

RICHARDS & PENDER



FOR LEASE

Brand New Downtown Vancouver Retail Space

Contact Information

Mario Negris*
Senior Managing Director
Investments & Leasing
(604) 638-2121
mario.negris@marcusmillichap.com

Martin Moriarty*
Senior Managing Director
Investments & Leasing
(604) 675-5255
martin.moriarty@marcusmillichap.com

Stefan Safrata*
Vice President
Investments & Leasing
(604) 398-4352
stefan.safrata@marcusmillichap.com

*Personal Real Estate Corporation

Marcus & Millichap

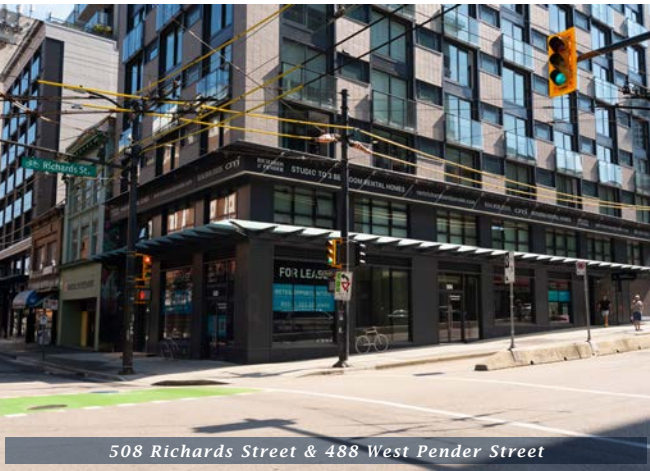
Opportunity Overview

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.

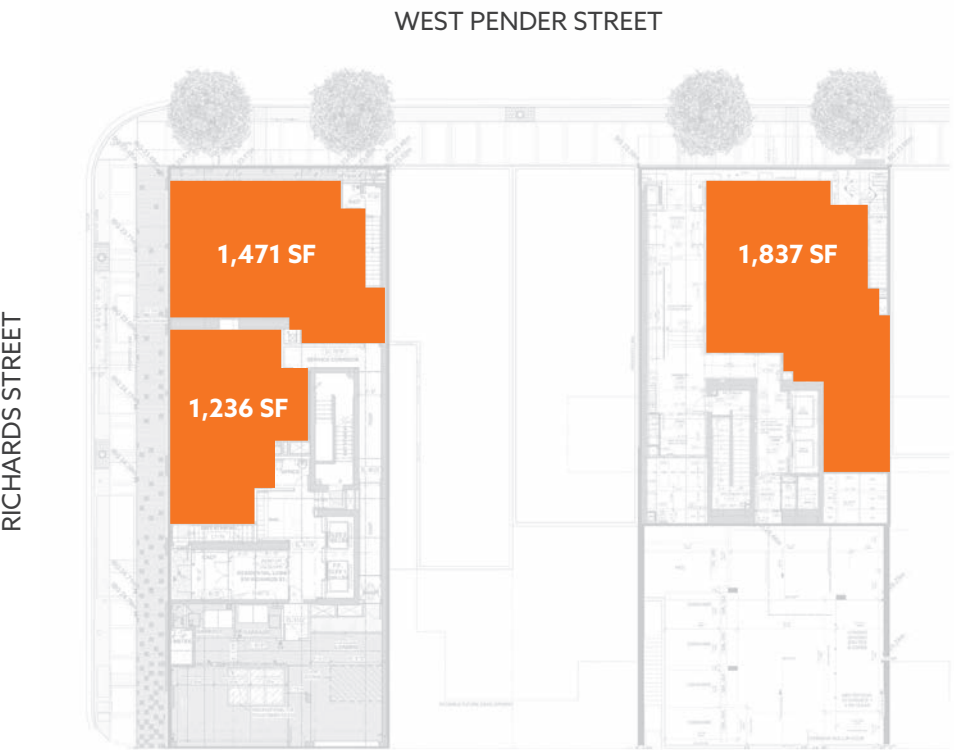
Salient Details

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 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 opportunities, 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 |

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2024 Marcus & Millichap. All rights reserved.

Marcus & Millichap