

For Lease

5,290 SF Corner Retail Unit in an Iconic Vancouver Heritage Building

LOCATION

425 Carrall Street,
Vancouver, B.C.

LEASING CONTACTS

ROBERT HAMILTON

Senior Director,
Leasing & Investments
604 398 2773
rhamilton@marcusmillichap.com

JACK ALLPRESS*

Senior Managing Director,
Leasing & Investments
604 638 1975
jallpress@marcusmillichap.com

AMANDA BROGLIO

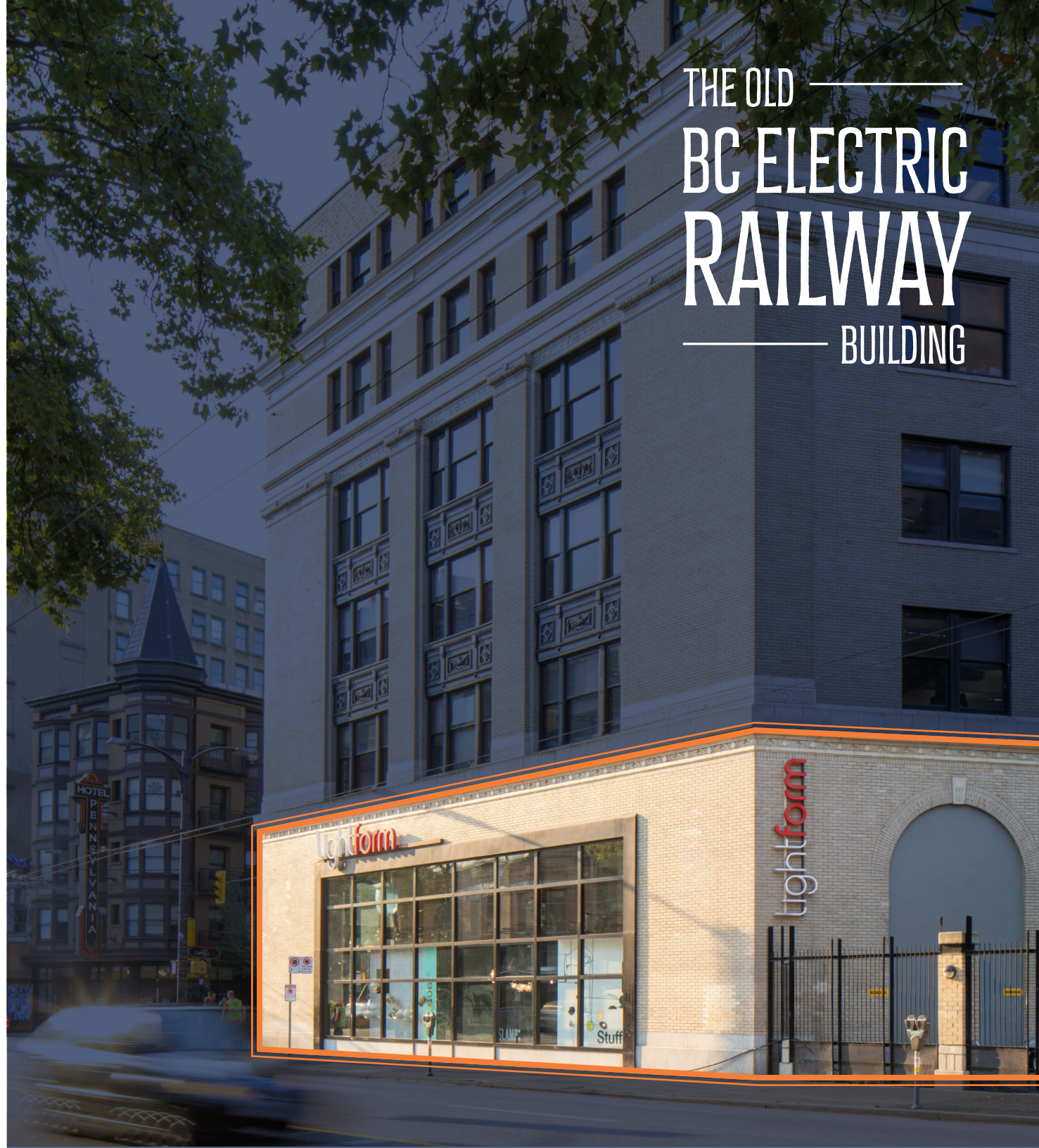
Associate,
Leasing & Investments
604 404 1412
amanda.broglio@marcusmillichap.com



Marcus & Millichap

*Personal Real Estate Corporation

THE OLD BC ELECTRIC RAILWAY BUILDING



OVERVIEW

The Old BC Electric Railway Building, located at 425 Carrall Street, is a landmark heritage mixed-use property located at the prominent intersection of West Hastings Street and Carrall Street, at the convergence of Gastown, Chinatown, and Vancouver's Downtown Business District.

Totaling over 100,000 SF, the Old BC Electric Railway Building is home to a curated mix of office and retail tenants and benefits from immediate access to public transit, the Carrall Street green corridor, and a vibrant surrounding amenity base of restaurants, retail, and entertainment.

This 5,290 SF corner retail unit (the "Subject Property") offers an exceptional opportunity to position a business within one of Vancouver's most iconic heritage buildings. Featuring soaring ceiling heights, expansive arched windows, abundant natural light, and outstanding street presence, the space delivers strong visibility in a high-foot-traffic location. Tenants further benefit from premium building amenities including a renovated lobby and elevators, secure parking, on-site security, fitness and end-of-trip facilities, secure bike storage, and a dog-friendly environment.



SITE PLAN

Main Floor

SIZE

5,290 SF

TIMING

Immediate

ASKING RENT

Contact Listing Agents

ADDITIONAL RENT

\$16.00 PSF (2026 est.)

PARKING

3 Exclusive Stalls

UNIT SPECS

- Electrical: 200amp 3-phase
- HVAC: 7.6-tonne make-up air unit
- Built-out kitchenette + sprinkler system



LOCATION OVERVIEW

Surrounding Area & Connectivity



LEGEND



EAT & DRINKS

1. Di Beppe Restaurant
2. Rodney's Oyster House
3. The Old Spaghetti Factory
4. Local Public Eatery
5. Jam Cafe
6. Chambar Restaurant
7. Water St. Cafe
8. Nemesis Coffee



ENTERTAINMENT

1. Greta Bar YVR
2. Back & Forth Bar
3. The Keefer Bar
4. BC Place
5. Andy Livingstone Park
6. Andy Livingstone Dog Park
7. Rogers Arena
8. Parq Vancouver Casino
9. Helijet



SHOPPING

1. Haven
2. John Fluevog Shoes
3. Stussy
4. Frank and Oak
5. COS

2025 DEMOGRAPHICS

	3 MIN DRIVE	5 MIN DRIVE	10 MIN DRIVE
2025 AVG. HOUSEHOLD INCOME	\$91,962	\$101,483	\$118,277
2025 TOTAL POPULATION	38,710	88,662	266,846
% POP. CHANGE (2025-2030)	38.8%	26.3%	16.9%
2025 HOUSEHOLDS	14,932	29,895	81,300

CONTACT

Get in Touch

Marcus & Millichap



LEASING CONTACTS

ROBERT HAMILTON

Senior Director,
Leasing & Investments
604 398 2773
rhamilton@marcusmillichap.com

JACK ALLPRESS*

Senior Managing Director,
Leasing & Investments
604 638 1975
jallpress@marcusmillichap.com

AMANDA BROGLIO

Associate,
Leasing & Investments
604 404 1412
amanda.broglio@marcusmillichap.com

1100-1111 W Georgia Street
Vancouver, BC V6E 4M3

604 638 2121
marcusmillichap.ca

**Personal Real Estate Corporation*

