

RETAIL SPACE

FOR LEASE

3003 GRANDVIEW
HIGHWAY

Vancouver, BC V5M 2E4



3003 GRANDVIEW HIGHWAY

PREMIER RETAIL SPACE IN EAST VANCOUVER

A rare chance to establish a flagship presence in East Vancouver's thriving retail corridor.

PROPERTY OVERVIEW

Size: 21,510 SF

Ceiling Height: 22'2"

Availability: October 1, 2027

Parking:

- Abundant free parking to accommodate both staff and visitors

Loading:

- Exclusive rear loading dock and door
- Shared grade-level loading with neighboring tenant

Open Retail Layout:

Expansive, flexible floor plan with wide column spacing, ideal for a variety of retail or showroom concepts.

Prominent Storefront:

Double entry doors and excellent street visibility.

Back-of-House Functionality:

Includes a receiving area with dock and grade-level loading access for efficient operations.

Built-in Amenities:

Two washrooms, staff room, and an electrical room already in place.

Versatility:

Clear span design allows for custom tenant improvements and efficient space planning.

Convenient Access:

Rear service corridor and direct access for customers from the main entrance.

THE OPPORTUNITY

We're looking for a tenant that:

- Complements the high-traffic, service-oriented retail environment
- Strengthens the retail mix with a strong brand presence
- Offers a destination-driven experience or essential services

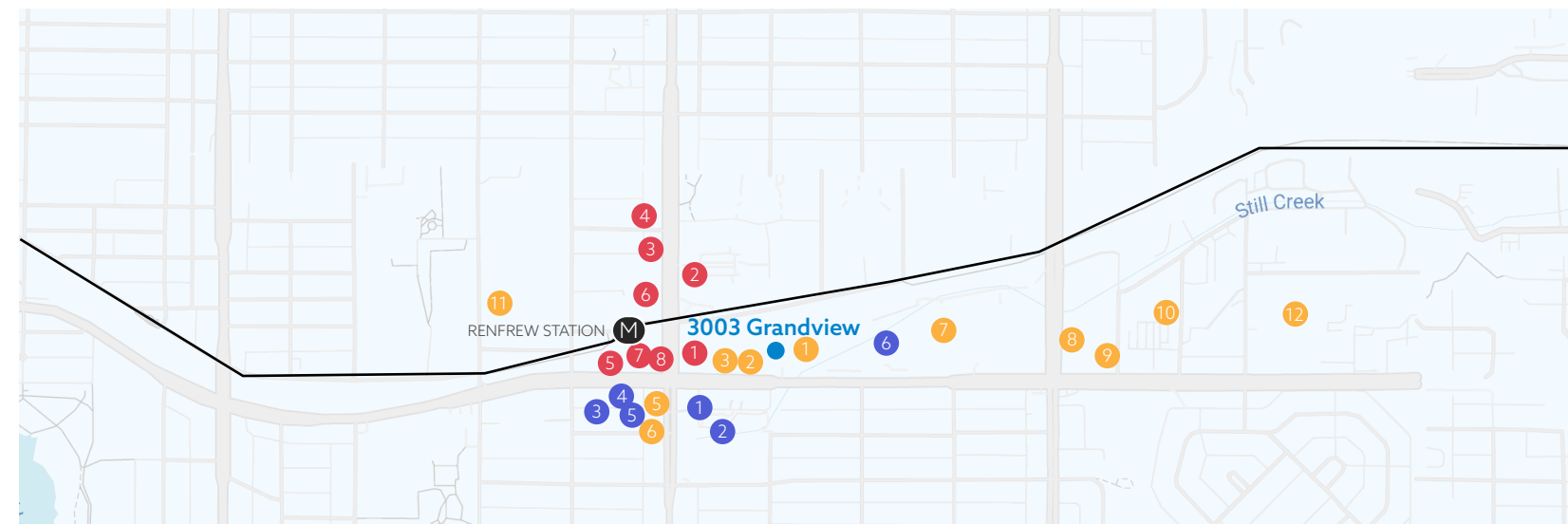


3003 Grandview offers exceptional visibility and accessibility in one of Vancouver's most dynamic retail corridors.

LOCATION HIGHLIGHTS:

- High daily traffic volumes
- Immediate access to major arterial routes
- Close proximity to SkyTrain

ANCHORED BY:



NEARBY AMENITIES

STORES

- | | |
|--------------------------|----------------------------|
| 1 Tisol | 7 Real Canadian Superstore |
| 2 The Brick | 8 Trail Appliances |
| 3 JR Furniture | 9 EQ3 Vancouver |
| 4 Biktrix Electric Bikes | 10 Canadian Tire |
| 5 Sleep Country | 11 RONA+ |
| 6 The Connection Games | 12 Walmart |

CONVENIENCE

- | | |
|--------------------|-----------------------|
| 1 TD Canada Trust | 4 Joanna Hair Design |
| 2 Chevron | 5 U-Haul |
| 3 Return-It Centre | 6 On-Side Restoration |

RESTAURANTS

- 1 McDonald's
- 2 Starbucks
- 3 Firehouse Subs
- 4 Trees Organic
- 5 Prince Seafood Restaurant
- 6 Tim Hortons
- 7 Cafe Episode
- 8 Sushi Moon

TRANSIT

- M Millennium Line

Unit 3003

Rentable Area: 21,510 SF



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E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



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