

FOR LEASE | RETAIL
846 POWELL STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 1,200 SF High Exposure Retail Space
- ▶ Adjacent to Starbucks Drive-Thru
- ▶ Prominent Frontage Along Powell Street & East Cordova Street

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Available Area

1,200 SF

Zoning

M-2 – allows for a wide variety of uses including retail, manufacturing, wholesale, sales/service, and light manufacturing.

Basic Lease Rate

\$25.00 PSF

Taxes & Operating Costs

\$45.00 PSF (2026 estimate)

Monthly Rent

\$7,000.00 per month plus GST and hydro

Lease Term

3 to 5 years or longer

Availability

Immediate

Features

- ▶ Air conditioning
- ▶ Improvements in place
- ▶ Heavy power
- ▶ Handicap washroom
- ▶ Extensive storefront windows
- ▶ Signage opportunity
- ▶ 9 parking stalls

Opportunity

The vacant retail unit at 846 Powell Street presents a rare leasing opportunity immediately adjacent to one of only two active Starbucks drive-thru locations in the City of Vancouver. The drive-thru generates consistent, high volume traffic from early morning hours through the late afternoon, creating exceptional exposure and daily customer flow for complementary retail and food service users. Positioned on a highly visible corner, the space offers excellent branding opportunities and is ideally suited for quick-service food, cafés, and service-oriented retail uses that benefit from strong daily customer traffic.

Location

The subject property is situated on the southeast corner of Powell Street and Cordova Diversion and is only two blocks north of East Hastings Street in the portside industrial area of East Vancouver's Grandview-Woodland neighbourhood. This location offers direct access to Downtown Vancouver (a 5-minute drive), the Port of Vancouver, major transportation routes, and excellent exposure to the booming Powell Street corridor.

