

FOR LEASE

HIGH EXPOSURE RETAIL OPPORTUNITY

837 GRANVILLE STREET
VANCOUVER, BC



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Marcus & Millichap

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837 GRANVILLE STREET, VANCOUVER, BC

LOCATION

The property is situated on the prime 800 block of Granville Street, between Robson and Smith Streets, 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, Nordstrom, The Bay, Top Shop and more. The property is just steps to Pacific Centre (1 million sq. ft. enclosed mall) and both the Canada Line and Expo Line SkyTrain stations.

The retail space at 837 Granville Street boasts excellent exposure and provides superb signage potential. Many of the city's bus lines transit through Granville Street, making it a main thoroughfare for the city.

SALIENT DETAILS

Municipal Address: 837 Granville Street, Vancouver, BC

Size:	Ground:	2,400 SF
	Mezzanine:	1,475 SF
	<u>Basement:</u>	<u>2,400 SF</u>
	Total:	6,275 SF

Net Rent:	Ground:	\$95.00 PSF
	Mezzanine:	\$25.00 PSF
	Basement:	\$15.00 PSF

Additional Rent*:	\$13.94 PSF (2022 estimate)
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Availability:	Immediately
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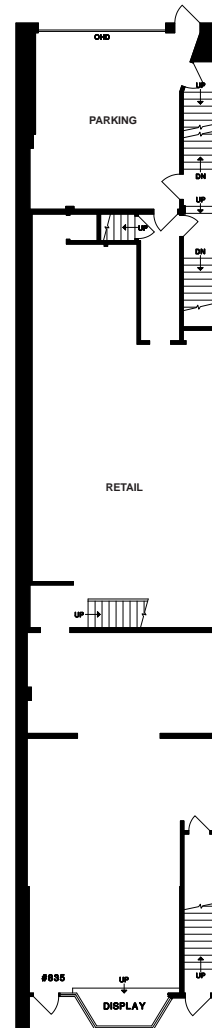
Zoning**	DD
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*Approximate and subject to change from time to time.

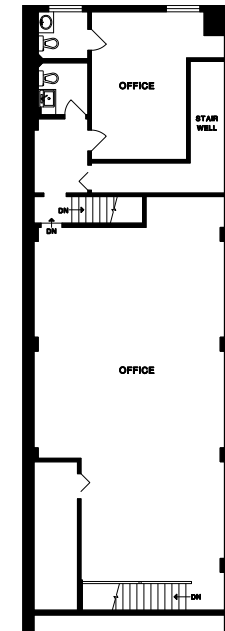
** Tenant is responsible for verifying permissible uses as per the zoning.

FLOOR PLAN

Ground



Mezzanine



Granville Street

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LEGEND

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



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