

FOR LEASE | HIGH PROFILE RETAIL AT THE TATE DOWNTOWN  
**835 DRAKE STREET**  
VANCOUVER, BC



**SIGNAGE**

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## Location

Situated in the vibrant heart of Downtown Vancouver, 835 Drake Street offers an exceptional retail opportunity in one of the city's most sought-after areas. This prime location sits at the crossroads of the bustling West End and Yaletown neighborhoods, surrounded by high-density residential buildings, offices, and popular tourist destinations. With high foot traffic and excellent visibility, your business will thrive in this dynamic urban environment.

Nearby, you'll find a variety of cafés, restaurants, and boutique shops, creating a lively atmosphere for locals and visitors alike. Just steps from major transit routes and a short walk to the False Creek waterfront, this location is easily accessible by public transit, bike, or car. Drake Street also connects directly to major arteries, providing convenient access to the downtown core, Granville Island, and surrounding areas.

Whether you're launching a new venture or expanding an established business, 835 Drake Street offers the ideal blend of high visibility, accessibility, and a vibrant community setting to ensure your retail success.

## Highlights

- ▶ High-profile corner location in the rapidly developing area of Downtown South
- ▶ 353 residential suites connected to the retail spaces
- ▶ Built to LEED Gold standard, optimizing energy, and water efficiencies
- ▶ Extra high CRU ceilings; 200 to 400 amp 3-phase power available

## Zoning

CD-1 (Commercial Zoning) – permitted uses:

- ▶ Cultural and recreational uses;
- ▶ Retail uses, limited to adult retail store, grocery or drug store, and retail store;
- ▶ Service uses, limited to barber or beauty salon, beauty and wellness centre, bed and breakfast;
- ▶ Accommodation, laundromat or dry cleaning, photo finishing or photography studio, and restaurant.

### Available Area

672 SF

### Ceiling Height

10 ft

### Lease Rate

\$65.00 PSF net

### Availability

Immediate

### CAM & Taxes

\$18.00 PSF (2024 estimate)



#### NEARBY TRAIN STATION

Yaletown-Roundhouse



#### WALKSCORE

96 – Walker's Paradise



#### ESTIMATED POPULATION

72,626



#### DAYTIME POPULATION

97,734



#### AVERAGE HOUSEHOLD INCOME

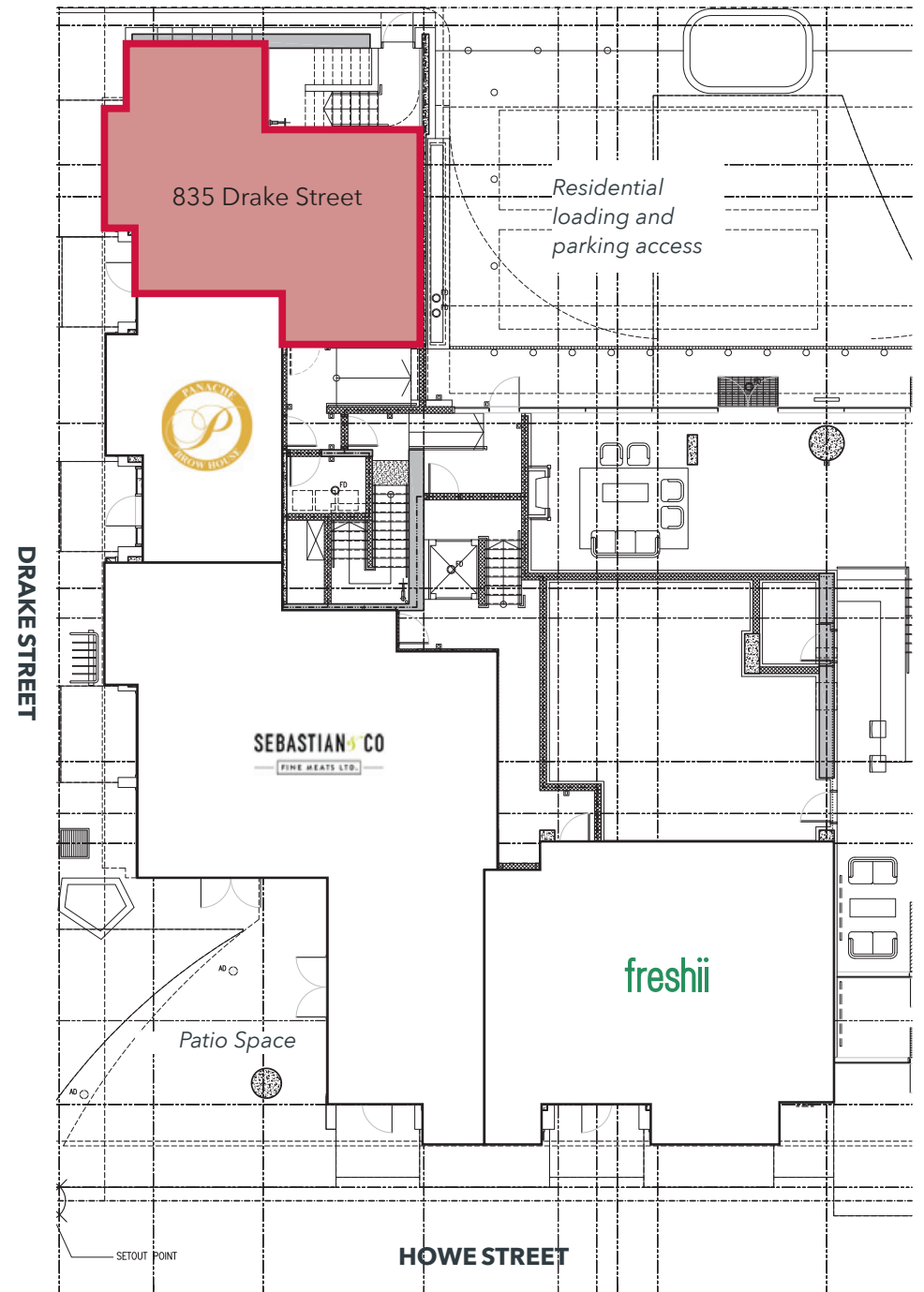
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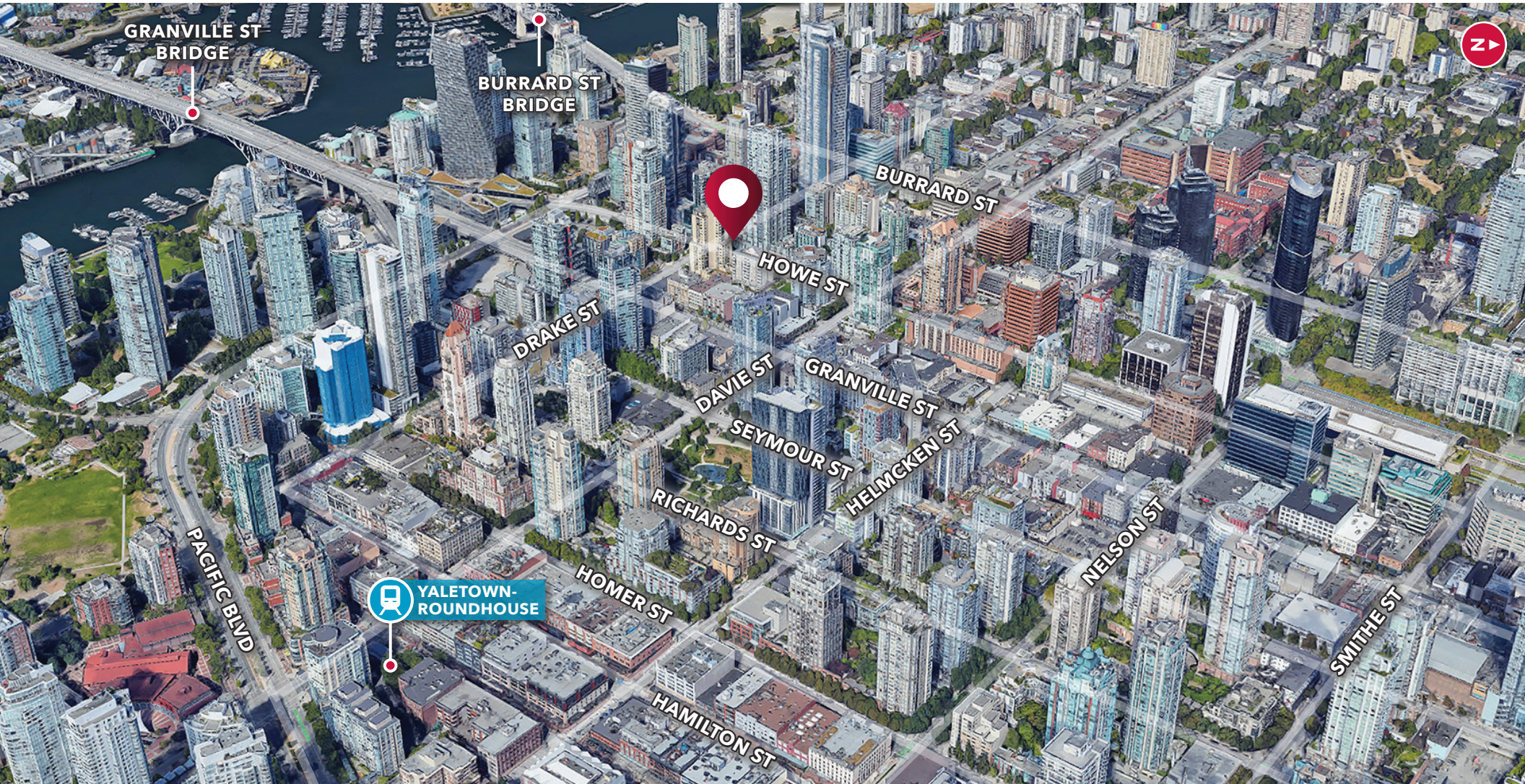


#### MEDIAN AGE

37.6

Demographics within 0-1 km | Environics Analytics 2024 Estimate





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