

FOR LEASE | RETAIL  
**316 WEST CORDOVA STREET**  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,500 SF RARELY Available Storefront on the Hottest Fashion Block in Gastown**
- ▶ **Historic Brick Walls with Modern Fixtures and Move-In Ready for Cruise Ship Season**

### Location

This is a rare chance for a new fashion or home décor brand to join the heavy-hitters of Gastown. You'll be in great company, sharing the block with F as in Frank Vintage Clothing, Old Faithful Shop, Nettle's Tale, Rowan Sky, and The Block. Just across the street are hotspots like Timbertrain Coffee, Colourbox Hairdressing, and Dutil Denim. Only steps from Waterfront Station with easy access to Seabus, Skytrain, Canada Line, and West Coast Express, plus plenty of public parking nearby for customers. Tap into student population of SFU Harbour Centre and Vancouver Film School while being at the center of Gastown's vibrant tourist triangle: Gastown, Crosstown, and Stadium District. A new DTES police station at Woodward's is adding even more safety and community presence to the area.

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## 316 WEST CORDOVA STREET

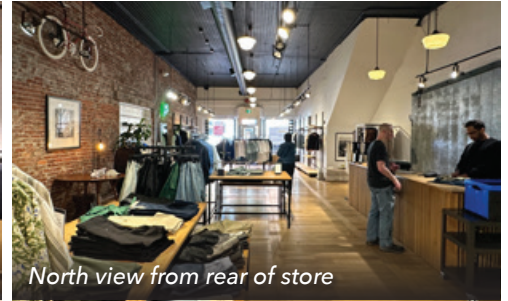
### VANCOUVER, BC



Strong neighbouring retailers



5 changing rooms, full air conditioning



North view from rear of store

## Features

- ▶ Over 25 feet of ready-to-brand, full-height, heritage façade frontage
- ▶ Large windows offer great exposure and natural north light filtering inside store
- ▶ Historic design elements include full-height exposed brick on west wall
- ▶ High ceilings, wood floors and modern lighting with air conditioning
- ▶ Existing washroom and multiple sinks

Demographics	1 km	3 km	10 Min Drive
Population	38,946	220,553	322,471
Median Age	36.9	38.4	38.3
Average Household Income	\$118,744	\$119,050	\$123,315
Total Daytime Population	144,256	368,084	456,018
Clothing Expenditures per HH	\$4,114	\$4,151	\$4,275

Source: Environics Analytics 2024 Estimate

## Zoning

HA2 (Gastown Historic Area)

## Available Area

Approximately 2,500 SF

## Gross Rent

\$7,950 per month plus GST. Tenant responsible for utilities as well as property tax and operating cost escalations over base year 2025.

## Availability

Immediate

