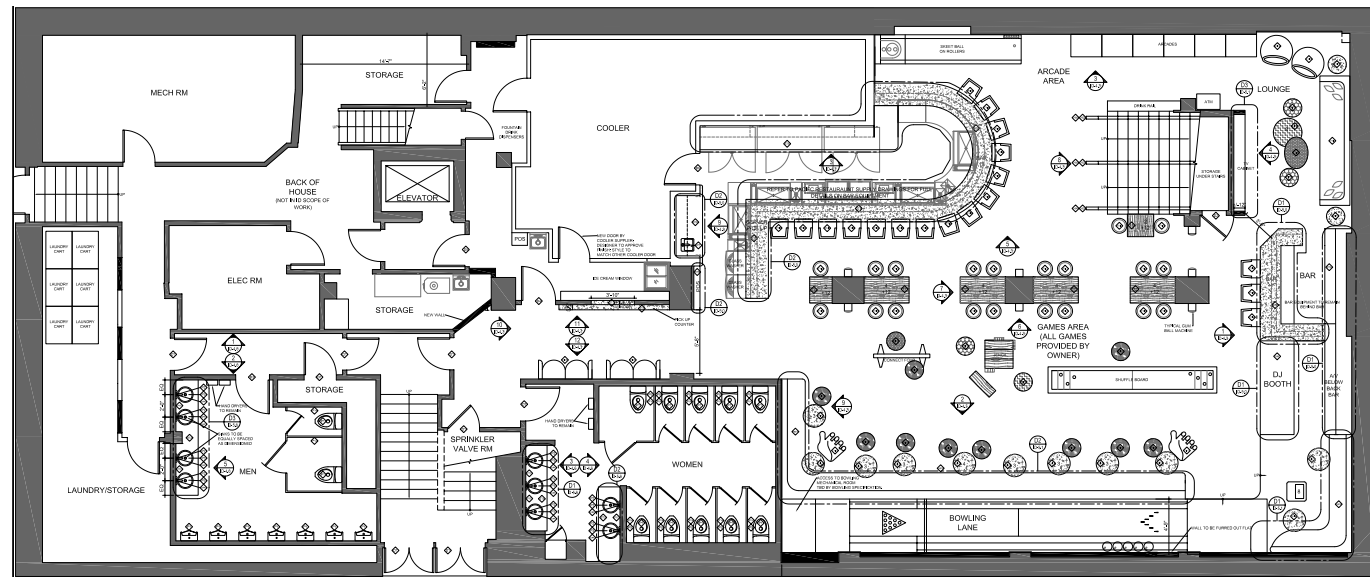
Floor Plans

Ground Floor



NELSON STREET

Lower Level



Current floor plan configuration is slightly different than the above plans.

GRANVILLE STREET



2023 Demographics
 within 2 km from the Property
 Average Household Income: \$116,476
 Total Population: 163,018 (9.1% increase from 2018)
 Median Age: 38.9



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Property Photos



Contact Information

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