

FOR LEASE | RETAIL  
#110 - 3479 DUNBAR STREET  
VANCOUVER, BC



- ▶ 1,766 SF with 50 Feet of Frontage
- ▶ Co-Tenancy with BC Liquor Store and Tim Hortons
- ▶ Suitable for Educational and Professional Use

### Location

The subject property is situated on the lower westside of Vancouver, encompassing the neighbourhoods of Dunbar and Point Grey. Dunbar Street serves as the main north-south arterial on the far westside.

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**Features**

- ▶ Affluent neighbourhood on Vancouver's coveted West Side
- ▶ Co-tenancy with one of the most successful BC Liquor Stores
- ▶ High traffic location, excellent exposure
- ▶ Prominent signage opportunity; storefront and pylon
- ▶ Ample surface and street parking
- ▶ Designed for educational use featuring 4 classrooms, reception area, kitchenette, and private office

Demographics	1 km	3 km	5 km
Population	17,765	93,611	273,817
Average Household Income	\$172,573	\$177,321	\$146,679

**Zoning**  
 C-2 – Allows for a wide variety of retail, service & office uses

**Parking**  
 Surface parking – 26 random parking stalls

**Frontage**  
 50 feet of frontage

**Street Traffic**  
 Approximately 20,000 vehicles per day travelling north & south on Dunbar Street

**Available Area**  
 1,766 SF

**Lease Rate**  
 Contact listing broker

**Additional Rent**  
 Contact listing broker

**Availability**  
 Immediate occupancy

