

FOR LEASE

874 GRANVILLE STREET
VANCOUVER, BC

GRANVILLE STREET RETAIL
OPPORTUNITY



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Marcus & Millichap

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LOCATION

The property is situated on the prime 800 Block of Granville Street providing an excellent location in Vancouver's downtown core. This area of Granville Street is part of the shopping and entertainment district with neighbouring tenants such as Adidas, Brandy Melville, Urban Outfitters, Zumies, Indigo, Nordstrom, The Bay and Top Shop. The property is just steps to Pacific Centre Shopping Mall (±1 million sq. ft. enclosed mall) and both the Canada Line and Expo line SkyTrain stations.

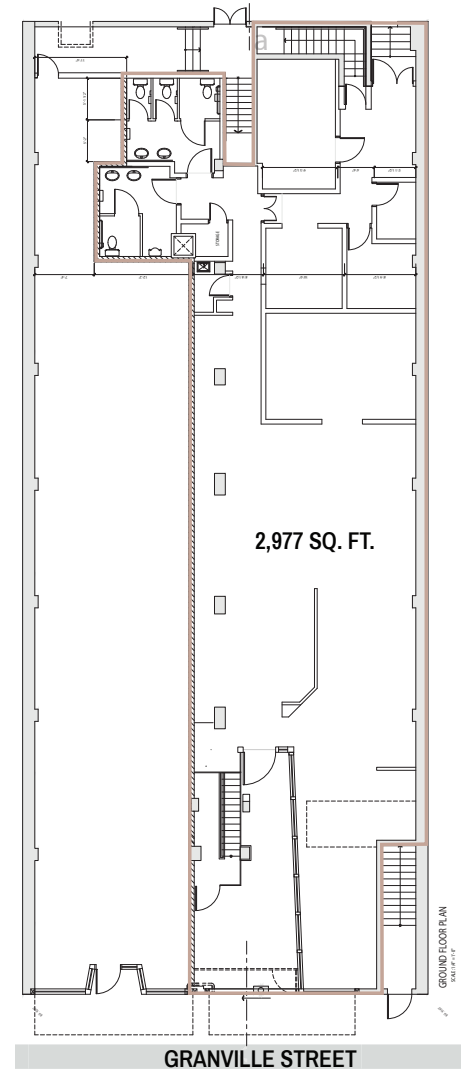
The retail space at 874 Granville Street boasts excellent exposure onto Granville Street with superb signage potential. Many of the city's bus lines transit through Granville, making it a main thoroughfare for the city.

SALIENT DETAILS

Municipal Address:	874 Granville Street, Vancouver, BC
Size:	2,977 SF
Net Rent:	\$65.00 PSF
Additional Rent:	\$33.00 PSF (2022 estimate)
Availability:	Immediately
Zoning*	DD

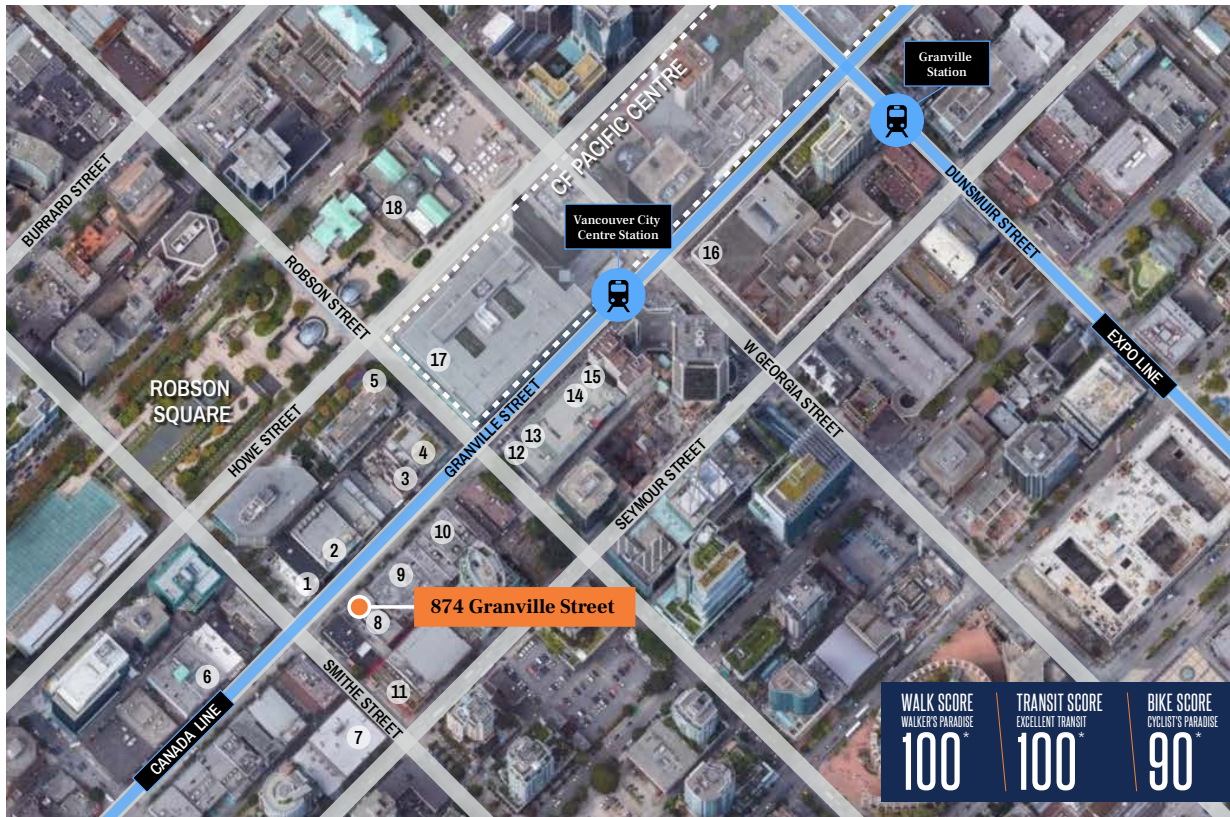
* Tenant is responsible for verifying permissible uses as per the zoning.

FLOOR PLAN



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LEGEND

- | | | | |
|---------------------------|---------------------------------------|---------------------------|---------------------------|
| 1. McDonald's | 5. Sport Chek | 9. Adidas Originals Store | 14. Helly Hansen |
| 2. The Rec Room Granville | 6. Zumies | 10. Urban Outfitters | 15. Sleep Country Canada |
| 3. Burger King | 7. Staples Print & Marketing Services | 11. The Orpheum | 16. Hudson's Bay |
| 4. Old Navy | 8. Brandy Melville | 12. Best Buy | 17. Nordstrom |
| | | 13. The North Face Store | 18. Vancouver Art Gallery |



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