



For Lease | Prime Downtown Vancouver Retail Space

455 Granville Street, Vancouver, BC

Marcus & Millichap



Opportunity Overview

Prime opportunity to lease retail space located on Granville Street, between West Hastings and West Pender Streets, in downtown Vancouver's Central Business District. The property is just steps away from premier hotels, office towers, top-rated restaurants, retailers, and CF Pacific Centre. This location benefits from high foot traffic year round and is one block from Waterfront Station, downtown Vancouver's main transit hub, which provides connectivity to all transit lines.

Salient Details

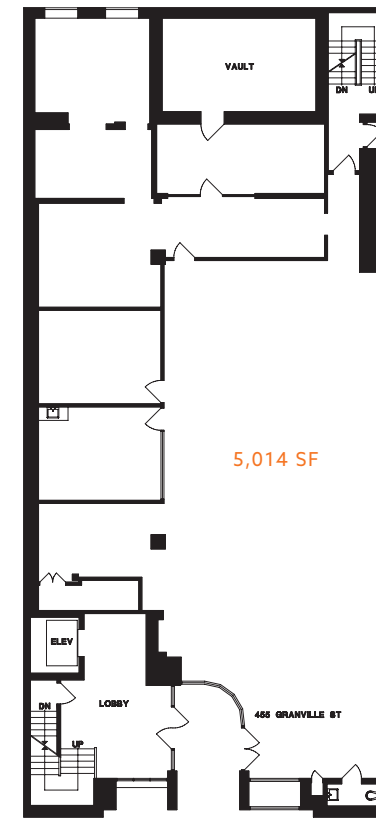
Available Area:	Ground: 5,014 SF
	Mezzanine: 2,000 SF
	Total: 7,014 SF
Asking Rent:	Contact Listing Agents
Additional Rent:	\$17.38 PSF (2025 estimate)*
Zoning:	DD**
Ceiling Heights:	~22 F (Ground Floor)
Available:	January 2026

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



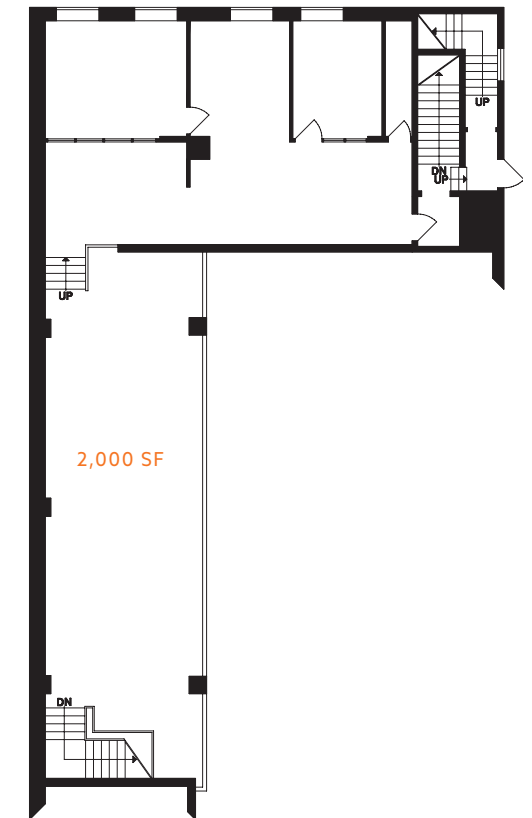
Floor Plan

Ground



GRANVILLE STREET

Mezzanine



Property Highlights



Located within close proximity to the Vancouver Convention Centre, Canada Place Cruise Ship Terminal, Vancouver Harbour Flight Centre, Helijet Terminal, SFU Beedie School of Business, as well as many premier hotels, top-rated restaurants, and retailers.



Conveniently located beside the Waterfront Canada Line Station and one block from the Waterfront Station transit hub - with the Expo and Canada Lines, the SeaBus, and the West Coast Express all connecting at this location.



Situated within a block from CF Pacific Centre, a landmark shopping centre stretching three city blocks, home to flagship stores for Holt Renfrew, Hudson's Bay, Harry Rosen, Canada Goose, and Lucid Motors.



Exceptional street level exposure and signage opportunities.



Stanley Park

WEST END

ALBERNI STREET
 BALENCIAGA HUBLOT BURBERRY
 Cartier HUBLOT IWC
 JIMMY CHOO LV MONTBLANC PRADA
 ROLEX SAINT LAURENT TIFFANY & CO.
 TORY BURCH VACHERON CONSTANTIN Van Cleef & Arpels

ROBSON STREET
 aerie ARITZIA ATHLETA ARC'TERYX
 BAILEY NELSON BANANA REPUBLIC B. BURTON COS
 Foot Locker Indigo JD LADTREE
 lululemon MUJI 無印良品 NB
 PAUL SEPHORA ZARA

COAL HARBOUR

The Westin Bayshore

Shangri-La Paradox

CENTRAL BUSINESS DISTRICT

Burrard

Fairmont Hotel Vancouver

Hyatt Regency

Azur Hotel

Fairmont Pacific Rim

Rosewood Hotel Georgia

Hotel Le Soleil

Vancouver Convention Centre West

Vancouver City Centre

HORNBY ST

Exchange Hotel

Auberge Hotel

HUDSON'S BAY

Granville

HOLT RENFREW

CF PACIFIC CENTRE
 alo apple ARITZIA B. BURTON CANADA GOOSE
 CLUB MONACO dyson H&M HARRY ROSEN
 kate spade lululemon LUCID
 MaxMara MICHAEL KORS SEPHORA
 STEVE MADDEN TUMI VICTORIA'S SECRET

Waterfront

Fairmont Waterfront

Pan Pacific Hotel

Vancouver Convention Centre East

Delta Hotel

Waterfront Station

2024 Demographics
 within 1km from the Property
Average Household Income: \$126,236
Total Population: 49,566 (19.7% increase from 2019)
Median Age: 36.6

Contact Information

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