

FOR LEASE

938 COMMERCIAL DRIVE

Prime Commercial Drive Retail Opportunity

NEW RATE!





THE LOCATION

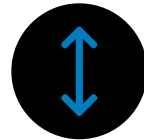
"The Drive" is known for its vibrant and multicultural character. The district is home to numerous retailers, cozy cafés, trendy clothing boutiques and award-winning restaurants. It is also home to Vancouver's own 8 block officially designated Little Italy, which represents more than 60 years of Italian heritage. This newly constructed secured Market Rental Project has exceptional traffic and pedestrian exposure for those tenants seeking an immediately prominent location. Some notable neighbours include Kin Kao, Lunch Lady, and Downlow Chicken Shack. The property is located in close proximity to countless other popular destinations/amenities and is within walking distance for many neighbouring residences.



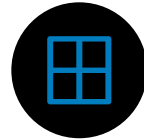
THE FEATURES



The latest newly constructed secured Market Rental Project in the heart of "The Drive"



Expansive ceiling heights throughout



Large glass retail storefront providing excellent visibility with abundant natural light

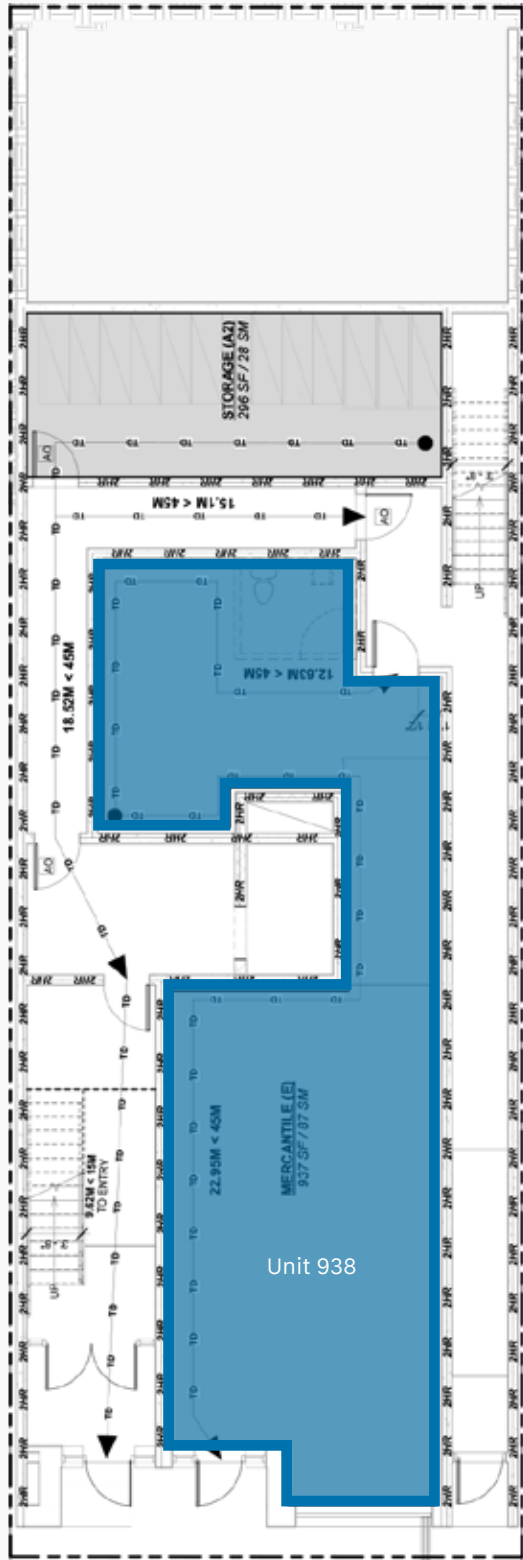


Exceptional exposure and frontage with amazing signage potential and a prime patio seating opportunity



Rare small format retail premise ideal for limited food retail, health and wellness services, and boutique retail uses

FLOOR PLAN



SALIENT

SIZE: ¹	937 SF (Approx.)
ZONING:	C-2C1 (Commercial)
BASIC RENT: ²	\$40.00 PSFPA
ADDITIONAL RENT:	\$20.00 (2024 est.)
GROSS RENT:	\$5,465.83 \$4,685.00/month + GST
AVAILABILITY:	Immediately

¹All sizes are approximate and subject to verification.

²Gross rent currently equates to this amount plus GST. Lease to be fully triple net.

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Walker's Paradise

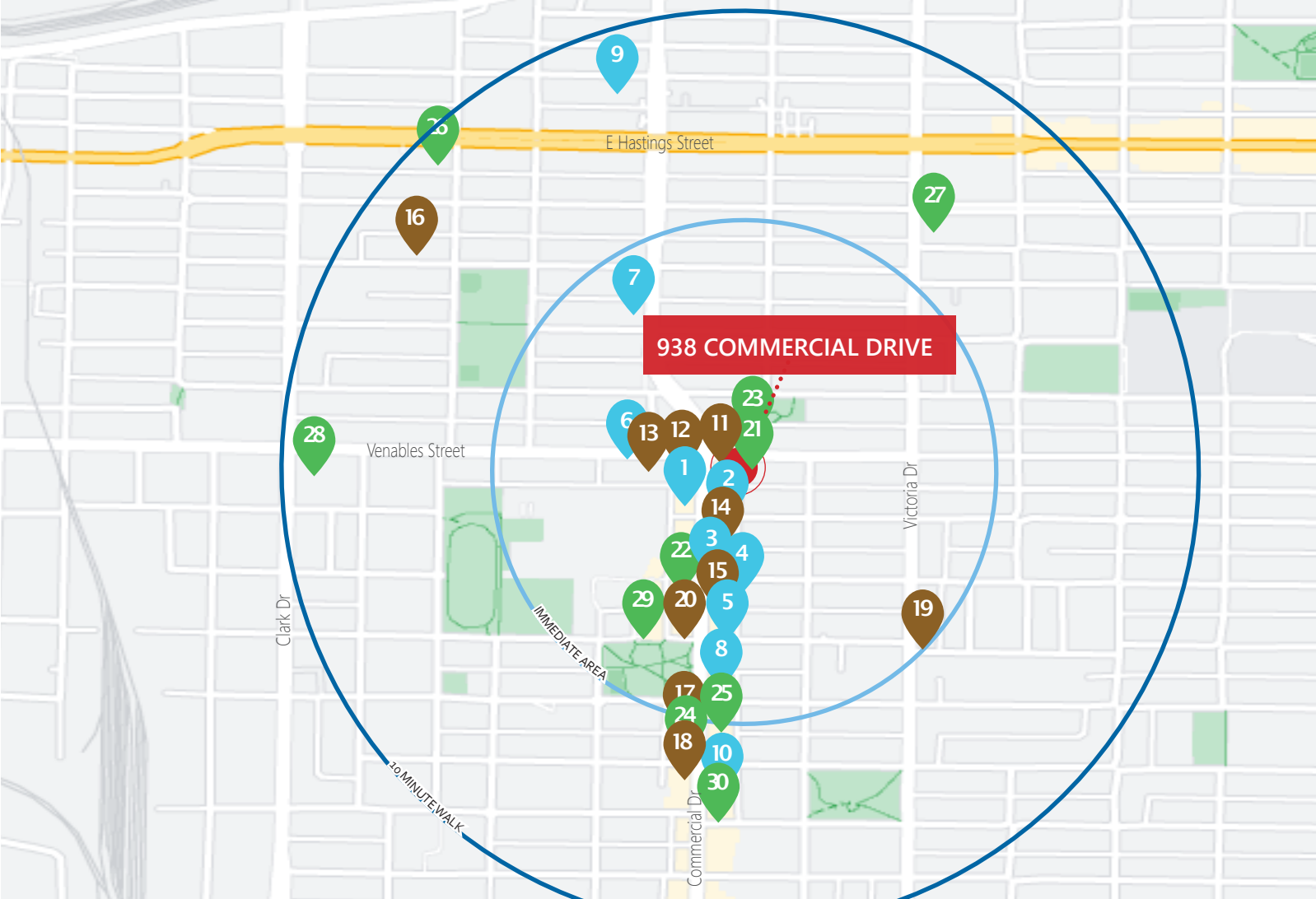
Daily errands do not require a car

70

Excellent Transit

Transit is convenient for most trips.

Source: walkscore.com



DINING + COCKTAILS

- 1. Kin Kao
- 2. Absinthe Bistro
- 3. Bombay Kitchen + Bar
- 4. Lunch Lady
- 5. Sula Indian Restaurant
- 6. East Van Brewing Company
- 7. Pepino's Spaghetti House
- 8. Magari by Oca
- 9. Resurrection Spirits
- 10. Marcello Ristorante & Pizzeria

COFFEE + CASUAL FARE

- 11. Bump N Grind Cafe
- 12. Downlow Chicken Shack
- 13. The Bunny Cafe
- 14. Mogu Fried Chicken
- 15. Moja Coffee
- 16. Earnest Ice Cream
- 17. Don Oso's Restaurant
- 18. LIVIA Forno e Vino
- 19. Via Tevere Pizzeria
- 20. Community Taps + Pizza

SHOPPING & SERVICES

- 21. Liquid Amber Tattoo & Art Collective
- 22. Choices Markets
- 23. Era Design Inc
- 24. Studio Full Bloom
- 25. Exposure Clothing
- 26. NOFRILLS
- 27. Bosa Foods
- 28. Fujjya Foods
- 29. Britannia Community Centre
- 30. Soulessentials Records

Contact Us

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