

FOR LEASE

premium retail & office space

WEST 68TH AVENUE & GRANVILLE STREET, VANCOUVER, BC



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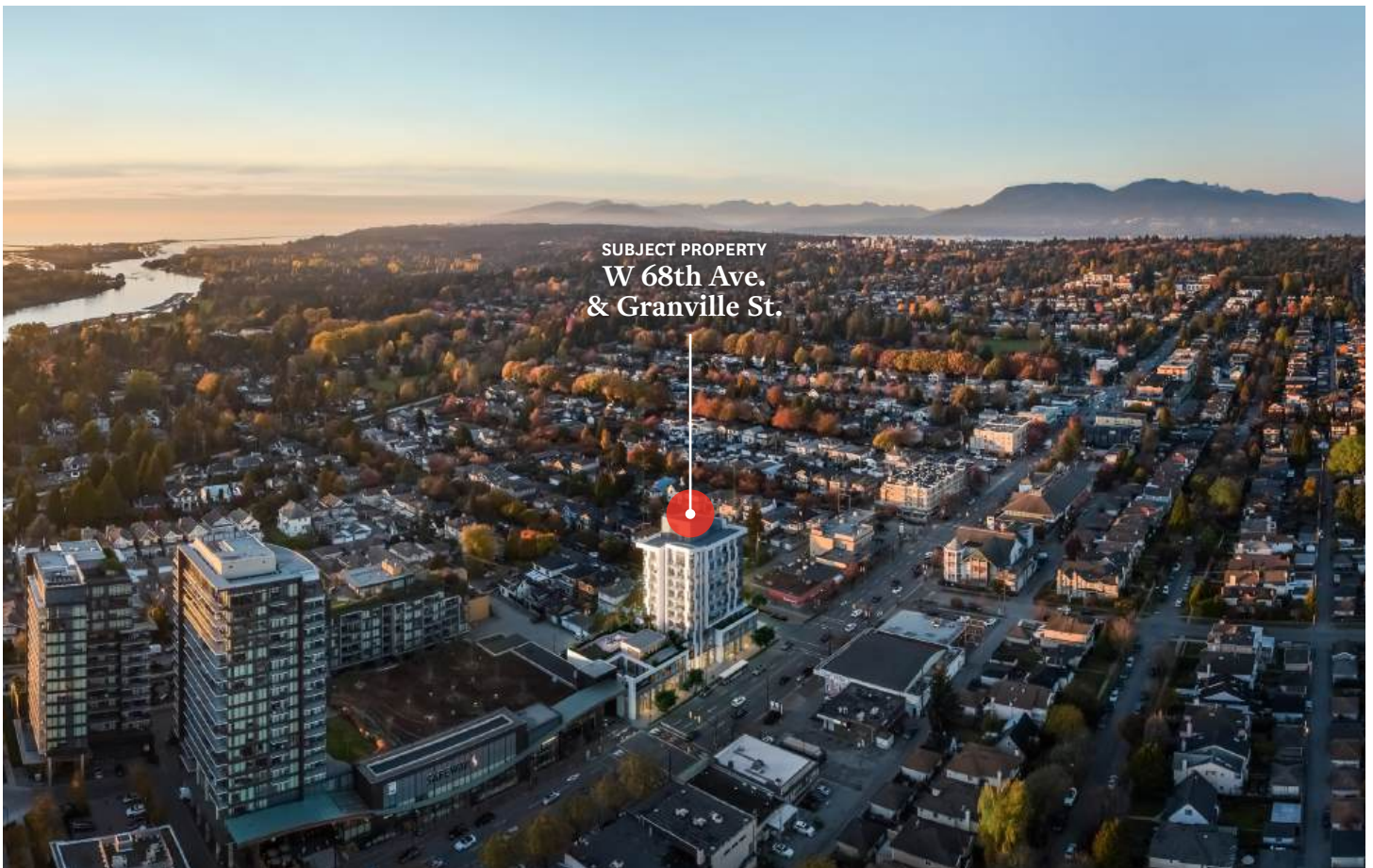
rennie

the opportunity

W68 by Westland Living provides an exceptional opportunity to lease brand new office or retail space in the heart of Marpole, Vancouver. W68 is a premier mixed-use development featuring a collection of 64 residential units, 10 office units, and 8 retail units, with an estimated completion in Q2 2025.

LOCATION OVERVIEW

Prominently located along Granville Street, W68 is conveniently accessible from all other areas of Vancouver and is just minutes from Richmond, while providing exceptional street front exposure. Enjoy ease of accessibility to Vancouver International Airport, Marine Gateway, Rapid Transit, and plethora of amenities within Marpole. W68 is strategically located to benefit from the further growth of development in Marpole, which is anticipated to further enhance the live and work capabilities in the immediate vicinity.



ADDRESS

8415 Granville Street, Vancouver

DELIVERY DATE

Q2 2025

CURRENT ZONING

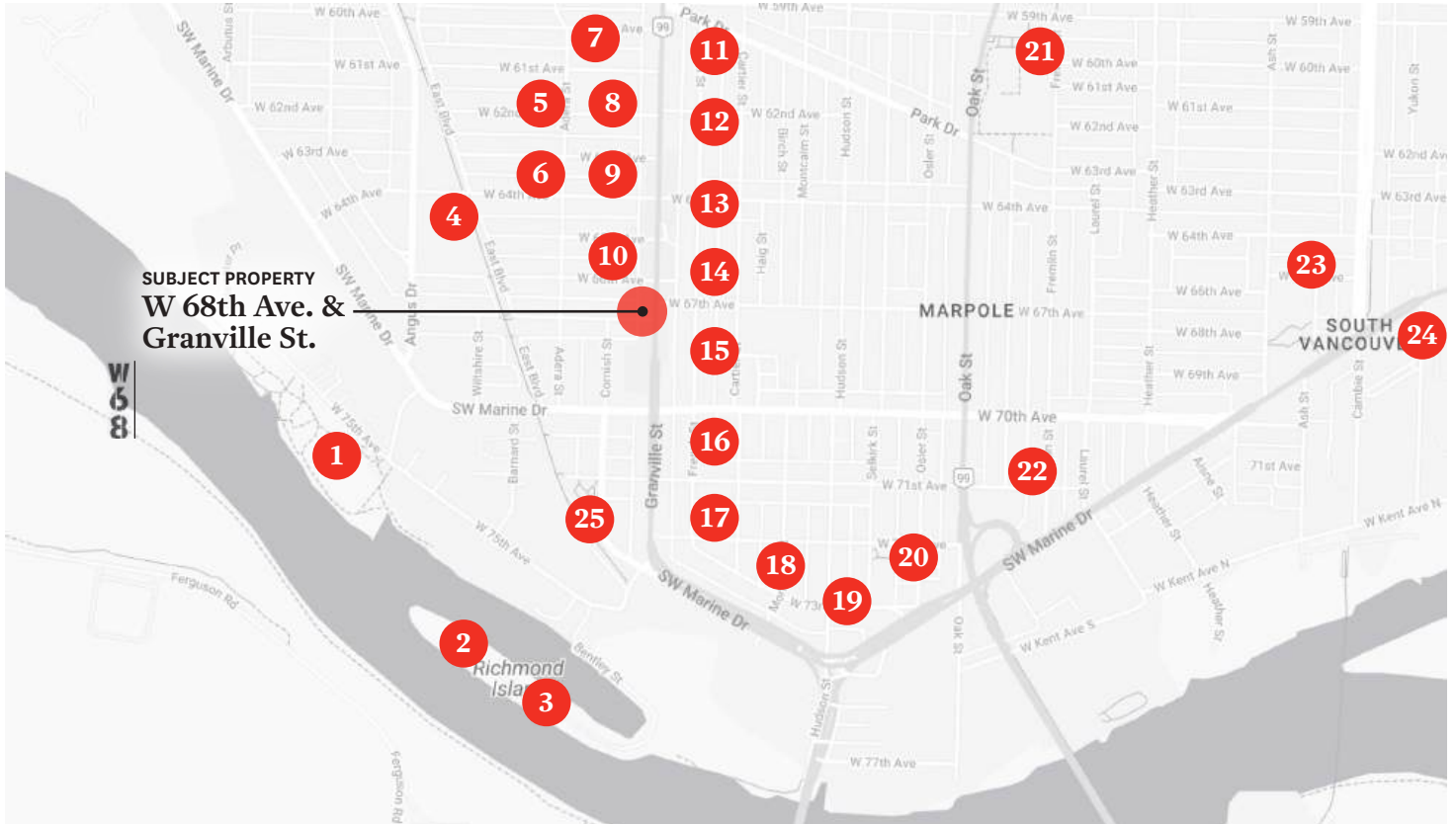
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PARKING

Underground Parking Available



site area



WALK SCORE

 **96/100 Walker's Paradise**
Daily errands do not require a car.

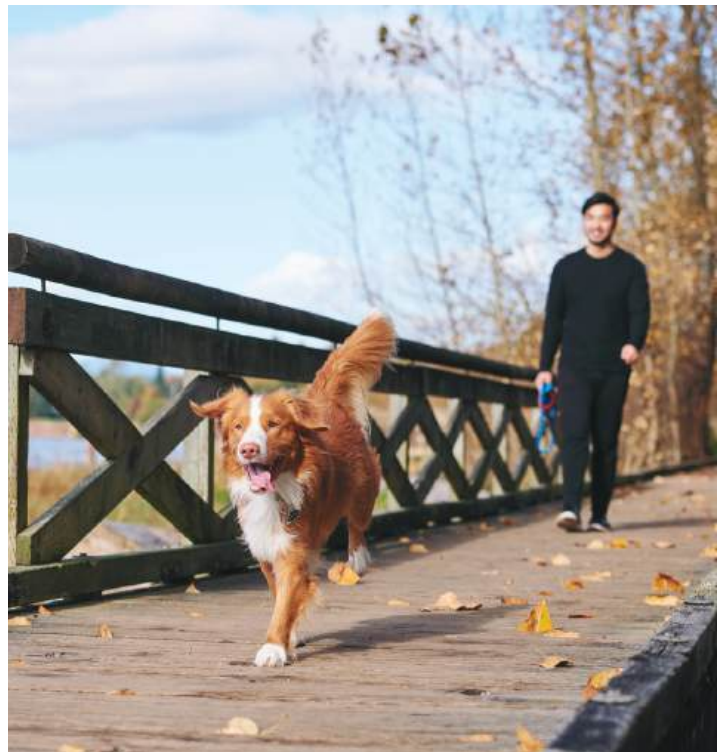
 **56/100 Good-Transit**
Transit is convenient for most trips.

 **86/100 Very Bikeable**
Biking is convenient for most trips.

NEARBY AMENITIES

- | | | |
|-------------------------------|-------------------------------------|--|
| 1. Fraser River Park | 10. Talay Thai Restaurant | 19. Cafe de l'Orangerie |
| 2. Milltown Marina & Boatyard | 11. Snackshot | 20. Wick's Cafe |
| 3. Milltown Bar & Grill | 12. Sushi King House | 21. Oak Park |
| 4. Riverview Park | 13. Red Star Seafood Restaurant | 22. Eburne Park |
| 5. Sushi har Shu | 14. Wang's Taiwan Beef Noodle House | 23. Ash Park |
| 6. Sushi Wow | 15. Jasmine Flower Shanghai Cuisine | 24. Skytrain - Canada Line
Marine Drive Station |
| 7. Shannon Park | 16. Cafe Mai-Mai | 25. William Mackie Park |
| 8. Mr. Mustache Bubble Tea | 17. Ikura Sushi | |
| 9. Bing & Noodle World | 18. Marpole Park | |

area demographics



7,797

HOUSEHOLDS
within a 1km radius

210,219

POPULATION
within a 5km radius

7.6%

POPULATION GROWTH
2020-2025
within a 3km radius

\$139,749

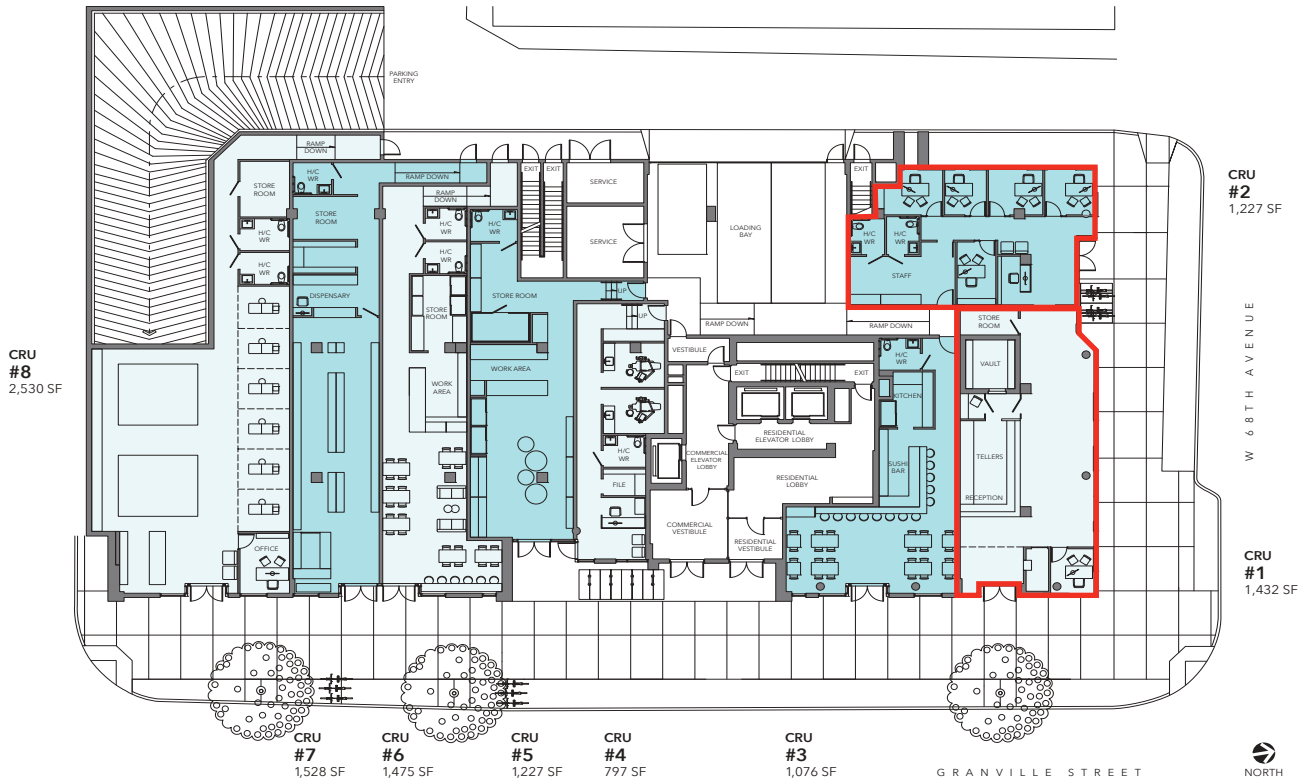
AVERAGE HOUSEHOLD
INCOME
within a 5km radius

Source: Environics Analytics



retail | level 1

UNIT	SIZE	BASIC RENT	ADDITIONAL RENT*
CRU 1 & 2	2,659 SF	Contact Listing Agent	\$17 PSF



office | level 2

UNIT	SIZE	BASIC RENT	ADDITIONAL RENT*
210	1,033 SF	\$50.00 PSF	\$17 PSF
220	1,582 SF	\$50.00 PFS	\$17 PSF
230	2,110 SF	\$45.00 PFS	\$17 PSF
250	710 SF	\$50.00 PSF	\$17 PSF
270	2,616 SF	\$45.00 PSF	\$17 PSF
280	1,496 SF	\$50.00 PSF	\$17 PSF

*2025 estimate



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