

One Unit Remaining

# nolo

## BRAND NEW RETAIL UNITS FOR LEASE

2886 Commercial Drive, Vancouver, BC

The Drive

Beats are Red

Grand House

Nolo  
2886 Commercial Dr  
Vancouver, BC

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## Opportunity Overview

Prime opportunity to lease brand new retail space located within an urban, boutique, four-storey, Headwater Projects development. The development features 44 rental apartments and 6,172 SF\* of prime retail space at grade level. The retail units have prominent frontage along Commercial Drive, allowing for exceptional signage opportunities for tenants.

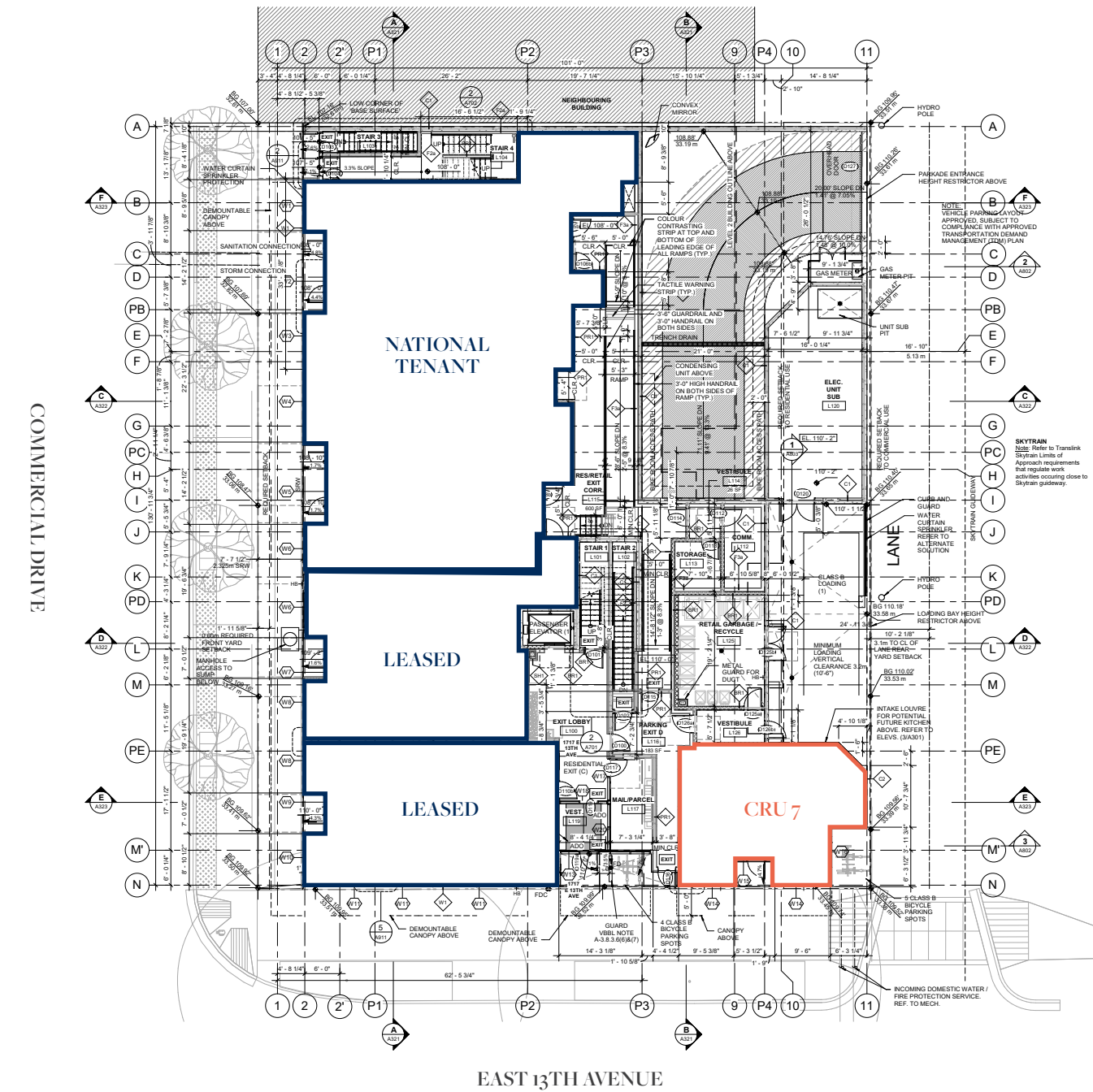
NOLO is located on the northeast corner of Commercial Drive and East 13th Avenue in Vancouver’s Grandview-Woodland neighbourhood with convenient access to Downtown Vancouver and Highway 1. This area is well serviced by multiple bus routes and is a five minute walk to the Commercial-Broadway Sky Train station. Grandview-Woodland is home to Commercial Drive, also known as “The Drive”, one of the city’s most beloved shopping, dining, and nightlife districts for locals and tourists alike. Running north to south, from approximately Venables Street to East 12th Avenue, the main commercial area of Commercial Drive is comprised of 22 blocks with over 300 retailers. Retail boutiques, cafes, pubs, restaurants, gelato shops, delis, and more are located in abundance along this lively street.

## Salient Details

|                 |  |
|-----------------|--|
| Address:        | 2886 Commercial Drive<br>Vancouver, BC V5N 0A5 |
| Available Area: | CRU 7: 700 SF*                                 |
| Zoning:         | C-2C1**  |
| Parking:        | Seven commercial stalls & two visitor stalls   |
| Available:      | Immediately                                    |



## Floor Plan



## Available Units

| CRU | Size     | Asking Rent | Additional Rent*            |
|-----|----------|-------------|-----------------------------|
| 5   | 1,151 SF | LEASED      | LEASED                      |
| 6   | 1,082 SF | LEASED      | LEASED                      |
| 7   | 700 SF   | \$52.00 PSF | \$18.00 PSF (2024 estimate) |

\*Approximate.  
\*\*Tenants are responsible for verifying permissible uses per the zoning.



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## Area Demographics

Within 2 km from the Property



81,374  
Total Population



\$119,379  
Average Household  
Income



38.8  
Median Age

## Area Tenants

- |                        |                        |                         |                        |
|------------------------|------------------------|-------------------------|------------------------|
| 1. Merci Boulangerie   | 7. McDonald's          | 13. Uncle Fatih's Pizza | 19. Safeway            |
| 2. The Burrow          | 8. Commercial Sushi    | 14. Scotiabank          | 20. St. Augustine's    |
| 3. Ay Chihuahua        | 9. Subway              | 15. Booster Juice       | 21. Jamjar Canteen     |
| 4. Toby's Liquor Store | 10. Bank of Montreal   | 16. Tim Hortons         | 22. Loku Japanese      |
| 5. Circle K            | 11. Rio Theatre        | 17. A&W                 | 23. JJ Bean            |
| 6. Quiznos             | 12. Hon's Wonton House | 18. Shoppers Drug Mart  | 24. City Avenue Market |

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