



FOR LEASE

PRIME RETAIL SPACE IN DOWNTOWN VANCOUVER

1083 Granville Street, Vancouver, B.C.

Marcus & Millichap

OPPORTUNITY OVERVIEW

Opportunity to lease prime retail space centrally located in Downtown Vancouver's bustling Granville Entertainment District, which sees an average daytime population of approximately 167,000 people within a 1 km radius, within steps to an abundance of retailers, restaurants, hotels, and entertainment venues. Located within walking distance to the Vancouver City Centre Station (650 m) and the Yaletown-Roundhouse Canada Line Station (550 m), the property is exceptionally transit-oriented with convenient rapid transit connectivity throughout Downtown and Metro Vancouver.

SALIENT DETAILS

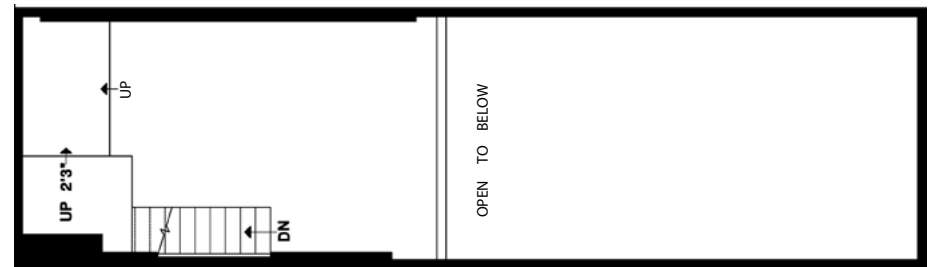
Civic Address:	1083 Granville Street, Vancouver, B.C.
Leasable Area:	1,183 SF (848 SF Main + 335 SF Mezzanine)
Net Rent:	\$4,000 Per Month
Additional Rent*:	\$2,250 Per Month
Zoning**:	DD
Available:	Immediately

FLOOR PLANS

MAIN



MEZZANINE



*Approximate and subject to change from time to time.

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

VICINITY MAP



FOR LEASE

1083 GRANVILLE STREET, VANCOUVER, B.C.

CONTACT INFORMATION

JOSH COCHRANE

Director, Investments & Leasing
604 675 5232

josh.cochrane@marcusmillichap.com

MARIO NEGRIS*

Senior Managing Director, Investments & Leasing
604 638 2121

mario.negris@marcusmillichap.com

MARTIN MORIARTY*

Senior Vice President, Investments & Leasing
604 675 5255

martin.moriarty@marcusmillichap.com

*Personal Real Estate Corporation

Marcus & Millichap
1100-1111 West Georgia Street
Vancouver, BC V6E 4M3

T (604) 638-2121

F (604) 638-2122

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.

Marcus & Millichap