



Colliers

533 Granville Street, Vancouver, BC

# Retail Space **For Lease** on Granville Street

## **Sherman Scott**

Vice President  
+1 604 662 2663  
[sherman.scott@colliers.com](mailto:sherman.scott@colliers.com)

## **Graham Davidson**

Vice President  
+1 604 916 6077  
[graham.davidson@colliers.com](mailto:graham.davidson@colliers.com)

Accelerating success.

# Opportunity



## To lease retail space in the heart of Downtown Vancouver on Granville Street

### Premise Details

Municipal Address	535 Granville Street				
Building Type	Mixed Use Office/ Retail				
Commercial Tenants	VGC International College & Zaatar W Zelt				
Available Areas <i>(leased separately)</i>	<table><tr><td>Main Floor (533 Granville)</td><td>1,406 SF</td></tr><tr><td>Lower Floor</td><td>4,505 SF</td></tr></table>	Main Floor (533 Granville)	1,406 SF	Lower Floor	4,505 SF
Main Floor (533 Granville)	1,406 SF				
Lower Floor	4,505 SF				
Zoning	DD - Downtown District				
Basic Rent	<table><tr><td>Main Floor (533 Granville)</td><td>\$90 PSF/ per annum</td></tr><tr><td>Lower Floor</td><td>\$15 PSF/ per annum</td></tr></table>	Main Floor (533 Granville)	\$90 PSF/ per annum	Lower Floor	\$15 PSF/ per annum
Main Floor (533 Granville)	\$90 PSF/ per annum				
Lower Floor	\$15 PSF/ per annum				
Operating Costs & Property Taxes	\$27.15 PSF/per annum (2024 estimate)				
Availability	Immediate				
Ceiling Heights	<table><tr><td>Main Floor (533 Granville)</td><td>27' +/-</td></tr><tr><td>Lower Floor</td><td>8' - 10'+/-</td></tr></table>	Main Floor (533 Granville)	27' +/-	Lower Floor	8' - 10'+/-
Main Floor (533 Granville)	27' +/-				
Lower Floor	8' - 10'+/-				
Loading	Rear loading				
Elevator	Lower level is elevator accessible				

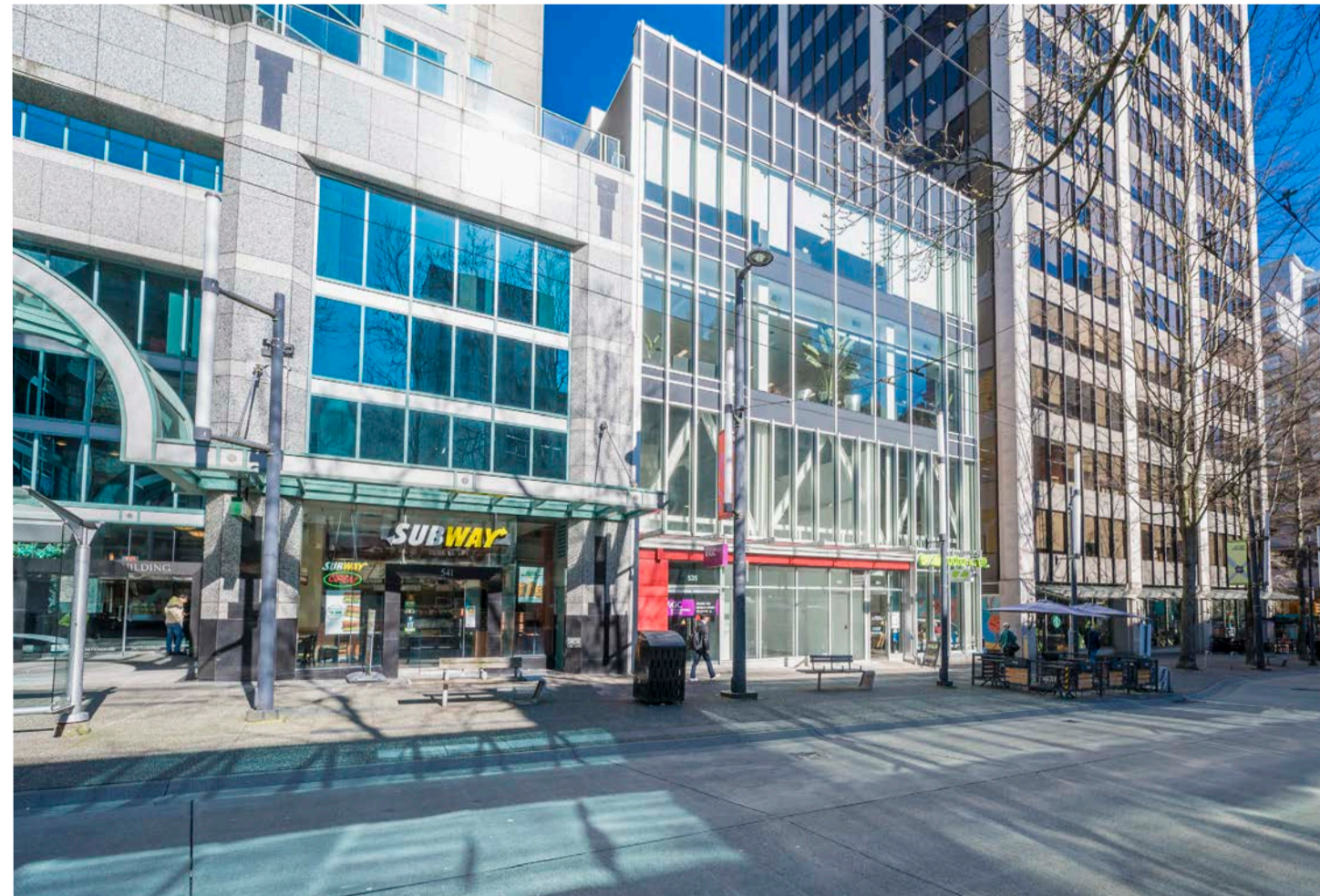
# Location

Ideally located in the 500 block of busy Granville Street in Downtown Vancouver

- Steps from Pacific Centre, the largest mall in Downtown Vancouver with over 100 stores
- Surrounded by major retailers and eateries
- In the heart of Vancouver's Central Business District
- Surrounded by a myriad of tourist attractions

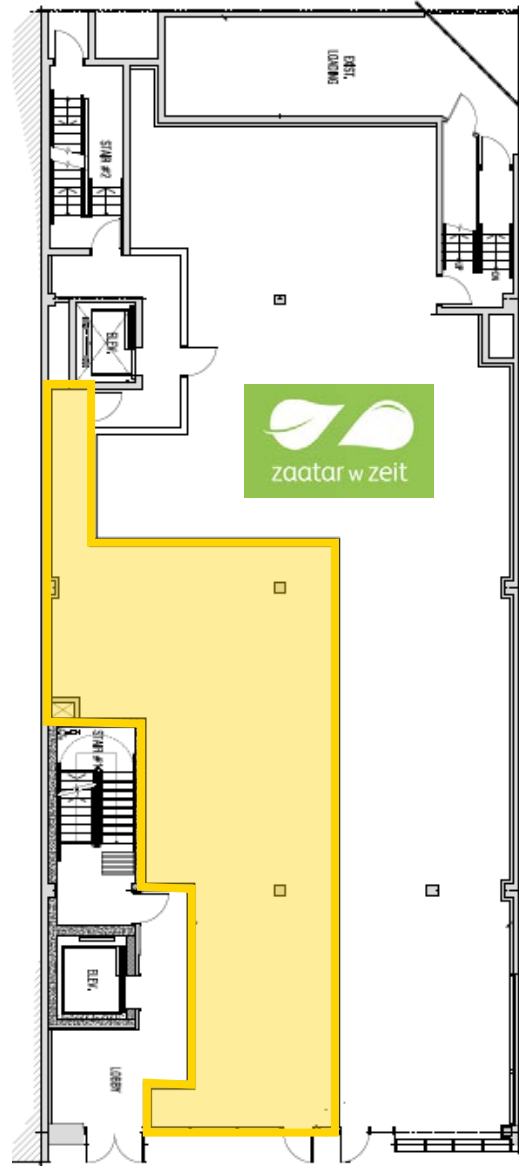


# Exterior Images

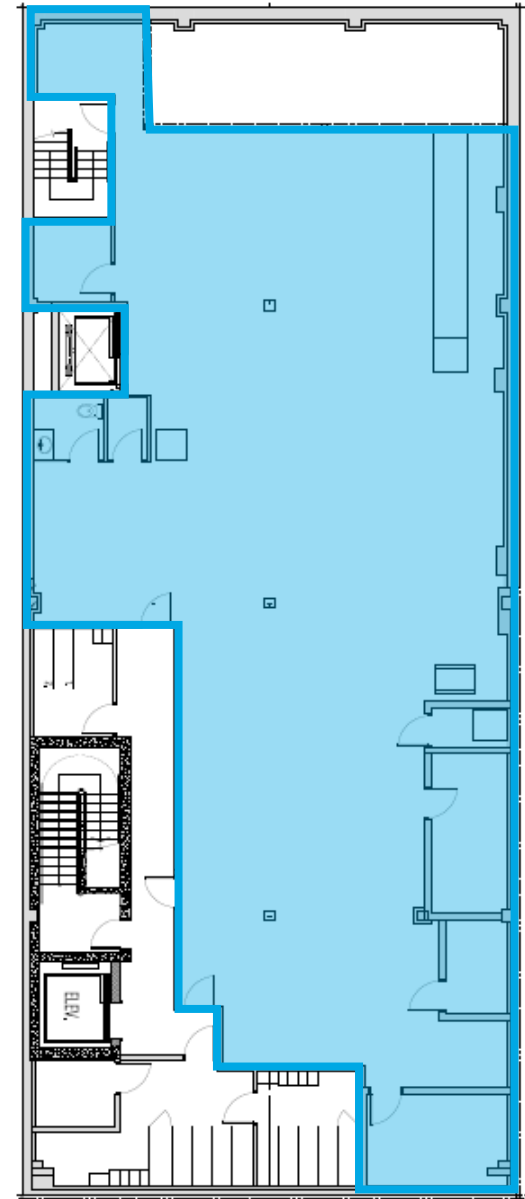


# Floor Plan

Main Floor | 1,406 SF +/-



Lower Floor | 4,505 SF +/-



# Demographics

Demographics | 2022 - 10 minute walk radius



**Population**

18,215



**Households**

9,615



**Avg.  
Household Income**

\$132,945



**Bike Score**

87



**Transit Score**

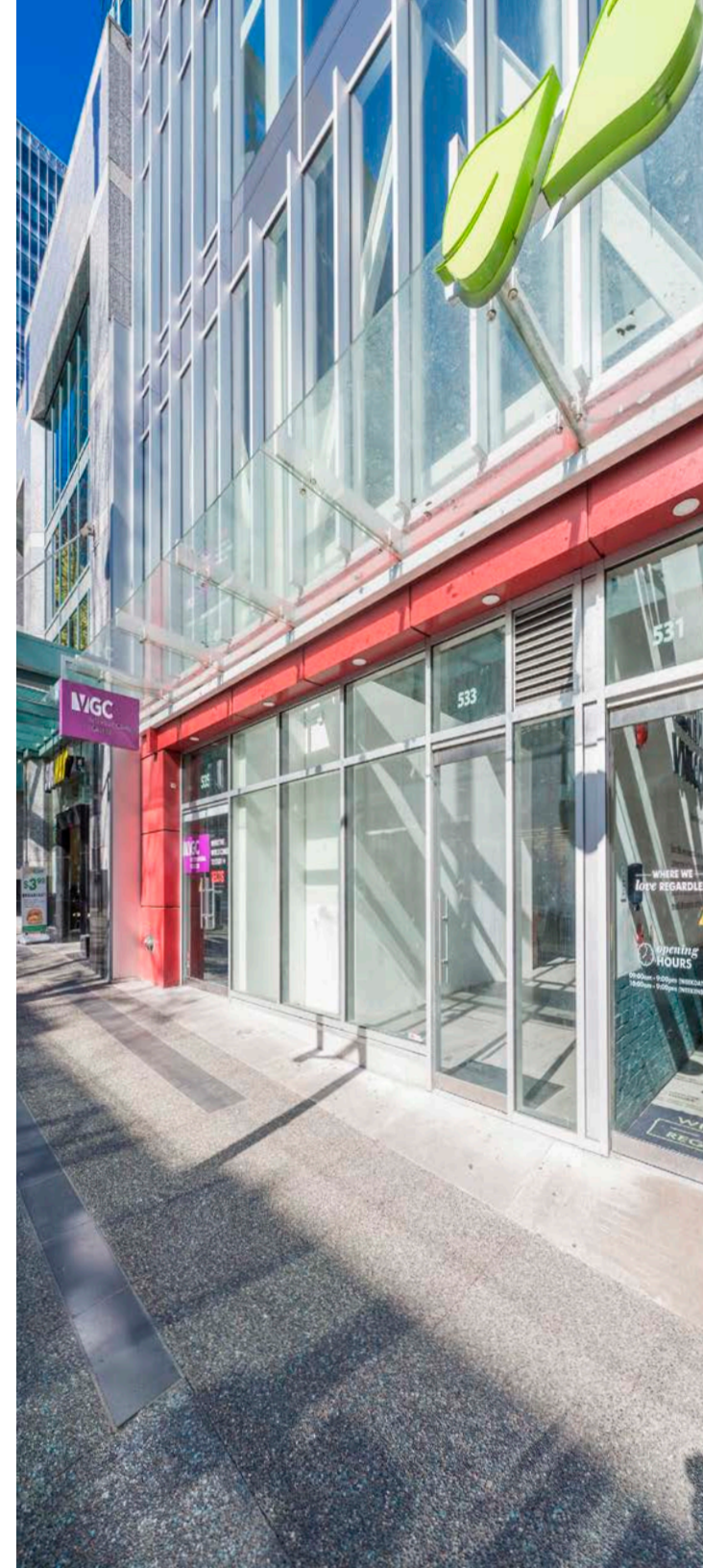
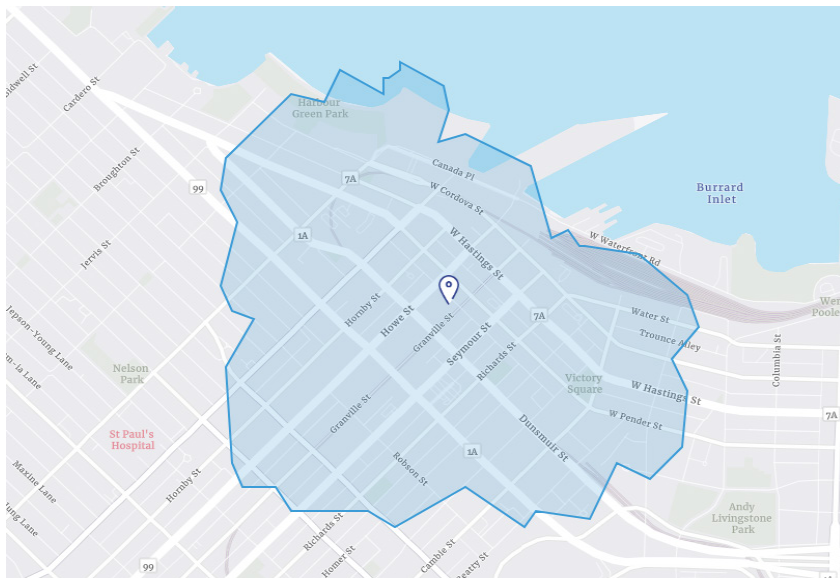
100



**Walk Score**

97

*\*The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.*



For Lease

# 535 Granville Street

Vancouver, BC

## **Sherman Scott**

Vice President  
+1 604 662 2663  
sherman.scott@colliers.com

## **Graham Davidson**

Vice President  
+1 604 916 6077  
graham.davidson@colliers.com



1067 West Cordova Street |  
Suite 1100  
Vancouver, BC | V6C 1C7  
Main: +1 604 681 4111

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and / or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Vancouver,