

retail for lease

a landmark location in
historic gastown



131
WATER ST



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*



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



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

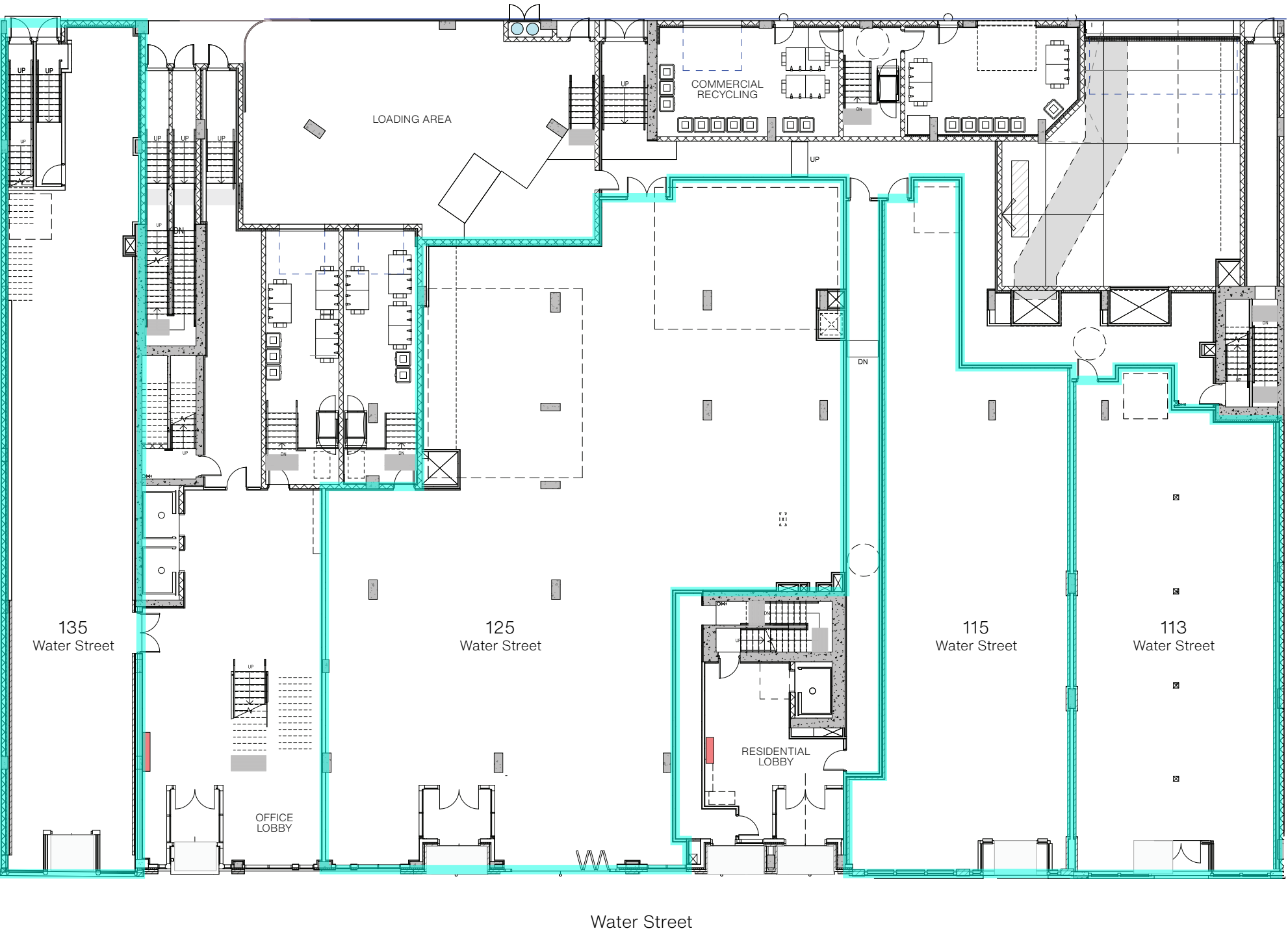


*Vibrant amenity hub home
to the world-famous Steam
Clock - one of Vancouver's
most visited and photographed
landmarks*



*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'Abbatoir
- 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

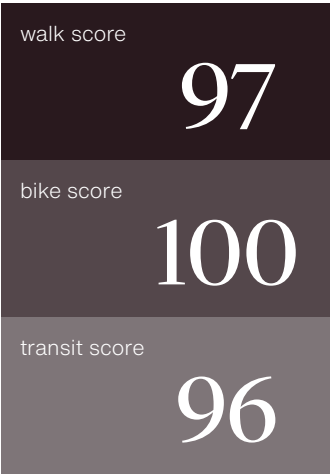
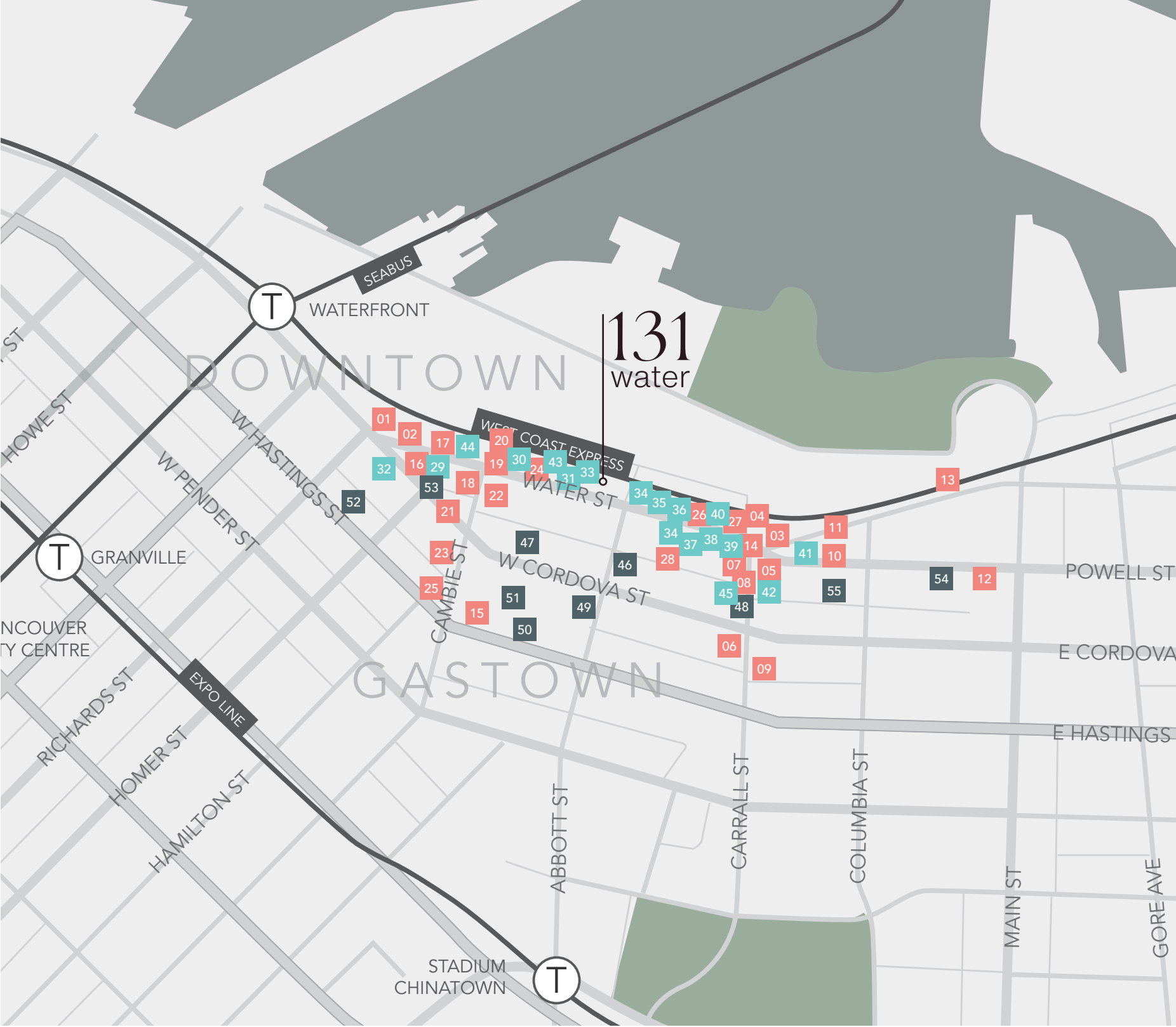
SFU Centre for the Arts
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Lagree West
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Coastal Peoples Fine Arts Gallery
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FAR Studio
- 55

Jauncy Kickboxing



131 water street

vancouver, bc

contact

Adrian Beruschi

Personal Real Estate Corporation

Senior Vice President
Retail Properties, CBRE Limited
604 662 5138
adrian.beruschi@cbre.com

Arash Rezai

Personal Real Estate Corporation

Principal
Lee & Associates
604 663 3406
arash.rezai@lee-associates.com

Chloe Hamelin

Associate
Retail Properties, CBRE Limited
604 662 5166
chloe.hamelin@cbre.com

James Bayley

Personal Real Estate Corporation

Principal
Lee & Associates
604 663 3385
james.bayley@lee-associates.com

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