

FOR LEASE

8030 GRANVILLE STREET
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



HIGH EXPOSURE RETAIL SPACE IN THE
MARPOLE SHOPPING DISTRICT

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Location

The subject property is situated between 64th Ave and 63rd Ave on the east side Granville Street along the desirable Marpole Shopping Corridor.

Features

- ▶ Fully fixtured and improved bubble tea store
- ▶ 200 amp service electrical
- ▶ High exposure along Granville Street
- ▶ Substantial commuter traffic along Granville Street
- ▶ Parking at rear of building

Available Area

991 SF

Lease Rate

\$62.00 PSF

CAM & Tax*

\$20.00 PSF (2026)

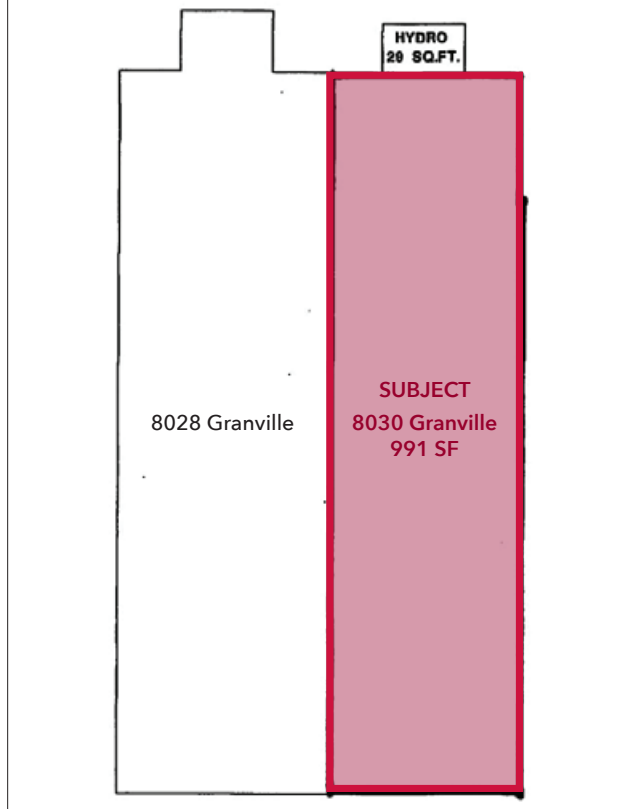
**Tenant has the opportunity to capitalize on City of Vancouver Tax Relief program for small businesses.*

Availability

30 days notice



FLOOR PLAN



8.42 km
TO DOWNTOWN

