

retail for lease

a landmark location in
historic gastown

CBRE  LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES





redefining gastown

131 Water Street introduces a new era of retail in Gastown, where heritage restoration meets modern functionality. This landmark restoration honours the district's character while delivering elevated spaces tailored for flagship retail and dining concepts.

Originally constructed in 1910 by Parr & Fee, one of Vancouver's most influential architectural firms, the building embodies the craftsmanship and progressive spirit that shaped Edwardian Vancouver. Preserved through Gastown's heritage designation in 1971 and later integrated into the Gaslight Square redevelopment, 131 Water Street now presents unparalleled retail opportunities, steeped in history, and positioned at the epicenter of one of Vancouver's most iconic retail corridors.

Inside, expansive ground-floor spaces impress with prominent Water Street frontage, abundant natural light, and a layout that invites creativity.

where style meets history

Situated in historic Gastown, 131 Water Street offers an exciting opportunity to be a part of one of Vancouver's most iconic destinations.

Surrounded by cobblestone streets, heritage architecture, and a thriving mix of boutiques, galleries, and acclaimed restaurants, this location strikes the perfect balance - attracting locals and visitors alike while maintaining its distinct character and charm.

This rare opportunity is ideal for retailers and restaurateurs looking to expand or establish themselves in Vancouver's vibrant food, beverage, and lifestyle scene. With steady foot traffic and proximity to transit, 131 Water Street delivers unmatched visibility in a neighbourhood where history meets modern culture.



The only new retail being delivered on historic Water Street



Steps from Waterfront Station - the busiest transit hub in Vancouver and terminus for the Expo and Canada Lines



Prime, high-visibility Water Street frontage with continuous foot traffic from shoppers, professionals, and visitors



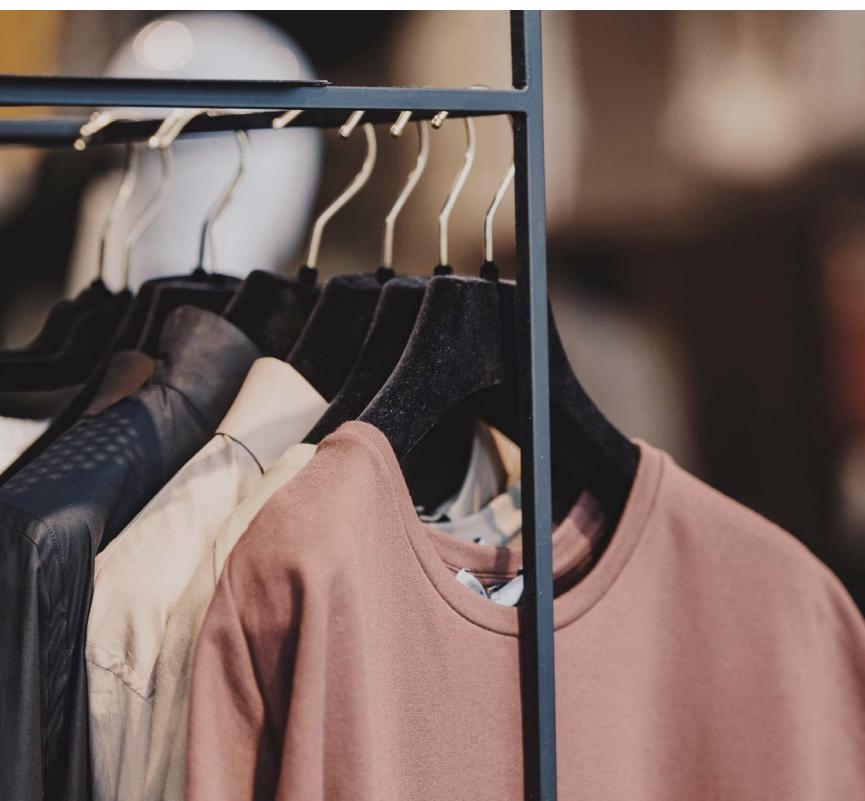
Vibrant amenity hub home to the world-famous Steam Clock - one of Vancouver's most visited and photographed landmarks

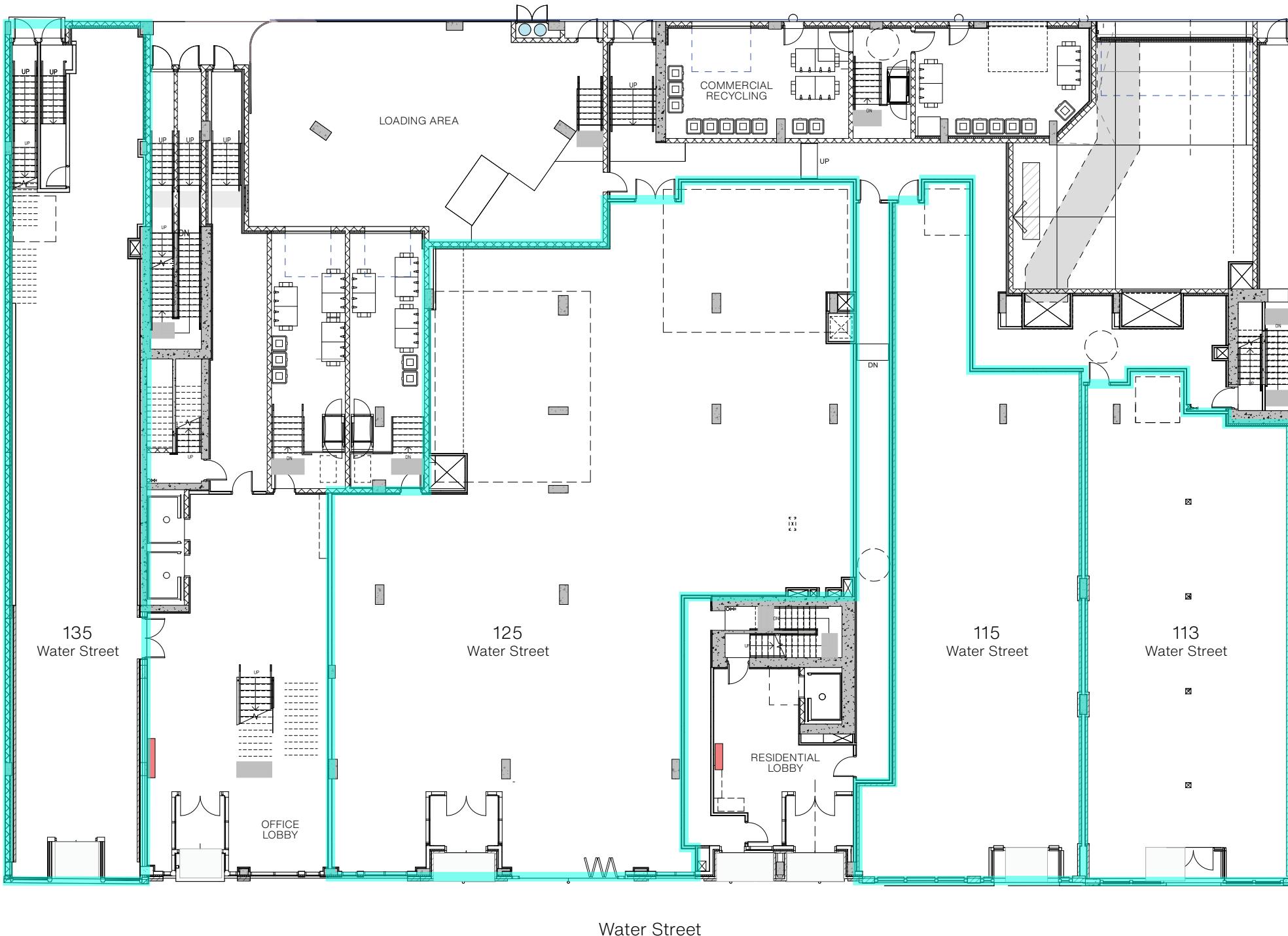


Just steps from Canada Place Cruise Terminal - the gateway for over 1 million passengers annually



Surrounded by a dynamic blend of retail, creative office spaces, and residential living





your new space at 131 water

Where heritage restoration meets modern functionality.

Unit #	Unit Size	Power	Kitchen Venting
135	2,456 sf	200amp	No
125	6,998 sf	600amp	Yes
115	2,664 sf	200amp	No
113	2,380 sf	200amp	Potential

Est. Delivery	Q2/Q3 2027
Current Zoning	HA-2 Historical Area
Additional Rent	TBD
Asking Net Rent	Contact agents

Floor plan not to scale.

location + lifestyle

RESTAURANTS + CAFES

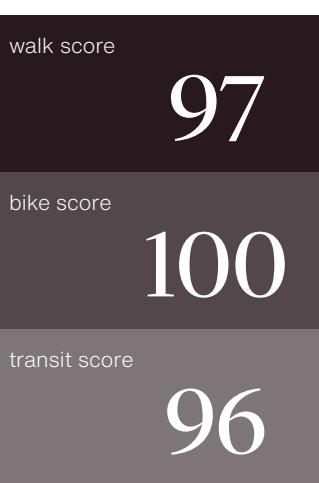
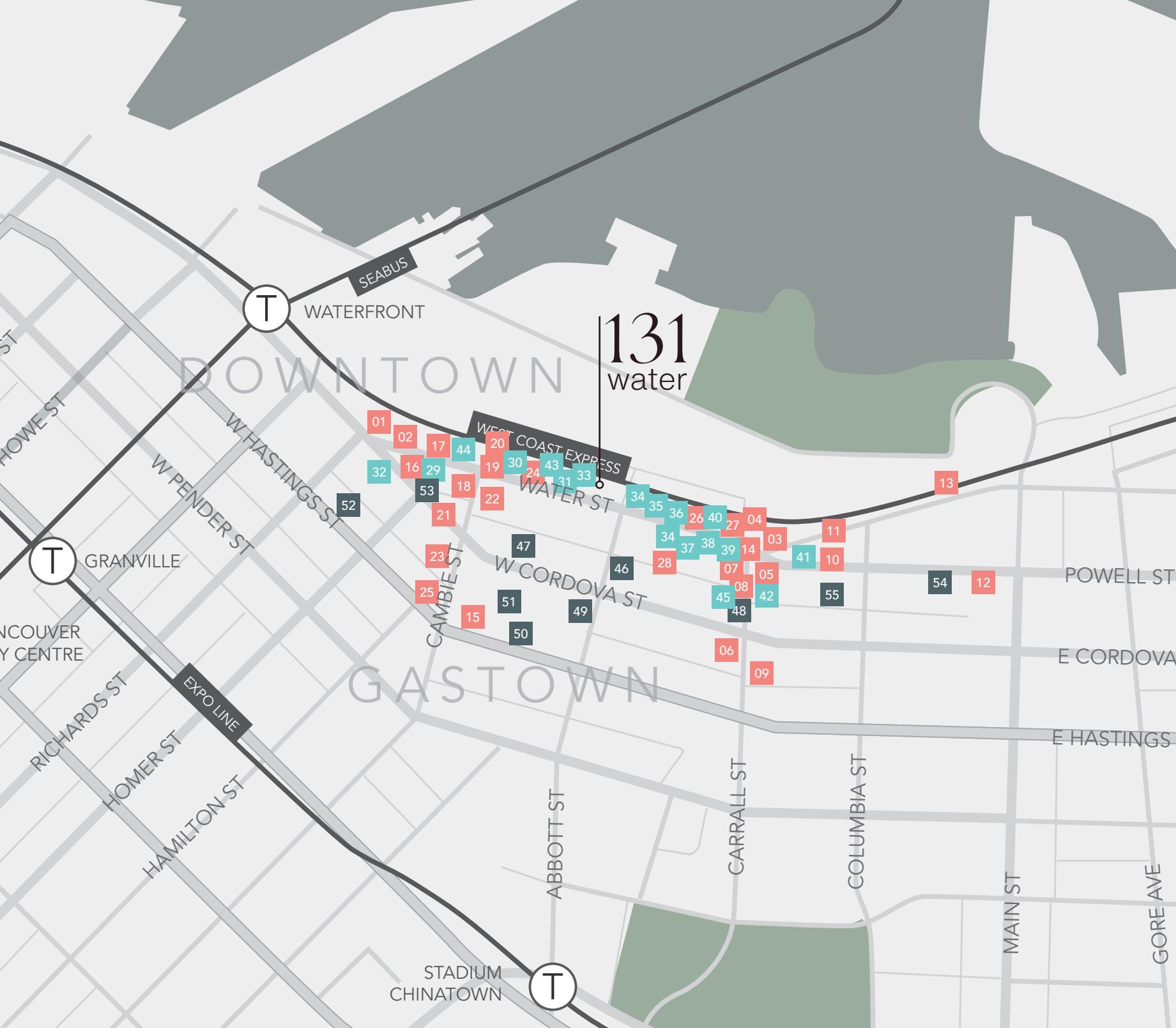
- 01 Steamworks Brewpub
- 02 Oakberry Acai
- 03 LOCAL Public Eatery
- 04 Guilt & Co
- 05 Robba Di Matti
- 06 Di Beppe
- 07 L'Abattoir
- 08 The Greek
- 09 PiDGiN Restaurant
- 10 Zoomak Korean Tavern
- 11 Bar Tartare
- 12 Cadeaux Bakery
- 13 Alibi Room
- 14 Twisted Fork
- 15 Purebread
- 16 Monaco Cafe
- 17 Guu with Otokomae
- 18 Water St. Cafe
- 19 Lee's Donuts
- 20 Black Frog Eatery
- 21 Timbertrain Coffee
- 22 Pourhouse Restaurant
- 23 Revolver
- 24 Cafe Kitsune
- 25 Nuba
- 26 The Old Spaghetti Factory
- 27 Monarca
- 28 Is That French

RETAILERS

- 29 One of A Few
- 30 Kit and Ace
- 31 OAK + FORT
- 32 National Standards
- 33 Australian Boot Company
- 34 Inform
- 35 Gravity Pope
- 36 John Fluevog Shoes
- 37 COS
- 38 Neighbour
- 39 Roden Gray
- 40 Aesop
- 41 Stüssy
- 42 From Another
- 43 Maison Kitsune
- 44 Herschel Supply
- 45 Le Labo

LIFESTYLE + ARTS

- 46 CICA Vancouver
- 47 Vancouver Film School
- 48 Artspeak Gallery
- 49 Nesters Market
- 50 London Drugs
- 51 SFU Centre for the Arts
- 52 Lagree West
- 53 Coastal Peoples Fine Arts Gallery
- 54 FAR Studio
- 55 Jaunty Kickboxing





131 water street

vancouver, bc

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