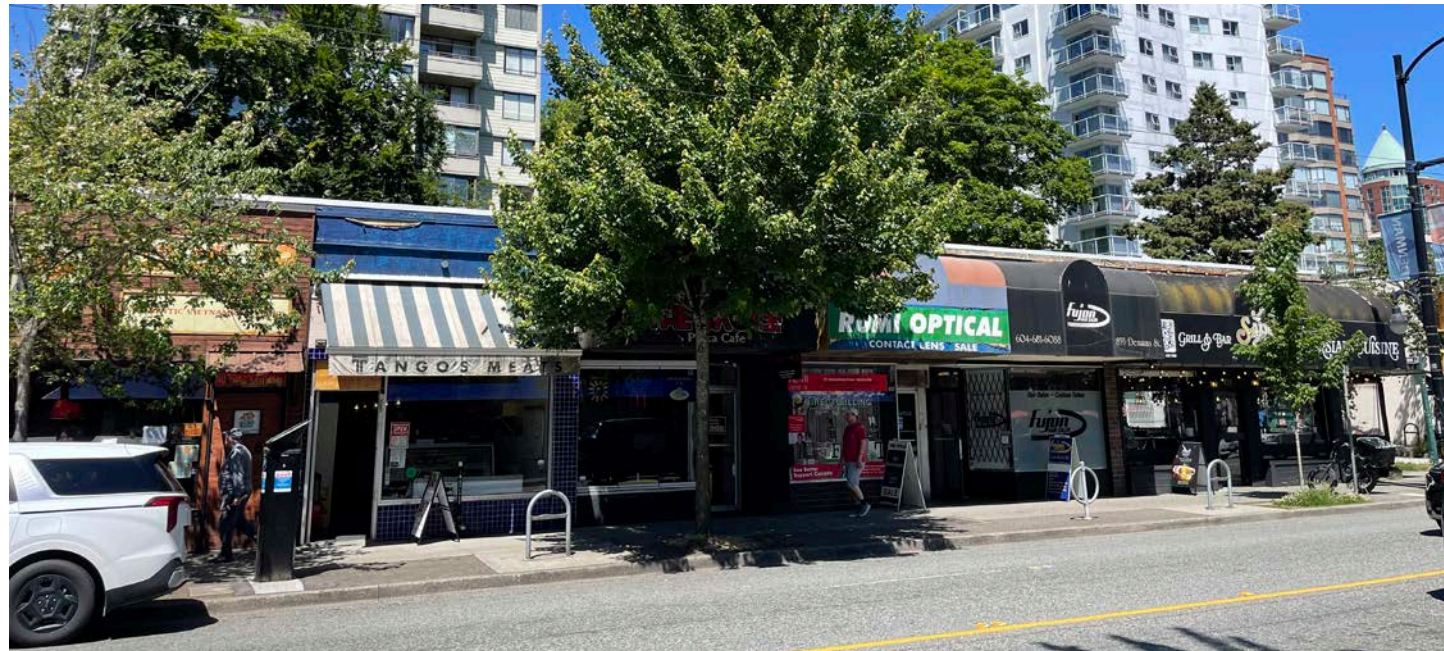




# For Lease West End Retail Opportunity

865 Denman Street, Vancouver, BC

Marcus & Millichap



### Opportunity Overview

Prime opportunity to lease retail space in a well positioned unit in the heart of Denman Village, Vancouver's West End's "main street". The surrounding trade area draws a great mix of national and local retailers, restaurants, and cafes, with neighbouring tenants including Shoppers Drug Mart, BC Liquor Store, Royal Bank, Breka Bakery, and Kinyo. Denman Village stretches along Denman Street within the West End neighbourhood, catering to a loyal customer base that supports everything from gourmet food markets to independent boutiques, making it an ideal location for a wide range of retail concepts.

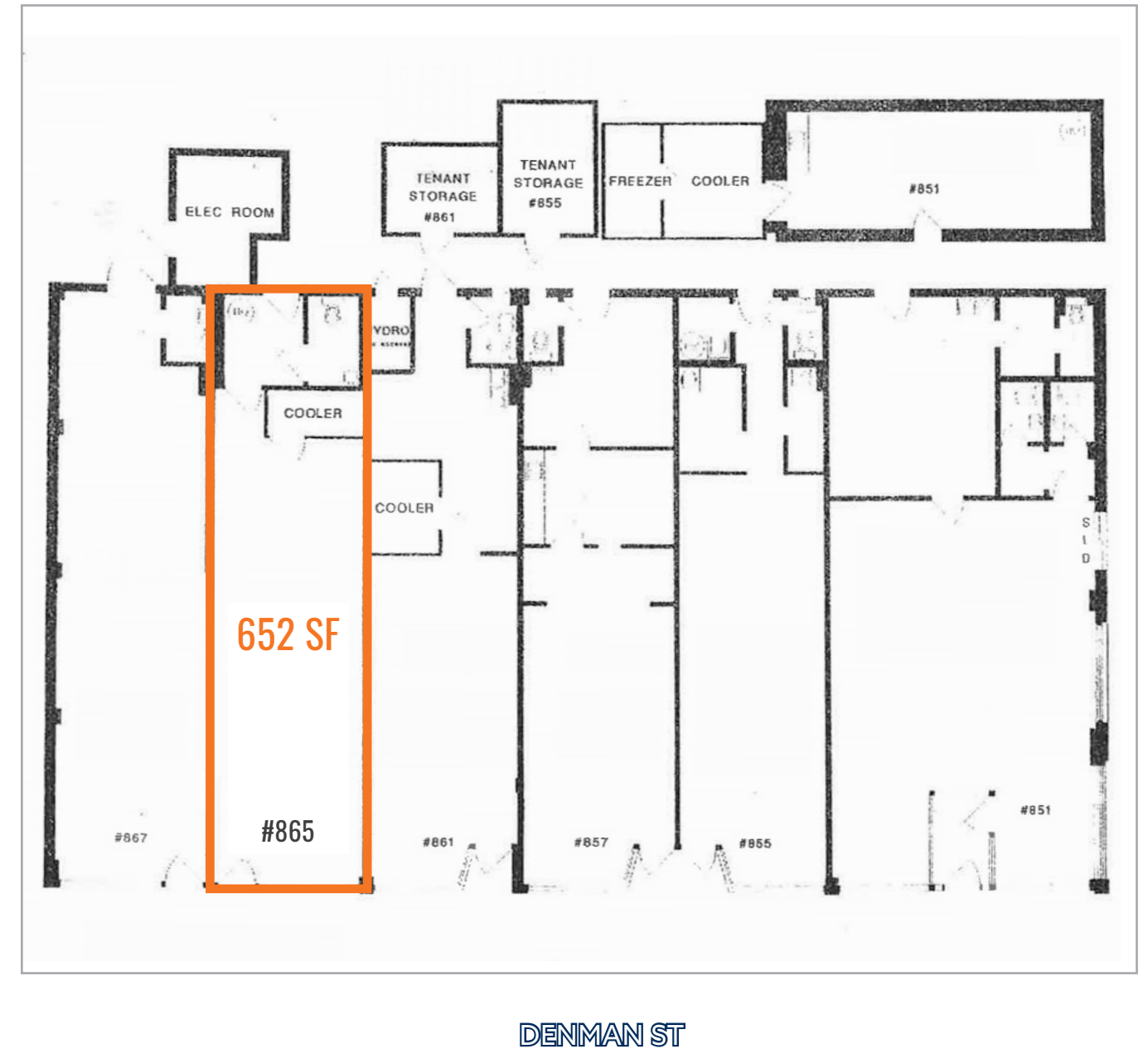
### Salient Details

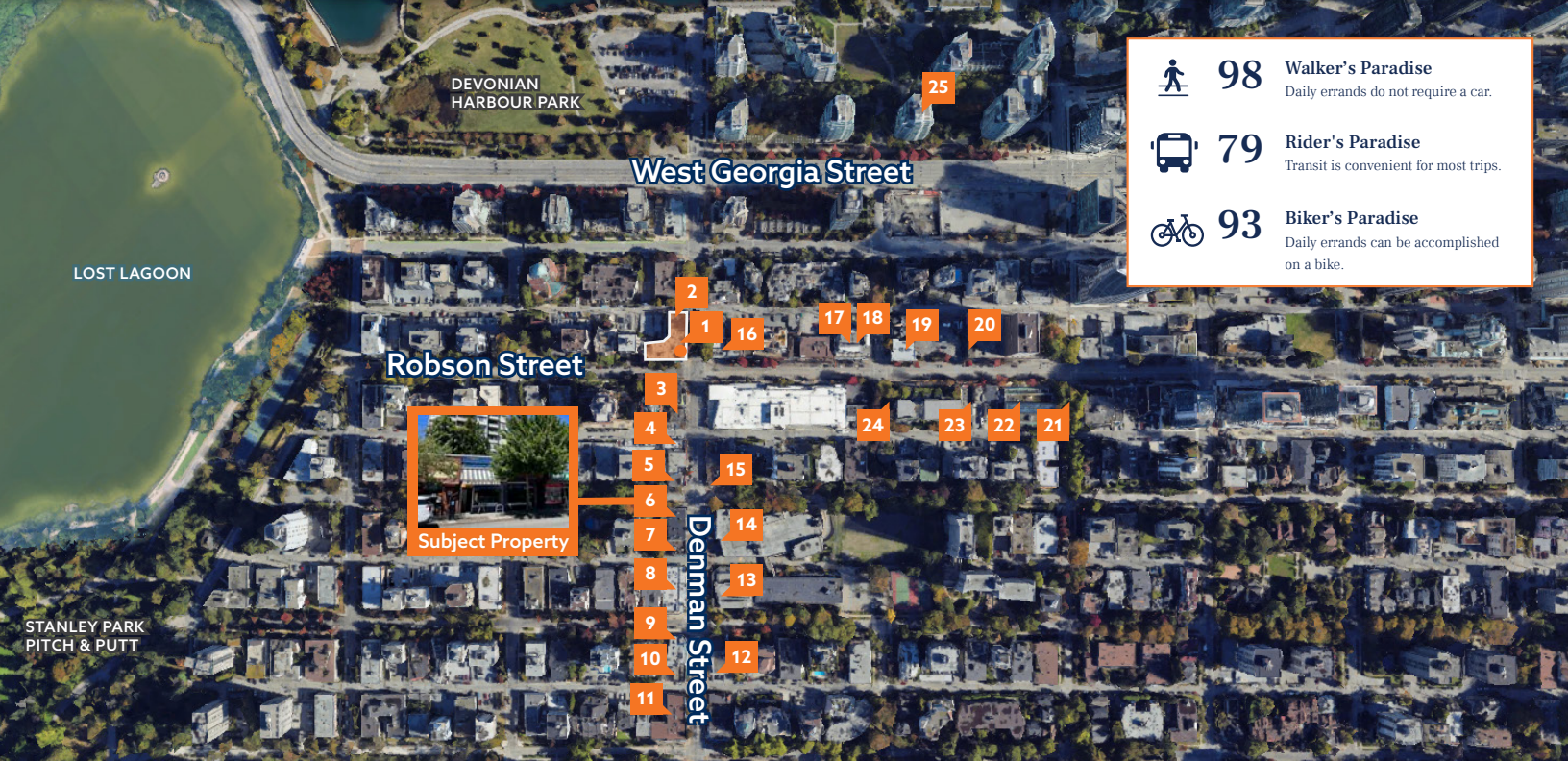
Address:	865 Denman Street, Vancouver, BC
Strata Lot Area:	652 SF*
Asking Rent:	\$80.00 PSF
Additional Rent:	\$31.92 PSF (2026 Estimate)**
Zoning:	C-5***
Available:	November 1st, 2026

\*Subject to change and measurement  
 \*\*Approximate and subject to change from time to time  
 \*\*\*Tenant is responsible for verifying permissible uses as per the zoning



### Floor Plan





	<b>98</b>	<b>Walker's Paradise</b> Daily errands do not require a car.
	<b>79</b>	<b>Rider's Paradise</b> Transit is convenient for most trips.
	<b>93</b>	<b>Biker's Paradise</b> Daily errands can be accomplished on a bike.

## Neighbourhood Tenants

- |                                   |                                  |  |
|-----------------------------------|----------------------------------|--|
| 1. Tavola                         | 10. Jungle Room                  | 19. Canadian College Student Residence/ Apartments |
| 2. Nook                           | 11. Peaked Pies                  | 20. Whole Foods Market                             |
| 3. Breka Bakery & Café Denman     | 12. BMO Bank of Montreal         | 21. Saku   |
| 4. Zakkushi on Denman             | 13. King George Secondary School | 22. Robson Public Market                           |
| 5. Milano Espresso Bar            | 14. West End Community Centre    | 23. Hongdae Pocha Korean BBQ                       |
| 6. Damso Modern Korean Restaurant | 15. Oxygen Yoga and Fitness      | 24. Guu with Garlic                                |
| 7. Kingyo Izakaya                 | 16. Kintaro Ramen                | 25. Bayshore Towers                                |
| 8. Denman Athletics               | 17. Nero Waffle Bar              |  |
| 9. RBC Royal Bank                 | 18. McDonalds                    |  |

## Contact Information

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\*Personal Real Estate Corporation

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