

FOR LEASE

CHROMA



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

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



Marcus & Millichap

Jack Allpress
Personal Real Estate Corporation
Senior Managing Director Investments
(604) 638-1975
JAllpress@MarcusMillichap.com

Trevor Shumka
Director
(604) 857-4712
TShumka@MarcusMillichap.com

OPPORTUNITY

Chroma, a 10-storey mixed-use development by Wave Developments, is comprised of approximately 13,000 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: 718 SF - 5,994 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 projected population growth of 16.1% from 2025–2035 within a 0.5 km radius

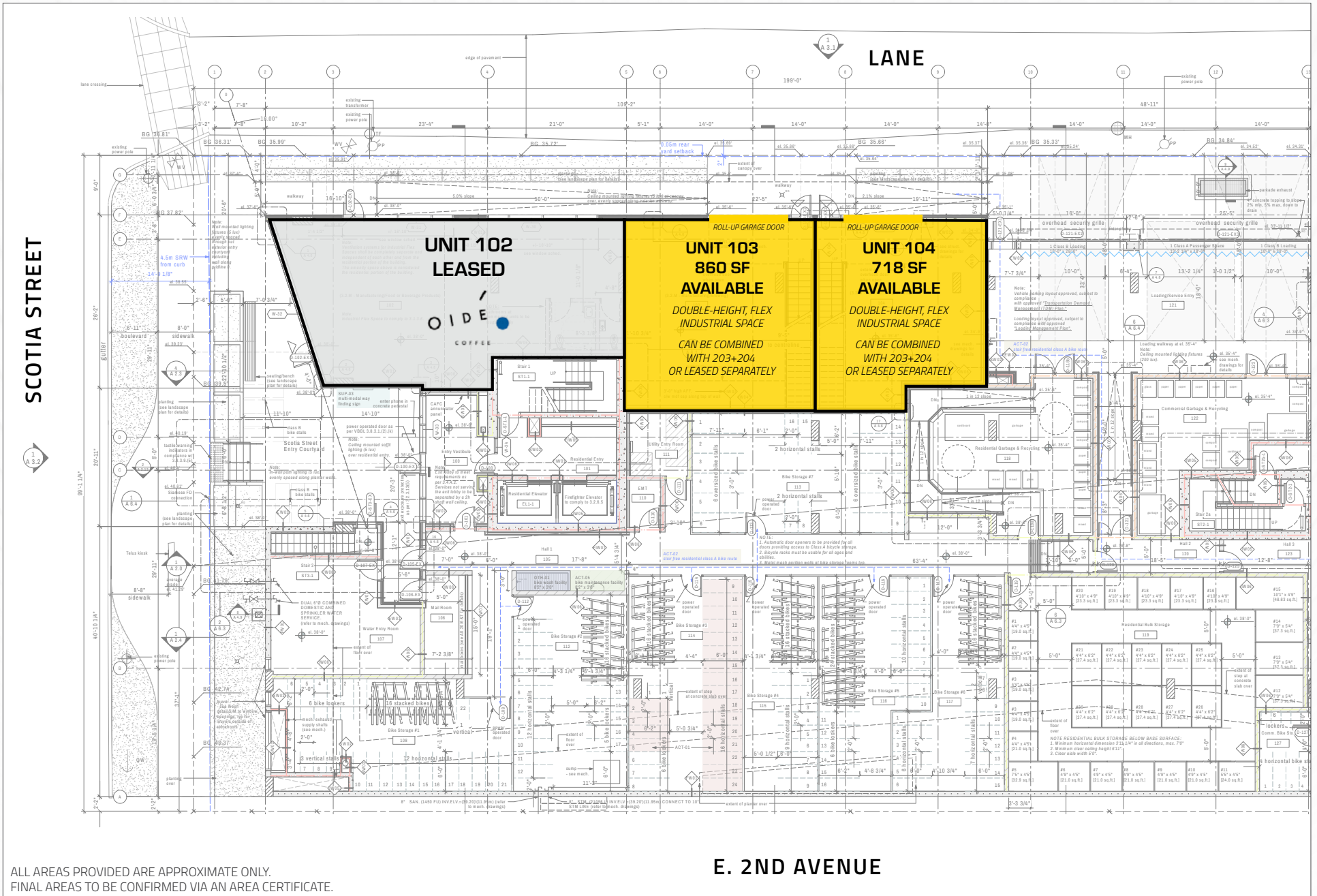


Situated directly off of Mount Pleasant's arterial road, Main Street, surrounded by unique retail, breweries, restaurants, residential growth, and major rapid transit expansion



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

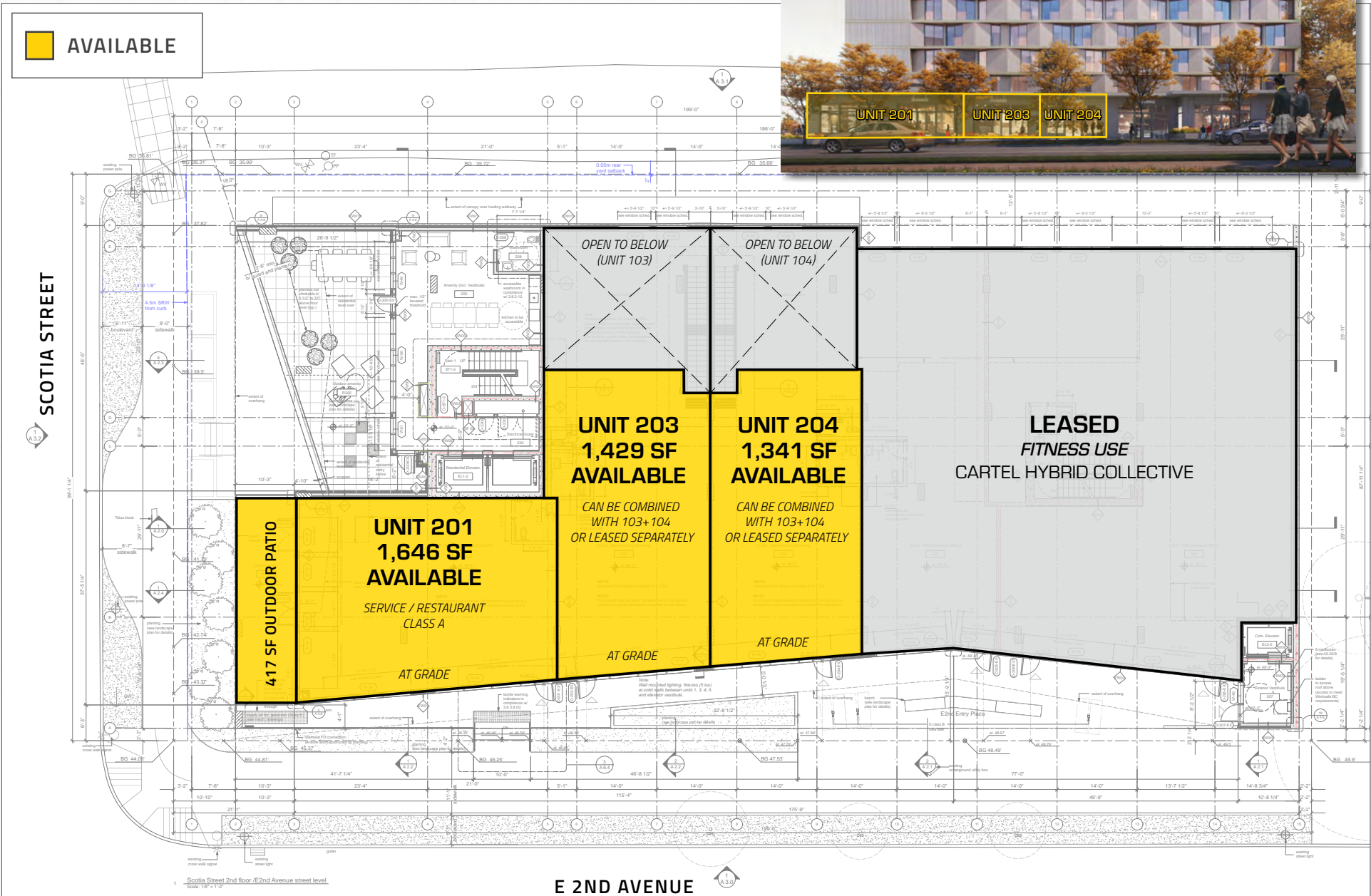
SITE PLAN LOWER LEVEL (AT GRADE WITH LANEWAY)



SITE PLAN LEVEL 2 (AT GRADE FRONTING E. 2ND AVE)



AVAILABLE



ALL AREAS PROVIDED ARE APPROXIMATE ONLY.
FINAL AREAS TO BE CONFIRMED VIA AN AREA CERTIFICATE.

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Marcus & Millichap

1100 - 1111 West Georgia
Street
Vancouver, BC V6E 4M3
T (604) 638-2121
F (604) 638-2122



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