

FOR LEASE | RETAIL  
**1792 ALBERNI STREET**  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **782 SF Ground Floor Retail Space**
- ▶ **West End Neighbourhood**

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### Location

Located in Vancouver's West End, the Property occupies a high exposure corner at the intersection of Alberni Street & Denman Street, one block from West Georgia Street. The building is located within a few blocks of more than ten new residential condominium developments. Close to the Westin Bayshore Hotel and Waterfront Marinas, the Vancouver Seawall which extends from English Bay around Stanley Park to the Vancouver Convention Centre, boutiques, trendy clothing stores, restaurants and coffee shops on Denman and Robson Streets.

The West End neighbourhood borders the world-famous Stanley Park, Coal Harbour, and the Lions Gate Bridge, as well as Lost Lagoon. With a population of over 45,000, the West End/English Bay neighbourhood is the most densely populated area in Metro Vancouver. The West End is well-served by transit, and will continue to be popular location for residences and businesses.

### Zoning

C-5 (West End Commercial District)

### Area

782 SF ground floor

### Rental Rate

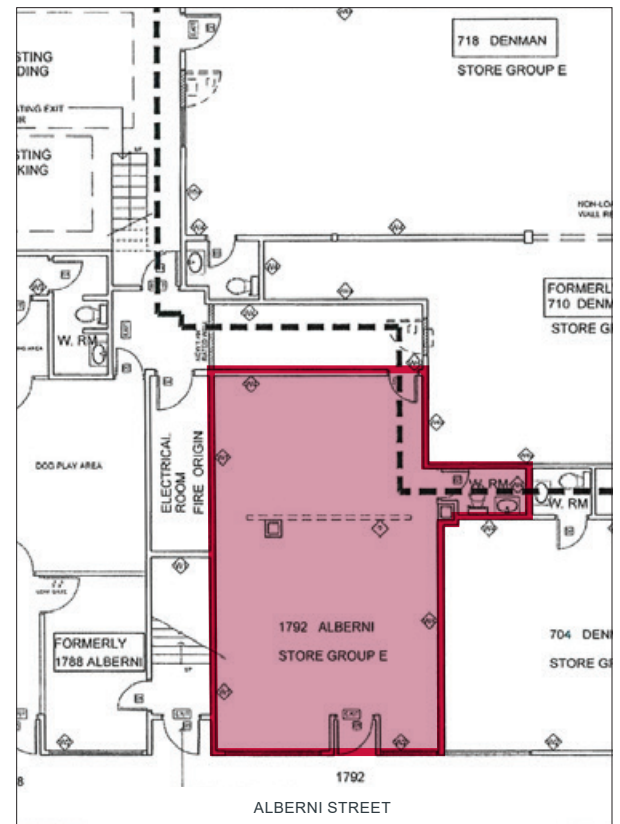
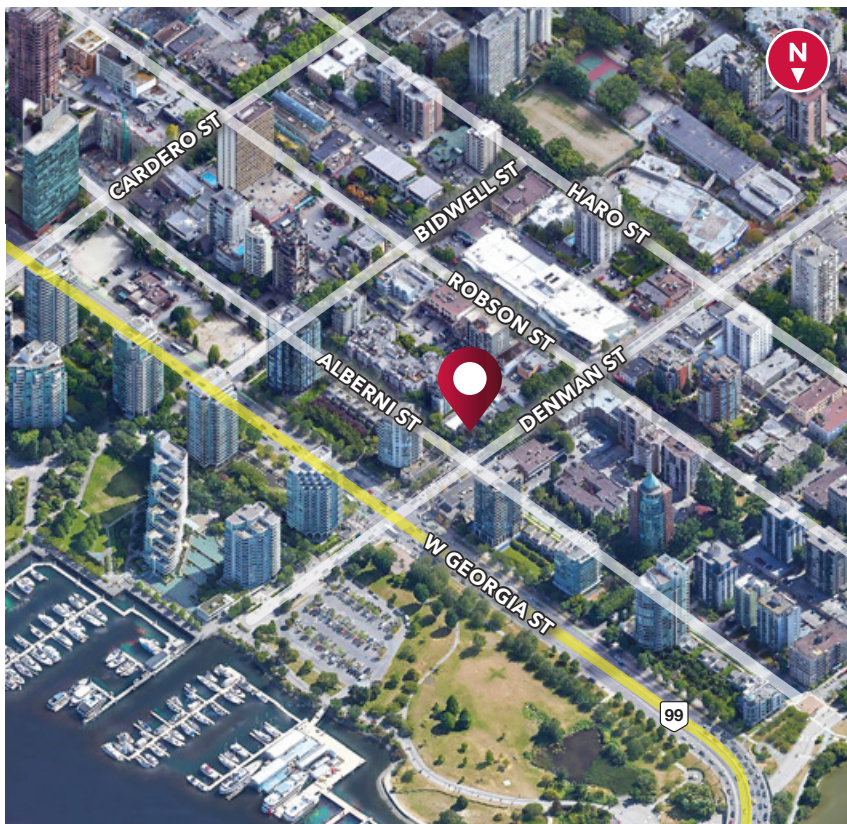
\$70.00 PSF NNN

### Taxes & Operating Costs

\$22.50 PSF (2024)

### Availability

Immediate



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