



FOR LEASE

Retail Space Steps from English Bay

1175 DENMAN STREET, VANCOUVER, BC

Sherman Scott

Vice President
+1 604 662 2663
sherman.scott@colliers.com

Blake Davies

Vice President
+1 778 980 3548
blake.davies@colliers.com

Liam Eleizegui

Associate
+1 778 878 6850
liam.eleizegui@colliers.com



PROPERTY OVERVIEW

The property offers an excellent opportunity to lease a fully built-out retail space totaling approximately 3,104 square feet. The premises are currently configured as two units that have been operating as a medical clinic and a pharmacy, providing a functional layout suitable for a variety of commercial and service uses.

Located on Denman Street just steps from English Bay, the property benefits from strong visibility and over 62 feet of prominent street frontage along one of the West End's busiest retail corridors.

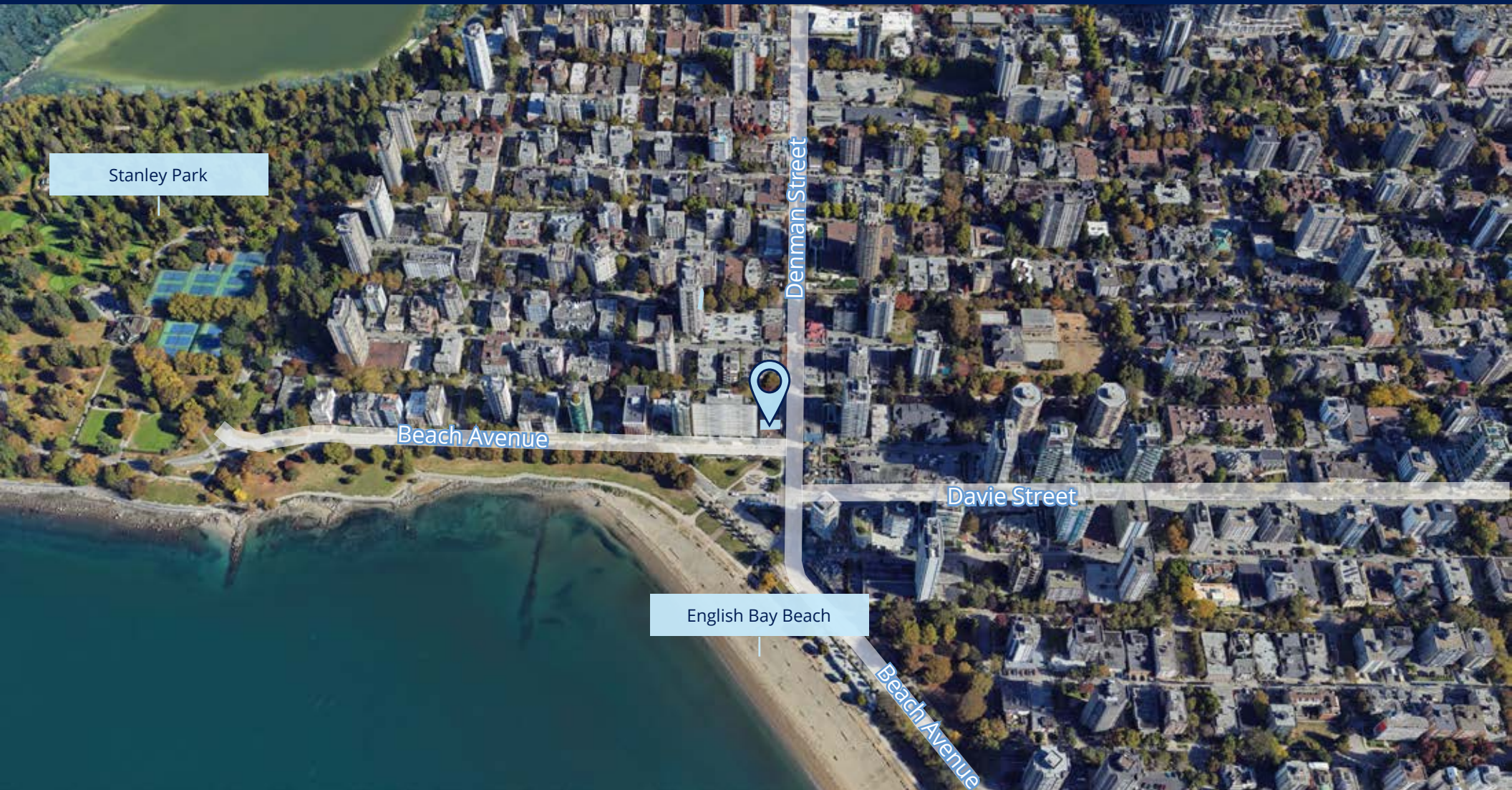
Civic Address	1175 Denman Street, Vancouver, BC, V6G 2N1
Legal Address	PID: 004-428-331 Legal Description: LOT A BLOCK 71 DISTRICT LOT 185 PLAN 8206
Location	Located at the NW corner of Denman and Pendrell Streets
Rentable Area	+/- 3,104 SF
Parking	Pedestrian oriented development complemented by several nearby parking options
Available	Immediately
Zoning	C-5 - Commercial
Term	Negotiable
Basic Rent	\$70.00 PSF/Per annum
Operating Costs & Property Taxes (2026 estimate)	\$35.00 PSF/Per annum



LOCATION OVERVIEW

Located along Denman Street in the heart of Vancouver's West End, 1175 Denman is ideally positioned to serve the surrounding residential neighbourhoods of the West End, Coal Harbour, and English Bay.

The area benefits from steady pedestrian traffic generated by nearby beaches, parks, restaurants, and daily-needs retailers. The Denman corridor features a strong mix of national and local retailers including Safeway, RBC, TD Canada Trust, Starbucks, Tim Hortons, fitness studios, and numerous well-known dining destinations. This blend of convenience retail and food service supports consistent year-round activity from residents and visitors. The West End is one of the most densely populated neighbourhoods in Canada, creating a substantial trade area within walking distance. Proximity to English Bay and Stanley Park further enhances foot traffic, making this location well-positioned to capture both local and visitor demand.



NEARBY AMENITIES



Subject property

Restaurants + Cafes

1	Sushi Aboard
2	Noah's Cafe
3	Cafe Portrait
4	Bayblon Restaurant
5	Mediterranean Grill
6	Vons Smashburger
7	Vons Smashburger
8	Craft Beer Market
9	Starbucks
10	The Park Pub
11	Taqueria Jalisco Mexican Restaurant
12	Marble Slab Creamery
13	Rio Brazilian Steakhouse
14	Big Bang Sushi

Hotels

1	Sylvia Hotel
2	English Bay Hotel

Grocery Stores

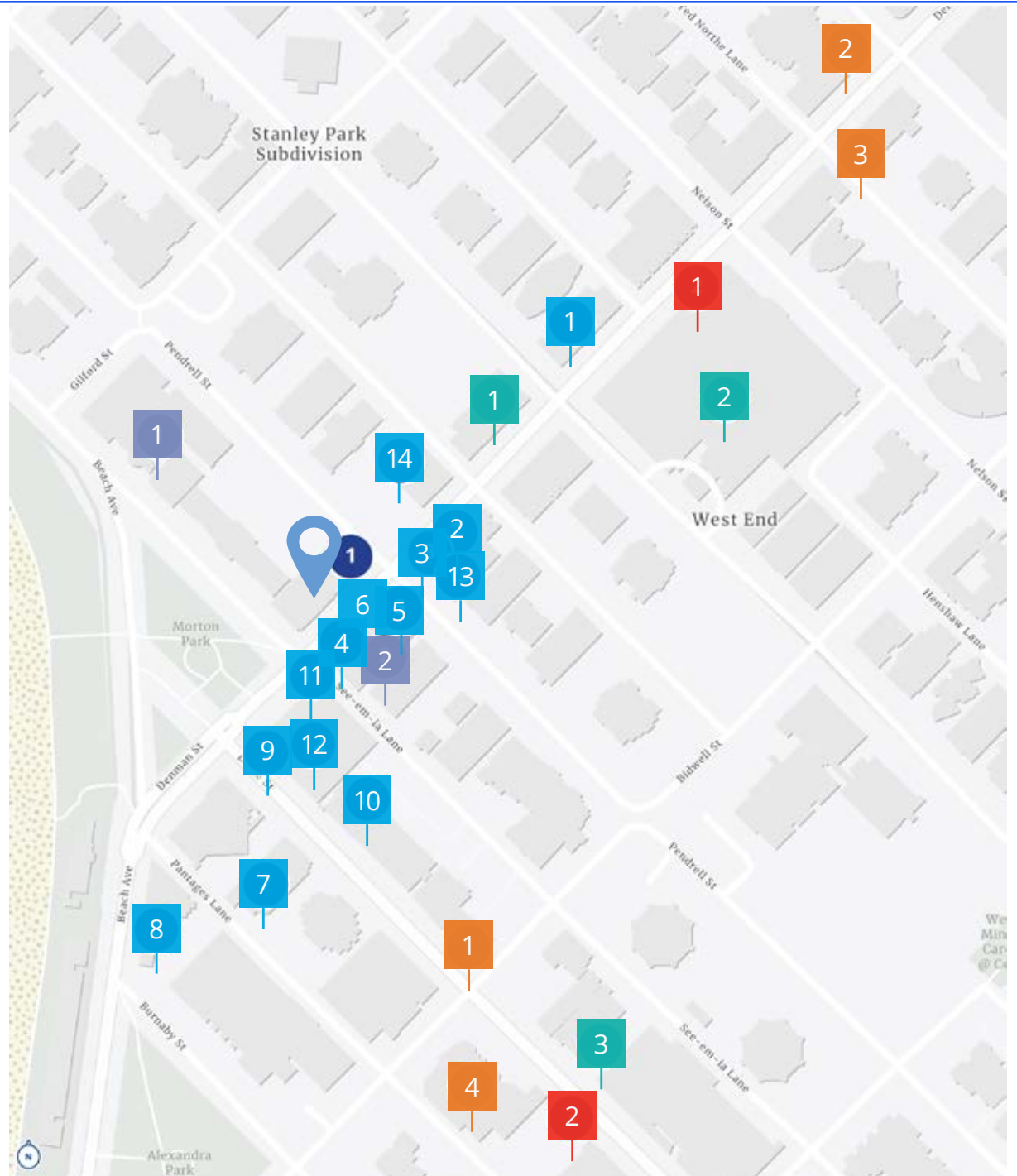
1	Kins Farm Market
2	No Frills
3	Safeway

Banks

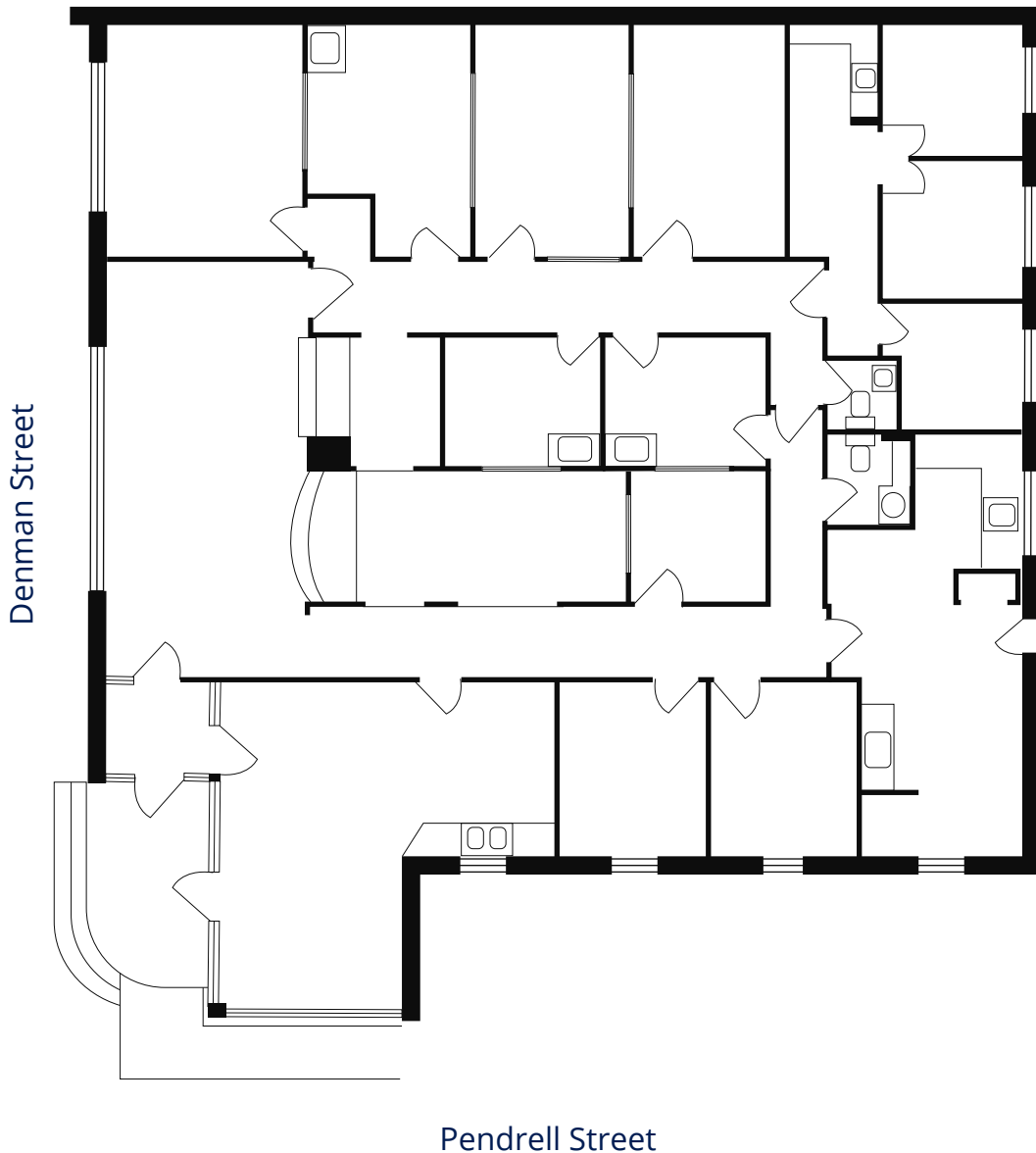
1	Scotiabank
2	RBC
3	Bank of Montreal
4	TD

Drug Stores

1	Shoppers Drugs Mart
2	London Drugs



FLOOR PLAN

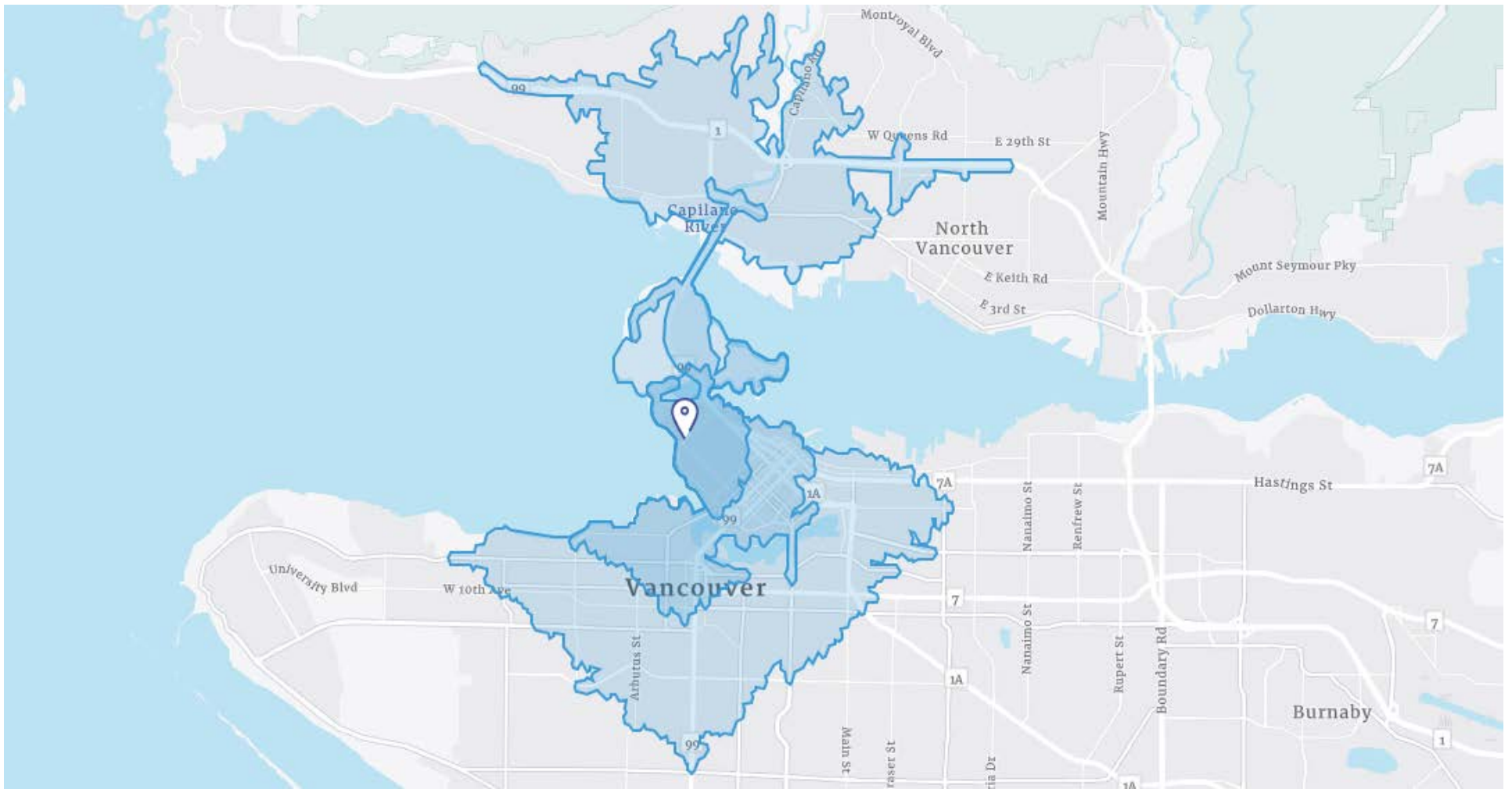


Retail Space

- Prime corner exposure at Denman & Pendrell
- Improved with multiple treatment/consultation rooms, 2 washrooms and reception area
- Distinct dual-entrance design for Pharmacy and Medical Office, creating efficient public and private flow.

+/-3,104
square feet
available





DEMOGRAPHICS

	5-minute Drive Time			10 minute Drive Time			15-minute Drive Time		
	2025	2030	Annual Increase	2025	2030	Annual Increase	2025	2030	Annual Increase
Total Population	64,815	66,438	2.50%	164,194	169,010	2.93%	349,607	360,543	3.13%
Average Household Income	CA\$110,341	CA\$131,809	19.50%	CA\$133,236	CA\$159,369	19.6%	CA\$143,390	CA\$170,610	18.9%
Total Households	36,802	37,242	1.20%	88,021	89,413	1.58%	171,321	174,681	1.96%

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.

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