

FOR LEASE

SOUTH GRANVILLE
FLAGSHIP RETAIL OPPORTUNITY



3022 GRANVILLE STREET, VANCOUVER

CBRE



PRIME SOUTH GRANVILLE RETAIL OPPORTUNITY

Opportunity to lease 3022 Granville Street - a 2,962 SF commercial building located along Vancouver's South Granville commercial corridor, just off West 14th Avenue.

Formerly occupied by a financial institution, this bright and open unit is ideally suited for financial or similar uses, general retail, furniture stores, beauty/wellness salons, and more. This opportunity features floor to ceiling glazing, high-visibility signage opportunities, two washrooms, staff area with kitchenette, ample storage, and surface parking in the rear of the building.

THE DETAILS

AREA

Ground	1,999 SF
Second	963 SF
Total	2,962 SF

ZONING

C-3A Commercial

AVAILABILITY

Contact agents

PARKING

Surface parking at rear of building


ADDITIONAL RENT


\$30.49 PSF (est.) + 7% (of base rent) management fee


ASKING NET RENT

Contact agents

FEATURES

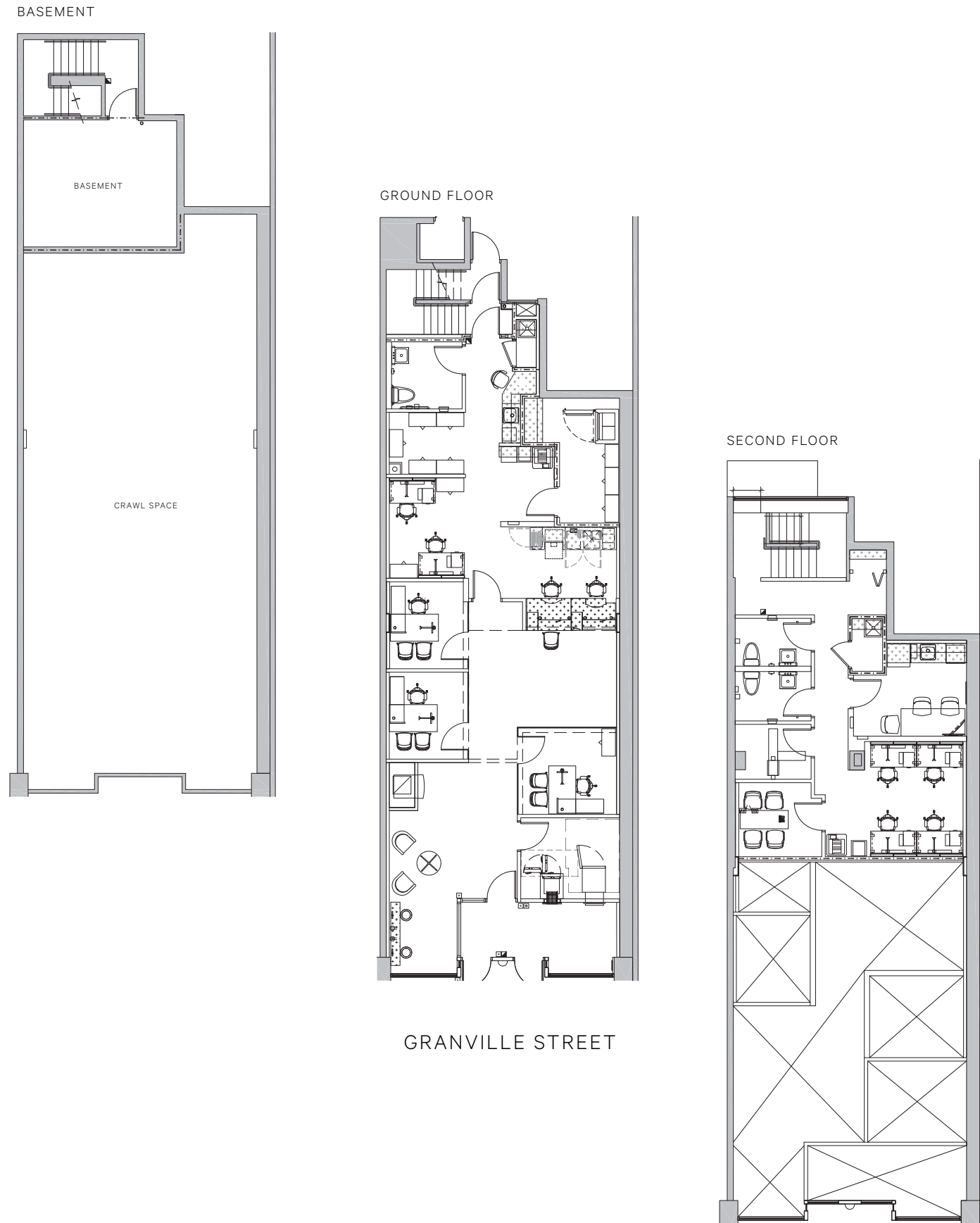
 Located along major thoroughfare, just minutes to/from the future Granville-Broadway station

 Expansive glazing with multiple signage opportunities

 Ample surface parking at the rear of the building



Floor plan not to scale. Subject to verification.
Space may not be delivered as-built.



UNIT LAYOUT





THE LOCATION

3022 Granville Street is ideally situated in the heart of the South Granville shopping district. Nestled along the Granville corridor, the property is surrounded by an eclectic mix of high-end boutiques, home decor stores, art galleries, and popular dining spots. This vibrant retail strip attracts steady foot traffic and offers strong visibility and is known for its stylish character and cultural appeal, with nearby landmarks such as the Stanley Theatre, and access to nearby parks. Just a few blocks to/from the future Broadway-Granville Station, the Subject Property is highly walkable, bike-friendly, and well-served by transit, this location offers a unique blend of urban convenience and a sophisticated vibe.

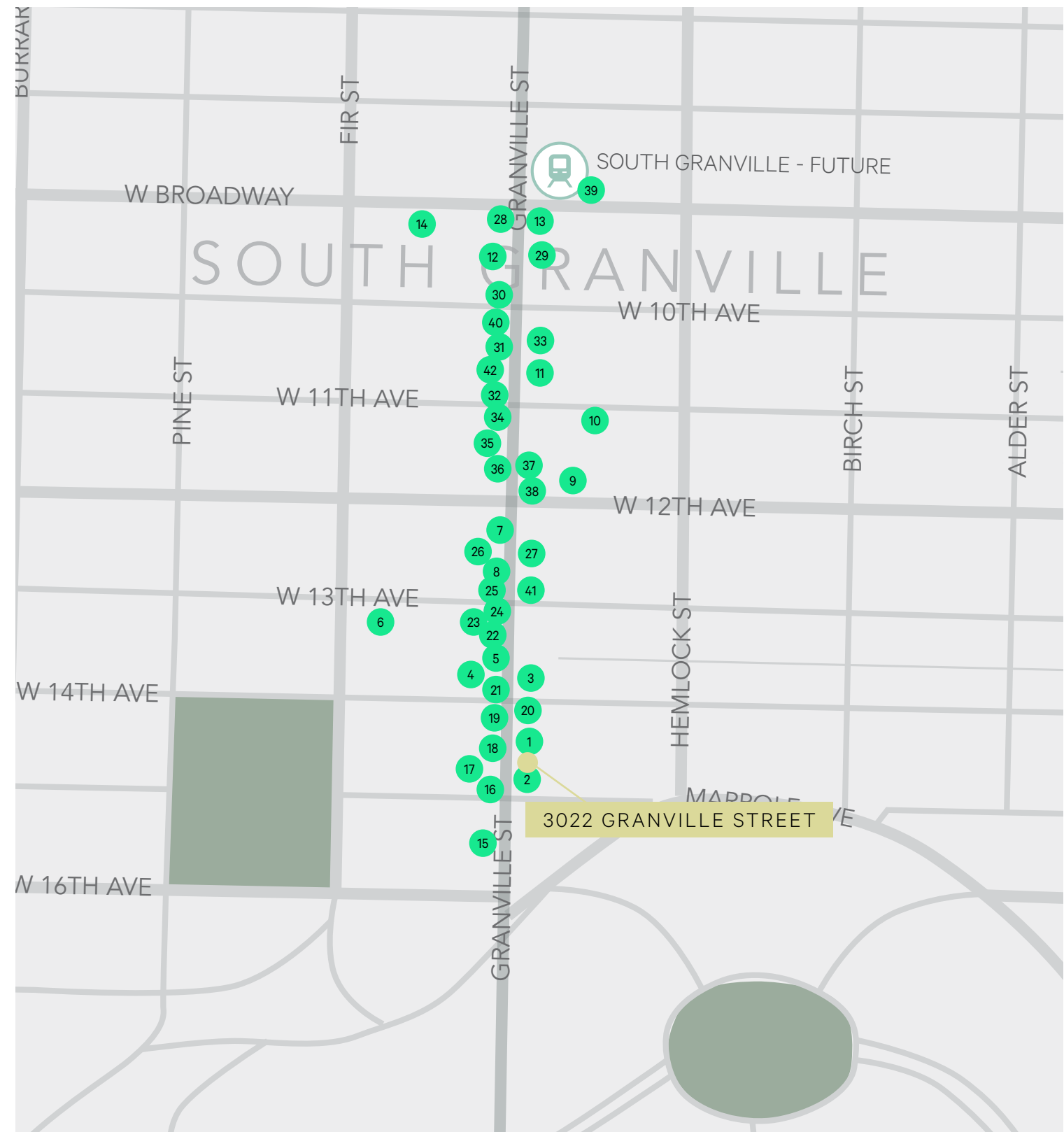


CAFES & RESTAURANTS



SHOPPING

- | | | |
|----------------------------|---------------------------|-------------------------------|
| 1 Breakfast Table | 15 Turnabout | 29 EQ3 |
| 2 Small Victory Bakery | 16 King Living | 30 Restoration Hardware |
| 3 Bin4 Burger Lounge | 17 L'Occitane en Provence | 31 Free People |
| 4 Bean Around the World | 18 Max Mara | 32 ECCO |
| 5 Caffe Barney | 19 Silk & Snow | 33 Ashia Mode |
| 6 The Stable House Bistro | 20 Meinhardt Fine Foods | 34 Ming Wo Cookware |
| 7 Nero Belgian Waffle Bar | 21 Le Creuset | 35 Eileen Fisher |
| 8 Saba Foods | 22 Urban Barn | 36 James Perse |
| 9 Gary's | 23 West Elm | 37 Boboli |
| 10 Mazahr Lebanese Kitchen | 24 Williams-Sonoma | 38 Bacci's |
| 11 Mangia's Sandwiches | 25 The Latest Scoop | 39 Future Loblaws City Market |
| 12 Starbucks | 26 Fable | 40 Lazzone Furniture |
| 13 Blenz Coffee | 27 Caposhie | 41 Shoppers Drug Mart |
| 14 JINYA Ramen Bar | 28 Indigo | 42 SoftMoc |



WALK SCORE
96



TRANSIT SCORE
71



BIKE SCORE
76

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