

# FOR LEASE

CHROMA



AT-GRADE COMMERCIAL OPPORTUNITIES IN TEN-STOREY, MIXED-USE DEVELOPMENT IN MOUNT PLEASANT

315-319 EAST 2ND AVENUE, VANCOUVER, B.C.



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# OPPORTUNITY

Chroma, a 10-storey mixed-use development by Wave Developments, is comprised of 12,686 SF of at-grade commercial space, and 133 secured market rental homes. The development is located on the northeast corner of East 2nd Avenue/Great Northern Way and Scotia Street, just one block west of the future Great Northern Way Station for the Millennium Line Broadway Extension and within close proximity to False Creek, Main Street, and Olympic Village.

# SALIENT DETAILS

**Unit Sizes:** 1,217 SF - 12,686 SF

**Occupancy:** Available Immediately

**Zoning:** IC-3

**Parking:** 25 underground commercial stalls + street parking

**Access/Egress:** Fully signalized intersection at E. 2nd Ave and Scotia

**Asking Rent:** Contact Listing Agents

**Additional Rent:** Contact Listing Agents



315-319 EAST 2ND AVENUE



# HIGHLIGHTS



Excellent exposure to over 38,000 VPD off of E. 2nd Ave, and over 82,000 VPD in the immediate area



A population growth of 9.6% from 2020-2025 within a 10 minute walking radius

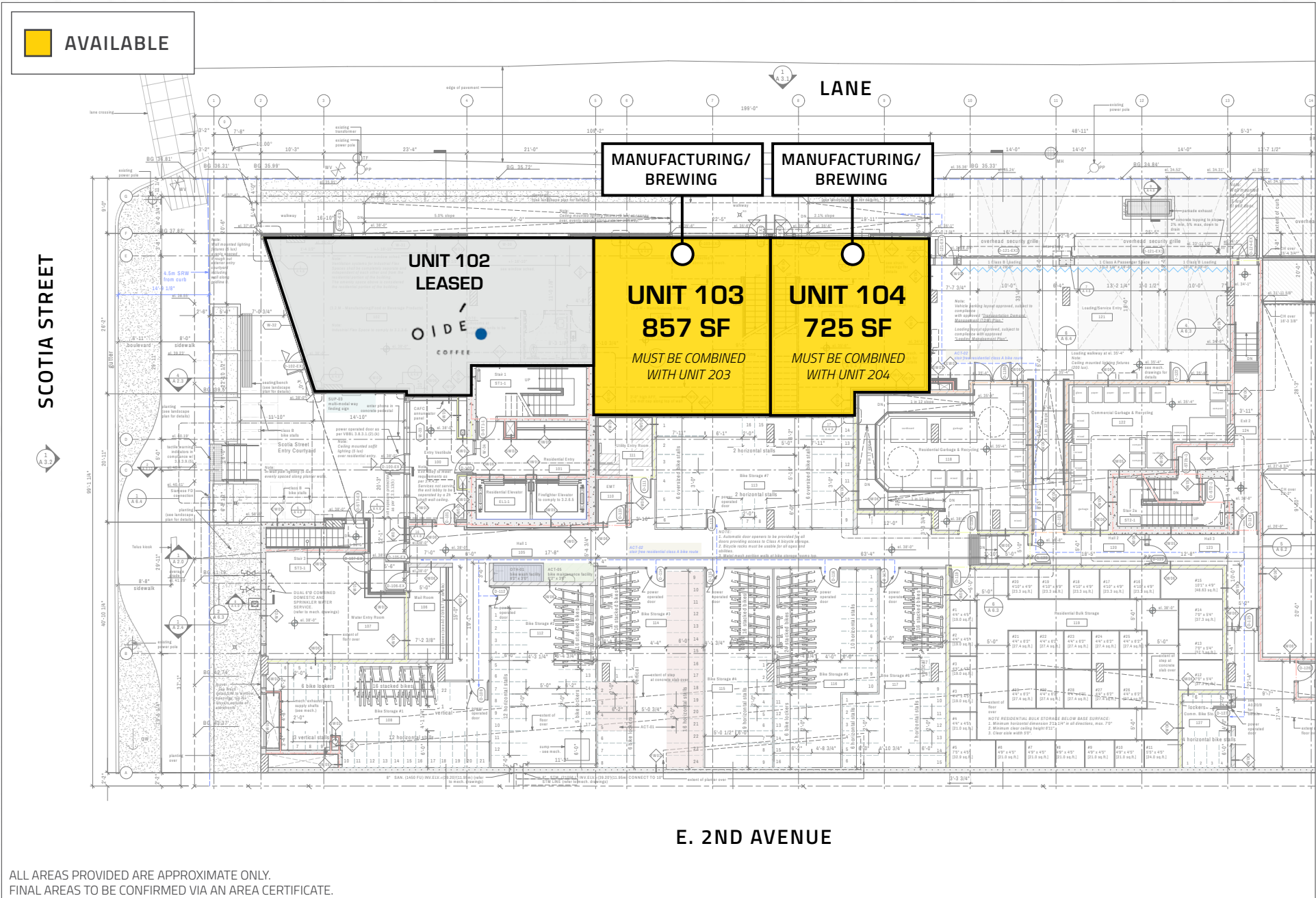


Situated directly off of Mount Pleasant's arterial road, Main Street, surrounded by unique retail, breweries, restaurants, residential growth, and major rapid transit expansion



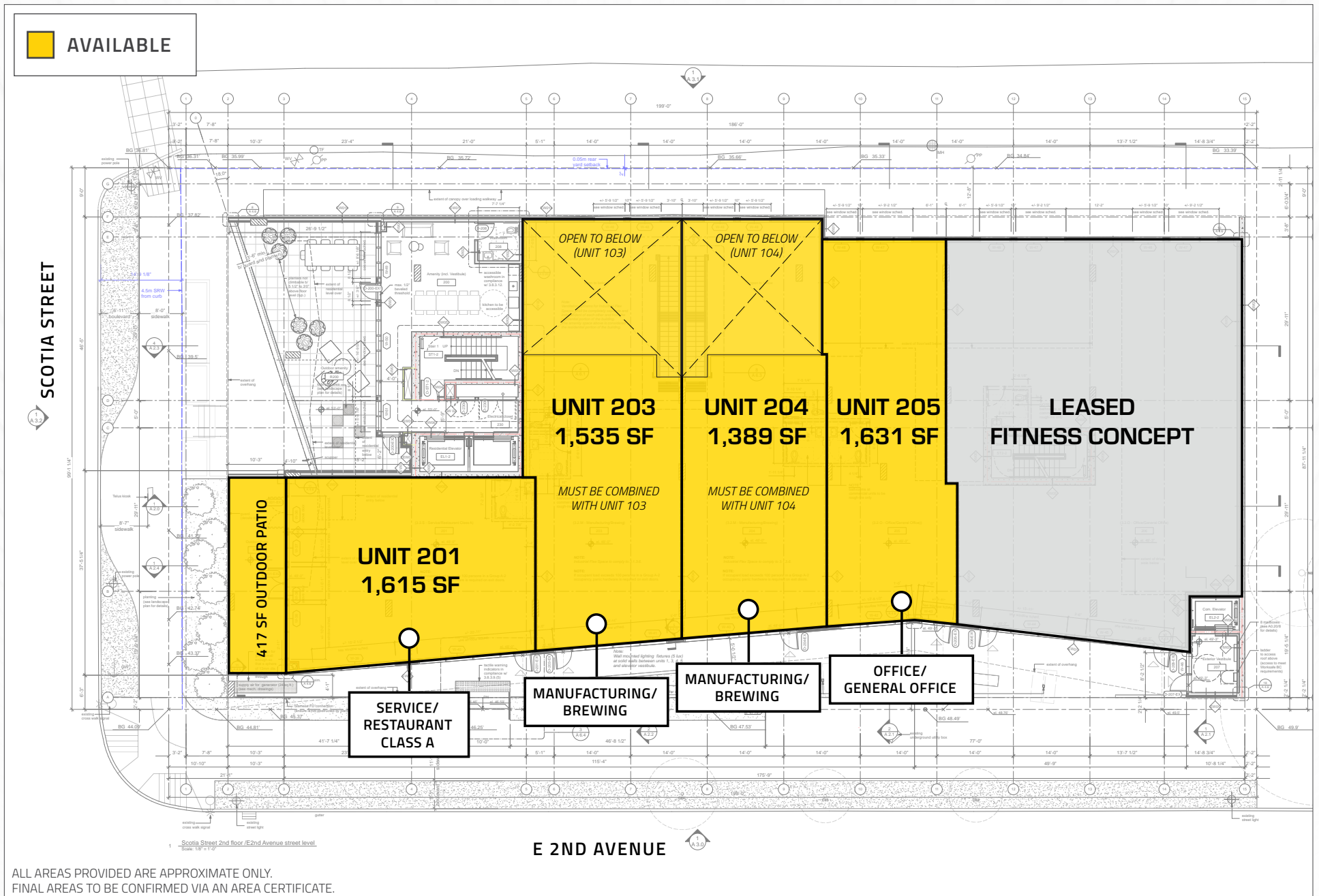
One block west of the future Great Northern Way Station for the Millennium Line Broadway Extension

# SITE PLAN SCOTIA STREET GROUND FLOOR



# SITE PLAN

SCOTIA STREET LEVEL 2/ EAST 2ND AVENUE STREET LEVEL



# LOCATION OVERVIEW



Demographics	5 Min Walk	10 Min Walk	15 Min Walk
2020 Total Population	4,413	13,373	28,026
2025 Est. Total Population	4,911	14,663	30,329
2020 Avg. Household Income	\$111,625	\$113,370	\$110,652
2025 Est. Avg. Household Income	\$136,019	\$136,864	\$133,020
2020 Households	2,599	7,530	15,269
2025 Est. Households	2,889	7,530	15,269

# Marcus & Millichap

[MarcusMillichap.com](https://www.MarcusMillichap.com)

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