### 1195 PACIFIC BOULEVARD, VANCOUVER

HIGH-EXPOSURE STREET-FRONT RETAIL IN YALETOWN

FOR LEASE



## **Kevin Chang**

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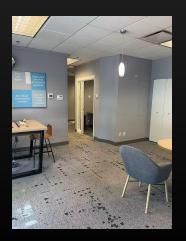
# VANHAUS

JV & Associates



#### **Prime Retail Space in Yaletown**

FIFA 2026 World Cup Canada line exit station! Prime retail space for lease at 1195 Pacific Blvd in the heart of Yaletown! High visibility corner unit with large windows, 5 rooms 1 kitchen and 1 washroom, modern interior and excellent foot traffic. Ideal for finance, wellness, medical, or service-based businesses. Steps to SkyTrain, Seawall, and restaurants.











#### **Property Highlights**



Prime Yaletown street-front retail with high visibility



Expansive windows offering strong signage opportunities & plenty of natural light



Conveniently located steps from SkyTrain and local amenities



Well-designed retail space with an efficient floor plan

#### **Salient Facts**

Size	± 1190 SQFT
Zoning	CD-1
Basic Rent	\$100/FT
Additional Rent	\$28.5/FT (2025 est.)*
Available	November 22, 2025



## **Yaletown**

Located in the heart of Yaletown, 1179 Pacific Blvd benefits from excellent foot traffic, access to public transit, and proximity to False Creek, BC Place, and the downtown core. Surrounded by high-density residential and commercial developments, this location offers a dynamic urban environment suitable for a variety of retail or service uses.

SkyTrain: Yaletown-Roundhouse Station in a 1 minute walking distance

Bus Stops: Nearby along Pacific Boulevard and Mainland Street

& Easy Access: To Cambie Bridge, Downtown, and False Creek

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