

FOR LEASE | RETAIL
330 WEST CORDOVA STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **Set Up as Fashion Stage to Grow a Retail Store**
- **Former Tenant Was So Successful They Need to Triple in Size on Same Block**

Location

- Ready for a new fashion player looking to launch on this main stage alongside the who's who of Gastown
- Neighbouring the same block with the likes of Old Faithful, Nettle's Tale Swimwear, Rowan Sky, and The Block; across the street from Timbertrain Coffee, and Dutil Denim.
- Walking distance to Waterfront Station with access to Seabus, SkyTrain, Canada Line and West Coast Express
- Ample monthly and hourly public parking in immediate area
- Walk Score of 97 (walker's paradise) and Transit Score of 100 (rider's paradise)
- In the middle of famous tourist triangle: Gastown Steam Clock, Harbour Centre, and Woodward's Development
- Historic design elements include full-height exposed brick on west wall

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Site Plan



Zoning

HA-2 (Gastown Historic Area)

Features

- ▶ Over 16 feet of ready-to-brand tall heritage façade frontage
- ▶ Large windows offer great exposure and natural north light filtering inside store
- ▶ High ceilings, new floors and lighting
- ▶ Existing washroom and sink

Available Retail Area

Approximately 575 SF

Gross Rent

- ▶ \$3,200 per month plus GST
- ▶ Utilities \$90 per month
- ▶ 2.53% of the escalation on property taxes and building expenses over base year 2026

Availability

NOW

Demographics

Demographics	0.5 km	1 km	3 km	10 min
Population	7,866	40,312	229,036	326,886
Median Ave	38.0	36.6	37.8	37.7
Average Household Income	\$114,243	\$129,075	\$128,170	\$131,751
Total Daytime Population	40,114	164,533	400,805	483,387
Clothing Expenditure per HH	\$2,519	\$2,856	\$2,907	\$3,033

Source: Environics Analytics 2025 Estimate



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