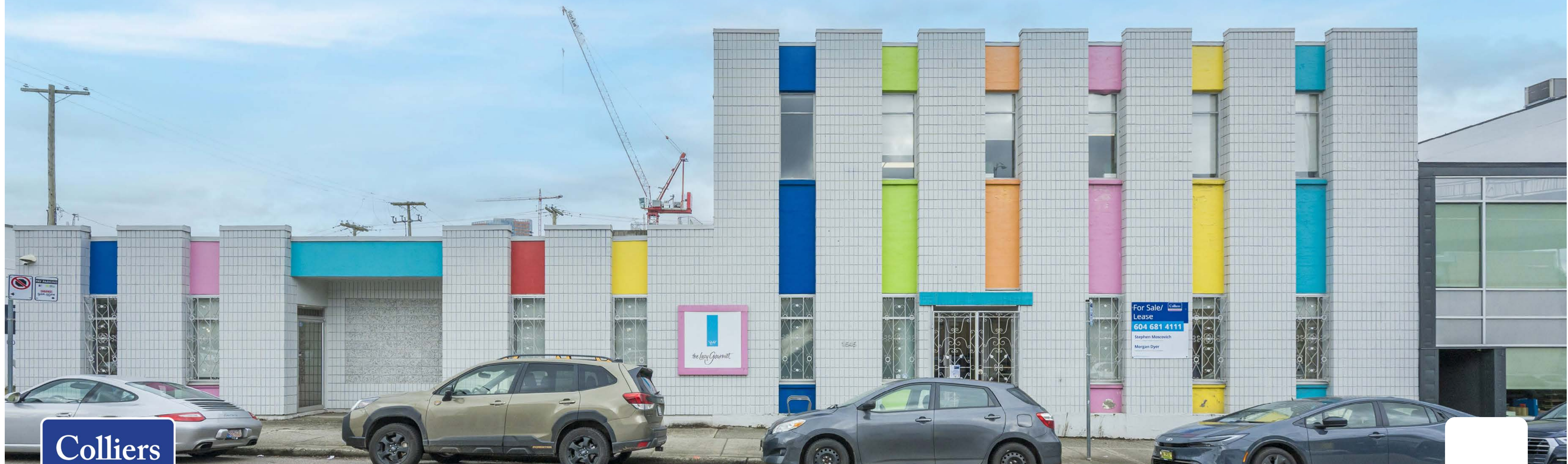


FOR LEASE

THE LAZY GOURMET

Fully Equipped Catering & Ghost Kitchen Space

1545 WEST 3RD AVENUE, VANCOUVER, BC



Colliers

OPPORTUNITY TO LEASE 11,795-SF OF MIXED-USE SPACE LOCATED AT THE GATEWAY TO GRANVILLE ISLAND



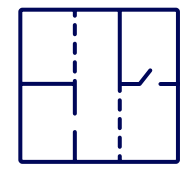
OPPORTUNITY

Rare opportunity to lease 11,795-SF of mixed-use commercial space at 1545 West 3rd Avenue, positioned at the gateway to Granville Island - one of Vancouver's most visited cultural, culinary, and artisan destinations. With exceptional visibility and immediate access to both the island and the bustling South False Creek neighbourhood, the location provides strong strategic value for operators looking to anchor themselves in a high-demand trade area.

The premises feature a fully fixtured ghost kitchen and extensive catering infrastructure, surrounded by robust utilities, high-capacity ventilation, and high-functioning back-of-house layouts. This makes the building well-suited for food production groups, commissary or centralized kitchen operations, catering companies, delivery-forward restaurant concepts, and specialty retail or hospitality users seeking a plug-and-play environment.

With excellent signage opportunities along West 3rd Avenue and a location benefiting from steady vehicular and pedestrian flow, the property provides strong brand exposure. This space is currently turnkey, with substantial catering equipment already in place, allowing prospective tenants to minimize startup costs and accelerate operational timelines.

KEY FEATURES



Mixed-use commercial space offering a large-format opportunity at the entrance to Granville Island



Full building opportunity or demised spaces available



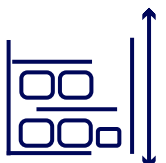
Turnkey ghost-kitchen infrastructure, including commercial hoods, ventilation, prep areas and food-service plumbing



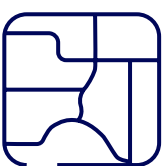
High visibility and signage potential along West 3rd Avenue, offering strong brand exposure



Secure loading and efficient back-of-house configuration



High-clearance ceilings that accommodate commercial equipment



Open-plan zones allowing for retail, production, or light hospitality uses





THE PROPERTY

PROPERTY ADDRESSES	1545 West 3rd Avenue, Vancouver, BC
PID	007-267-266
LEGAL DESCRIPTION	LOT E, BLOCK 230, DISTRICT LOT 526, PLAN 17606
AVAILABLE AREA*	11,795 SF
SITE DIMENSIONS*	100' x 118'
AVAILABILITY	60 days' notice
ASKING RATE	Contact listing agent
ADDITIONAL RENT (2026)	\$15.50 PSF
IMPROVEMENTS	Fully equipped ghost kitchen to support a catering company
ZONING	IC-2 Light industrial and commercial mixed-use
SIGNAGE	Potential for building signage
PARKING	Available at monthly rates, located at the rear of the building
DOCK LOADING	2 rear loading bays

* All measurements are estimates and should not be relied upon without independent verification.

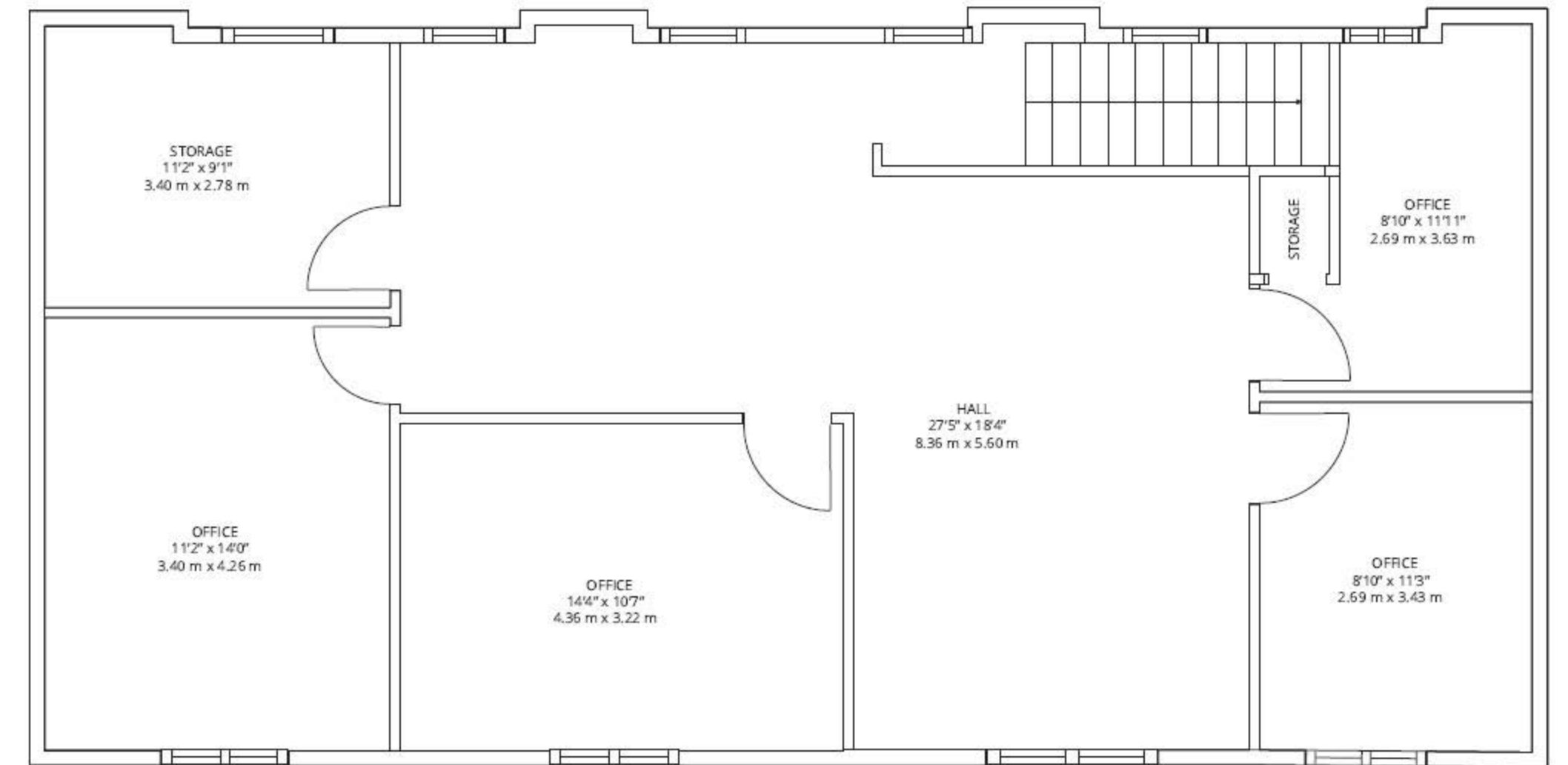


MAIN LEVEL



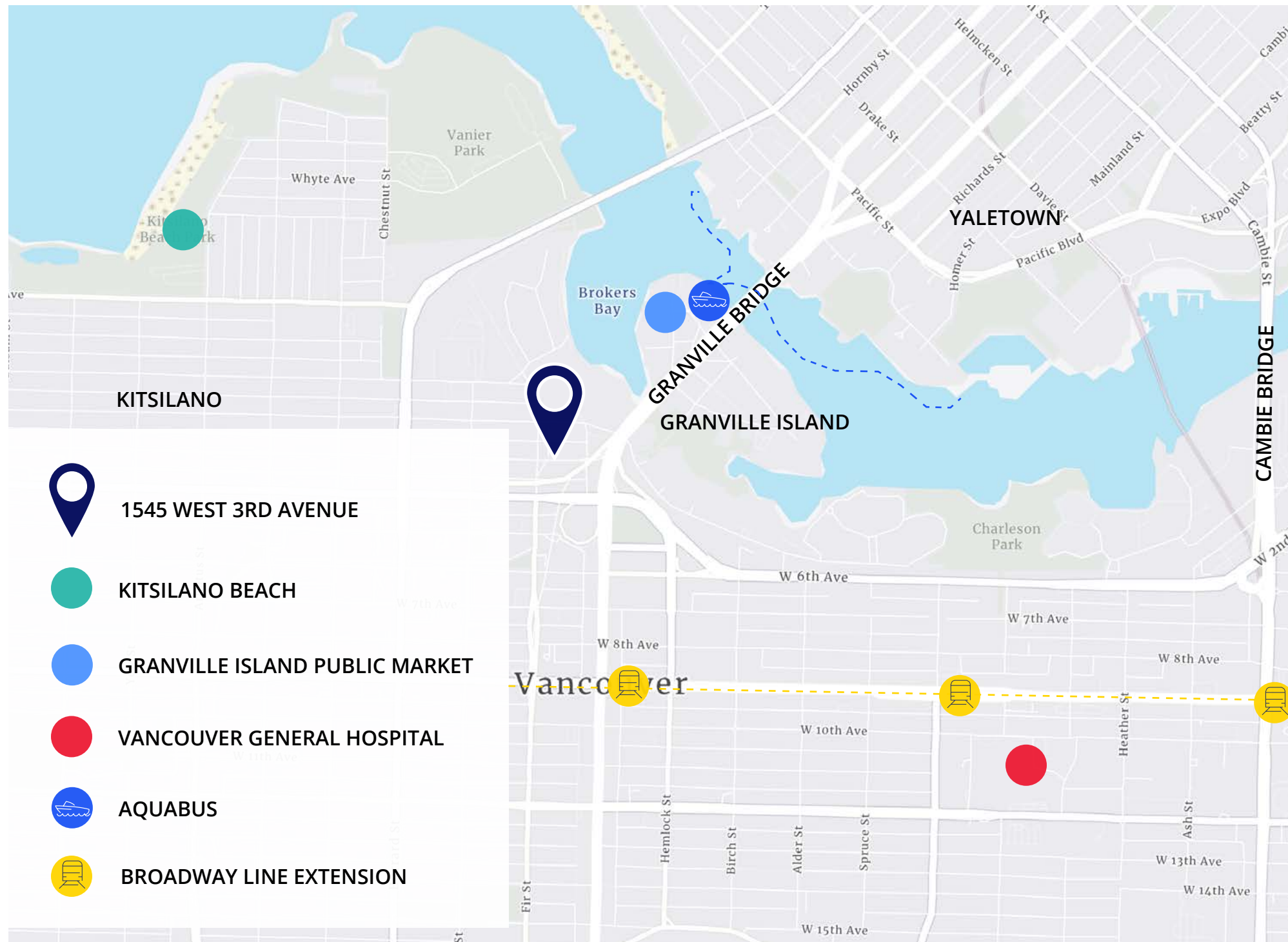
West 3rd Avenue

2ND FLOOR



West 3rd Avenue

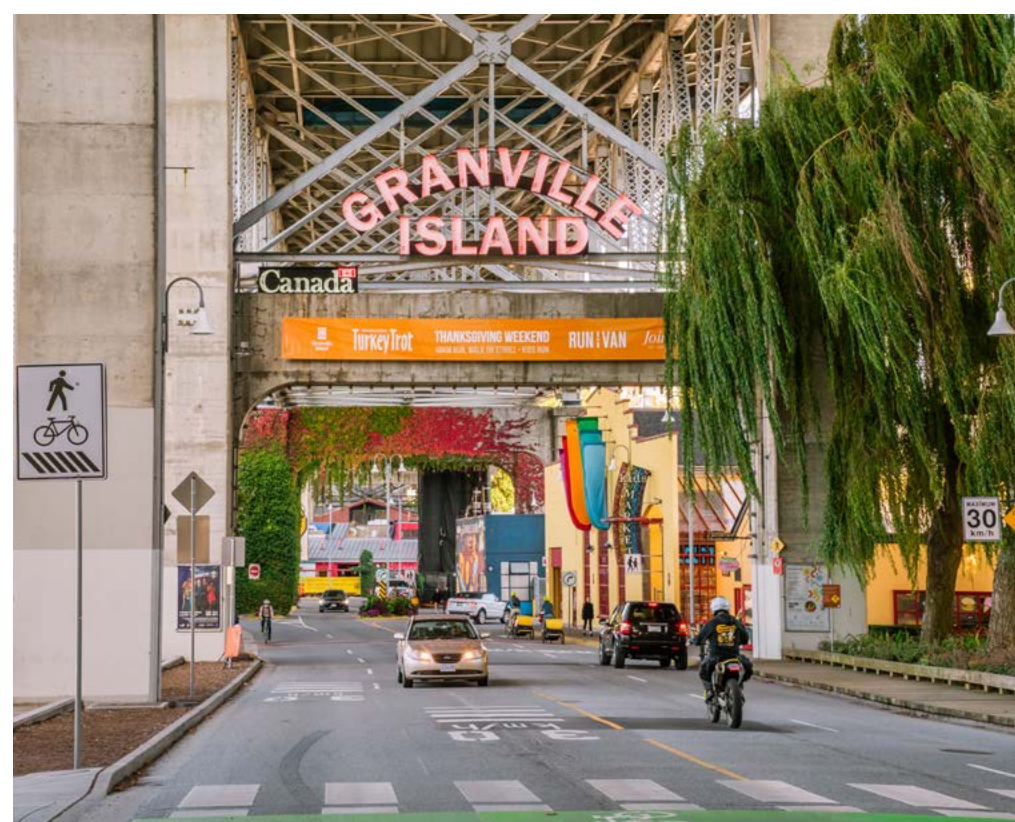
LOCATION



1545 West 3rd Avenue is strategically located at the entrance to Granville Island, one of Vancouver’s most recognizable cultural, culinary, and tourism destinations. The property sits within the vibrant South False Creek corridor, surrounded by a mix of workshops, theatres, boutique retail, waterfront dining, and high-density residential communities.

The immediate area experiences steady year-round pedestrian and vehicle traffic, driven by Granville Island’s status as a top visitor attraction and by the growing population of nearby neighbourhoods such as Fairview, Kitsilano and Olympic Village. Excellent connectivity via major routes - including Granville Street, West 4th Avenue and Burrard Street Bridge - ensures convenient access for staff, customers and delivery logistics.

With its proximity to one of Vancouver’s most active culinary hubs and diverse customer base spanning residents, tourists, and local businesses, the location offers exceptional visibility and operational advantages for food production, hospitality, and specialty retail uses.



Accessibility Overview

99

Walk Score

79

Transit Score

90

Bike Score



1545 WEST 3RD AVENUE, VANCOUVER, BC

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