

RICHARDS & PENDER



FOR LEASE

Brand New Downtown Vancouver Retail Space

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Opportunity Overview

Prime opportunity to lease brand new retail space within an urban mixed-use Onni development located on the corner of Richards and West Pender Streets in Downtown Vancouver. The development comprises 140 residential units and 4,544 of prime retail space at grade level. The retail units have prominent street level frontage allowing for exceptional signage opportunities for tenants.

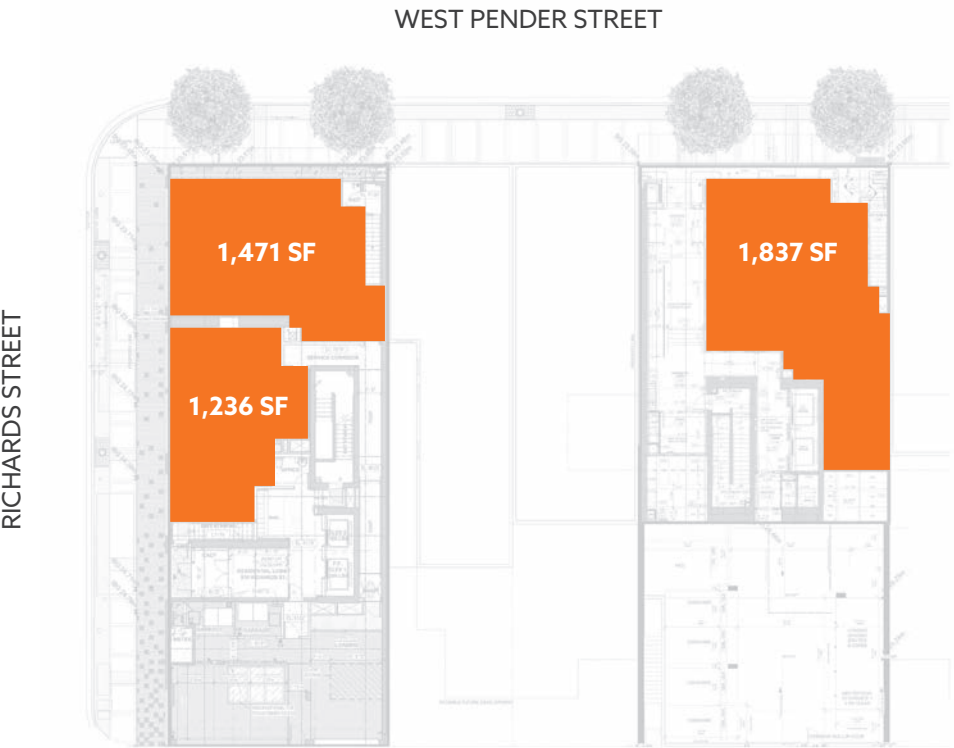
Salient Details

Addresses:	508 Richards Street, 488 West Pender Street, & 424 West Pender Street Vancouver, BC V6B 1T5
Available Area:	508 Richards Street: 1,236 SF 488 West Pender Street: 1,471 SF 424 West Pender Street: 1,837 SF
Asking Rent:	\$60.00 PSF
Additional Rent:	\$19.50 PSF (2024 estimate)*
Zoning:	DD Comprehensive Development**
Available:	Immediately

*Approximate and subject to change from time to time.
**Tenant is responsible for verifying permissible uses as per the zoning.



Floor Plan



Property Highlights

- Prominent corner Downtown Vancouver location with exceptional frontage surrounded by an abundance of retailers, restaurants, hotels, office towers, and residential towers.
- Located within steps of the Central Business District, Gastown, and CF Pacific Centre - a premier shopping mall that extends three city blocks comprised of over 100 stores including flagship stores for Harry Rosen, Canada Goose, Lucid Motors, and Apple.
- Situated less than a five minute walk from Waterfront Station, providing convenient transit connectivity throughout Downtown and Metro Vancouver with the the Expo Line, Canada Line, SeaBus, West Coast Express, and buses all connecting at this location.
- Brand new retail units with venting for restaurant use available, potential patio opportunitites, 14'- 16' clear ceiling heights, and large windows allowing for an abundance of natural light.



For Lease

Richards Street & West Pender Street, Vancouver



Neighbourhood Tenants

1. Purebread	7. Maison Kitsune	13. Loblaw	19. Shoppers Drug Mart	25. Terminal City Club
2. Nuba	8. Water Street Cafe	14. Acquafarina	20. Segal Graduate School of Business	26. Artigiano
3. Nemesis Coffee	9. The Latest Scoop	15. Quorum	21. Rexall	27. National Bank
4. La Taqueria	10. Herschel	16. Ramin Gojiro	22. Birks	28. Vancity
5. Pourhouse	11. Steamworks	17. Gotham Steakhouse	23. RBC	29. Starbucks
6. Oak + Fort	12. Deville	18. BCIT	24. Miku	30. Meinhardt Fine Foods

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