

FOR LEASE | RETAIL
2607 MAIN STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,650 SF Exposure Retail Opportunity with 40 ft Storefront**
- ▶ **High Pedestrian and Vehicular Traffic Location**
- ▶ **Along the 10th Avenue Corridor Project**
- ▶ **One Block From Future Mount Pleasant SkyTrain Station**

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Location

The property is located at Main Street and East 10th Avenue in Vancouver's Mount Pleasant neighbourhood. While antique and consignment stores add to the character of the area, the true draw is fashion – Main Street is home to some of Vancouver's best independent Canadian and local fashion boutiques. The neighbourhood also offers a vibrant mix of independently owned and operated restaurants. This combination of distinctive retail and dining experiences continues to attract Vancouver businesses and retailers who want to be part of the dynamic Main Street community.

10TH AVENUE CORRIDOR PROJECT

Over 500,000 people cycle on 10th Avenue every year, making it one of the busiest east-west bikeways in Vancouver's cycling network. This local street bikeway extends from Trafalgar Street to Victoria Drive, linking many key destinations such as Vancouver General Hospital (VGH) and Commercial Drive. It also intersects some busy north-south cycling routes, like the Ontario Bikeway.

Features

- ▶ High ceilings
- ▶ Great showroom space
- ▶ Great transit options
- ▶ One block from future SkyTrain station at Broadway & Main

Zoning

C-3A Commercial

Size

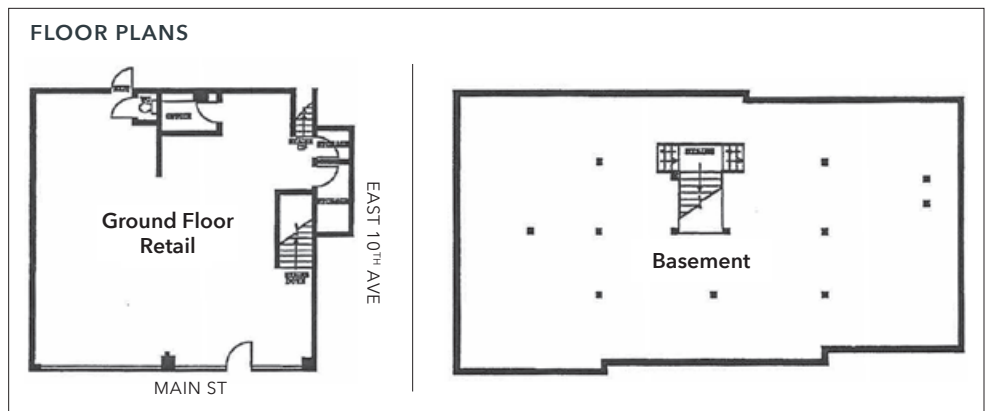
Retail area	1,650 SF
Basement storage	2,000 SF
Total	3,650 SF

Gross Lease Rate

Contact listing agent

Availability

Immediate



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