

FOR LEASE | RETAIL
3272 MAIN STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,890 SF Ready-to-Open Retail Store**
- ▶ **44 Feet of Prime Main Street Frontage**

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CELEBRATING OVER
50
YEARS IN VANCOUVER



Location

The property is located at Main Street and East 16th Avenue in the South Main (SoMa) neighbourhood, along one of Vancouver's most active and walkable retail corridors. Surrounded by popular restaurants, cafés, and independent retailers, the area benefits from steady pedestrian activity throughout the day and evening. The location is well established and widely recognized for its creative character and strong appeal to both local residents and visitors from across the city.

Main Street is a major north-south connection between Downtown Vancouver, South Vancouver, and Richmond, offering excellent visibility along a busy commuter route. Continued residential and mixed-use development in the area is supporting population growth and long-term demand for retail space.

Demographics	1 km	3 km	5 km
Median Age	36.3	37.3	37.7
Population	29,509	247,779	584,949
Average Household Income	\$155,154	\$142,697	\$138,936
Total Daytime Population	27,035	276,413	680,574

Source: Environics Analytics 2025 Estimate

Zoning

C-2 – allows for a wide range of retail uses.

Features

- ▶ 44 feet of Main Street frontage
- ▶ High-end improvements in place
- ▶ High profile signage opportunity
- ▶ Rear grade loading door
- ▶ Two (2) washrooms

Available Area

2,890 SF
(Subject to final measurement)

Basic Lease Rate

Contact brokers

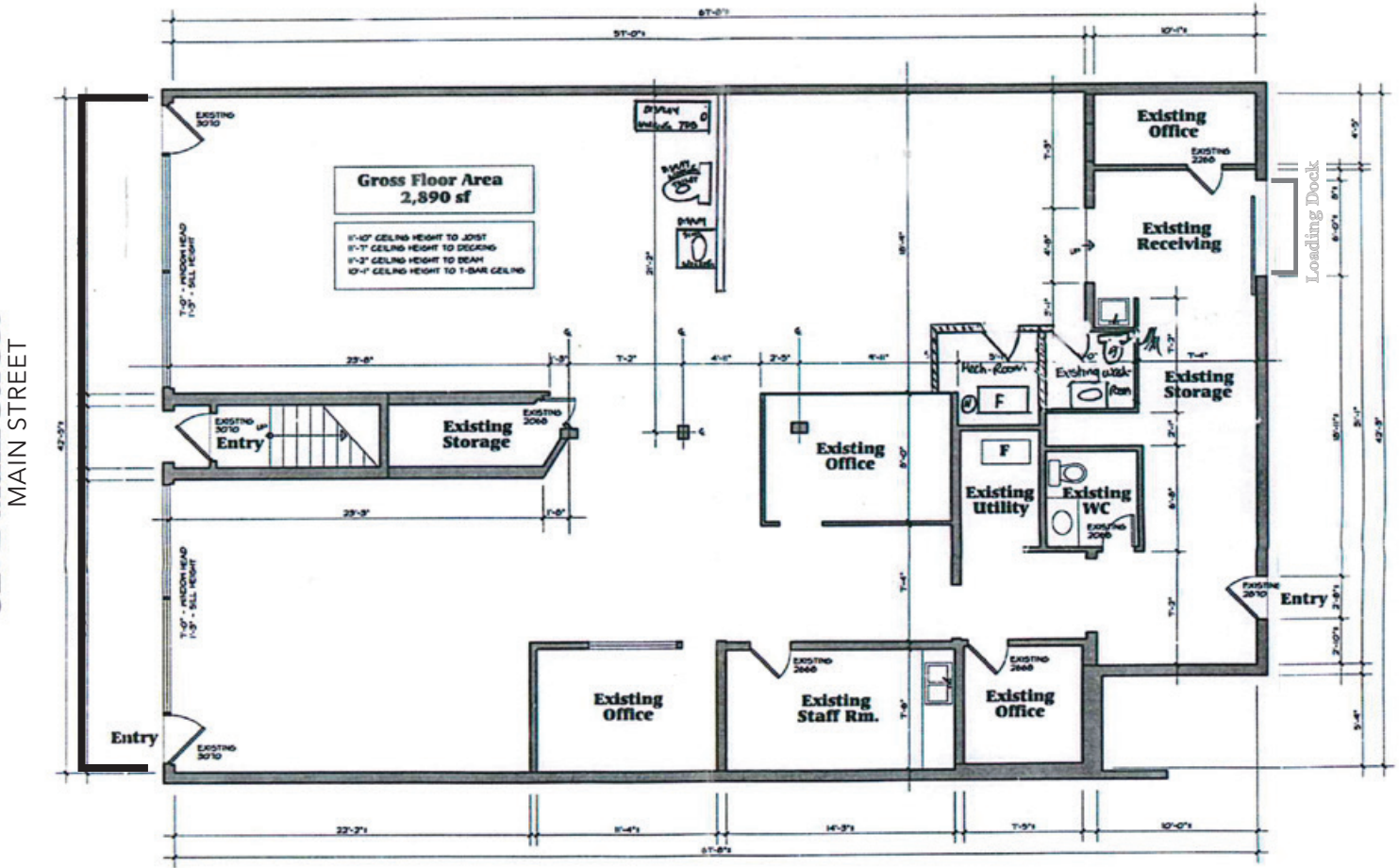
Taxes & Operating Costs

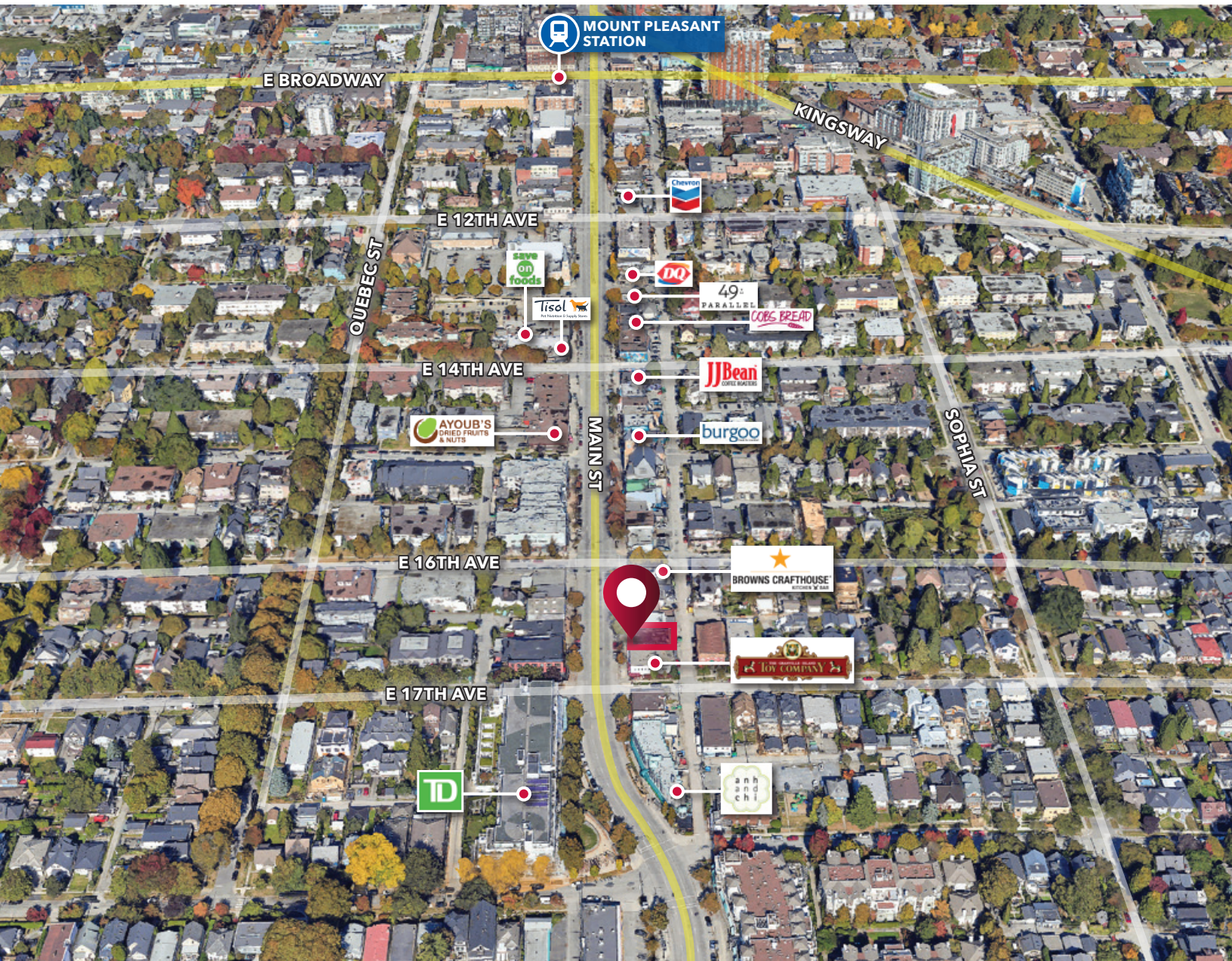
\$11.00 PSF (2026 estimate)

Availability

30 days notice
(Please do not disturb tenant)

Space Plan





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