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KEEFER HOUSE

FOR LEASE | 125 KEEFER STREET

Premier Brand New Chinatown
Retail/Restaurant-Ready Opportunity





**A new boutique landmark in
Vancouver's Chinatown.**

the opportunity.

central, connected, culturally vibrant.

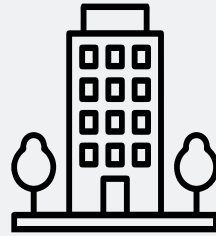
Discover a unique leasing opportunity at Keefer House, a newly completed luxury boutique hotel residence in Vancouver's historic Chinatown district. It features 58 meticulously designed guest rooms and a landmark mural, *Humanity Heals*, by artist Rory Doyle. This stand out property is operated by Kalido Hospitality Group, a visionary hospitality management firm that crafts exceptional guest experiences including sister property, Smithe House.

Offering approximately 2,831 SF (demisable) of exclusive retail/restaurant-ready space, with the potential for a dedicated rooftop bar & lounge spanning approximately 4,000 SF. Keefer House is distinguished by its modern design, prominent Keefer Street frontage, and ideal location near the vibrant retail corridor of Keefer and Main Street. Positioned in a high-traffic area surrounded by boutique retailers, popular cafes, and acclaimed restaurants including Michelin-starred and recommended spots like Kissa Tanto, Barbara, and Phnom Penh. In addition, this space benefits from exceptional transit access, just a 10-minute walk from both Stadium - Chinatown and Main Street-Science World stations.

Numerous residential developments within blocks, including 188 Keefer, the Keefer Block, Bluesky Chinatown, and the soon to come Beedie Group's 105 Keefer, in addition to the \$2B St. Paul's Hospital and Health Campus, deliver a captive local customer base steps from this exceptional opportunity.

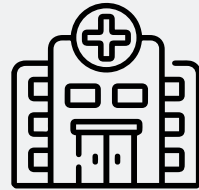
This is a rare chance to establish a standout presence in one of Vancouver's most dynamic neighborhoods.

space highlights.



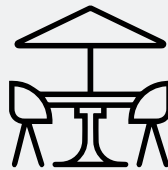
EXCEPTIONAL OPPORTUNITY

Stunning high exposure retail/restaurant-ready space within Chinatown's only luxury boutique hotel. Ideal for operators seeking a signature presence in a design-forward project.



ST. PAUL'S HOSPITAL & HEALTH CAMPUS

Strategically situated blocks from the new St. Paul's Hospital and Health Campus Project, a \$2 billion state-of-the-art hospital & campus project on 18.4 acres of land, expected to add upto 30,000 jobs in the immediate area.



OUTDOOR AREAS

Potential access to an exceptional 4,000 SF (approx.) rooftop patio and lounge, with expansive views – ideal for a rooftop bar and lounge, in addition to street level patio potential.



STRIKING DEVELOPMENT WITH EXCELLENT FRONTAGE

Large glass retail storefronts, with extensive glazing, a striking façade, and prominent frontage onto Keefer Street providing for excellent visibility.



DINING DESTINATION

Join several of Vancouver's best and most acclaimed eateries, including Bao Bei, Kissa Tanto, Barbara, Keefer Bar, Phnom Penh, Bar Gobo, among others.



KEEFER HOUSE

Landmark mural, Humanity Heals, by artist Rory Doyle



Rendering showing the final design of the new St. Paul's Hospital. (Providence Health Care)

salient facts.

Address 125 Keefer Street, Vancouver, BC

Size*
CRU 1: 683 SF
CRU 2: 2,148 SF
Total: 2,831 SF

Zoning HA-1A (Chinatown Historic Area)

Basic Rent \$45.00 PSFPA

Additional Rent \$16.00 (2024 est.)

Availability Immediately



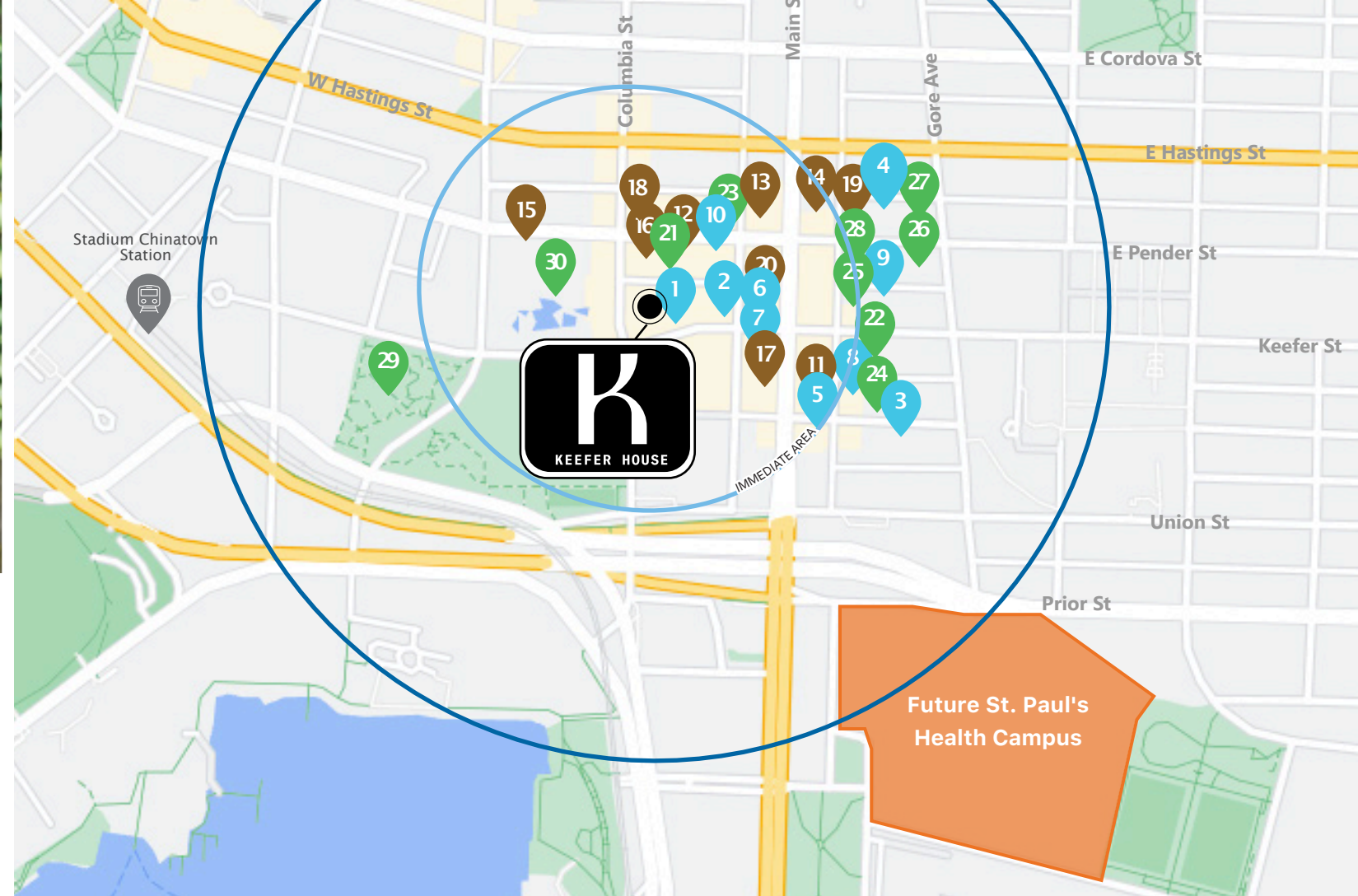
Premium Retail & Restaurant Opportunities.

*All sizes are approximate and subject to verification.



the location.

Chinatown is one of Vancouver's most exciting neighbourhoods - rich in history and filled with new and trendy places to live, work, and play. The Chinatown district is home to a stunning variety of boutique retailers, award-winning restaurants, and popular cafés and bakeries. Located on Keefer Street between Main and Gore, the Sparrow Project is steps away from several notable eateries including Bao Bei, Sai Woo, Kissa Tanto, Barbara, Propaganda Coffee, Phnom Penh and many others. At large, Chinatown has been growing rapidly over the years, with a surge of mixed-use developments, investment in the revitalization of heritage buildings and with the inflow of entrepreneurs and restaurateurs bringing their creativity and passion into the neighbourhood. 125 Keefer Street is strategically situated in very close proximity to \$2.2 billion St. Paul's Hospital and Health Campus which will trigger a strong influx of employment and development in the immediate area for many years to come. With the proposed future St. Paul's Hospital located just blocks to the south and several boutique developments slated for the coming years, this unique opportunity is strategically located in one of Vancouver's most dynamic neighborhoods.



surrounding amenities.

DINING + COCKTAILS

1. The Keeper Bar
2. Bao Bei
3. Phnom Penh
4. Kissa Tanto
5. Fiorino
6. MILA
7. Juke Fried Chicken
8. Fat Mao Noodles
9. Laowai
10. Sai Woo

COFFEE + CASUAL FARE

11. Matchstick
12. New Town Bakery
13. Pizza Coming Soon
14. Propaganda Coffee
15. Kouign Café
16. Chinatown BBQ
17. DALINA
18. Between 2 Buns Burgers
19. Mello
20. Virtuous Pie

SHOPPING & SERVICES

21. Montauk Sofa
22. Eastside Boxing Club
23. Ai & Om
24. Treasure Green Tea Company
25. Naturally Urban
26. Diaz Combat Sports
27. Team Hybridtraining
28. Vegan Supply Chinatown
29. Andy Livingstone
30. Dr. Sun Yat-Sen Classical Chinese Garden



96 WALK SCORE
Very Walkable

81 TRANSIT SCORE
Excellent Transit

97 BIKE SCORE
Biker's Paradise

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Contact Us

ROBERT THAM

604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC

604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA

604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC

604.609.0882 Ext. 226
marc@corbelcommercial.com