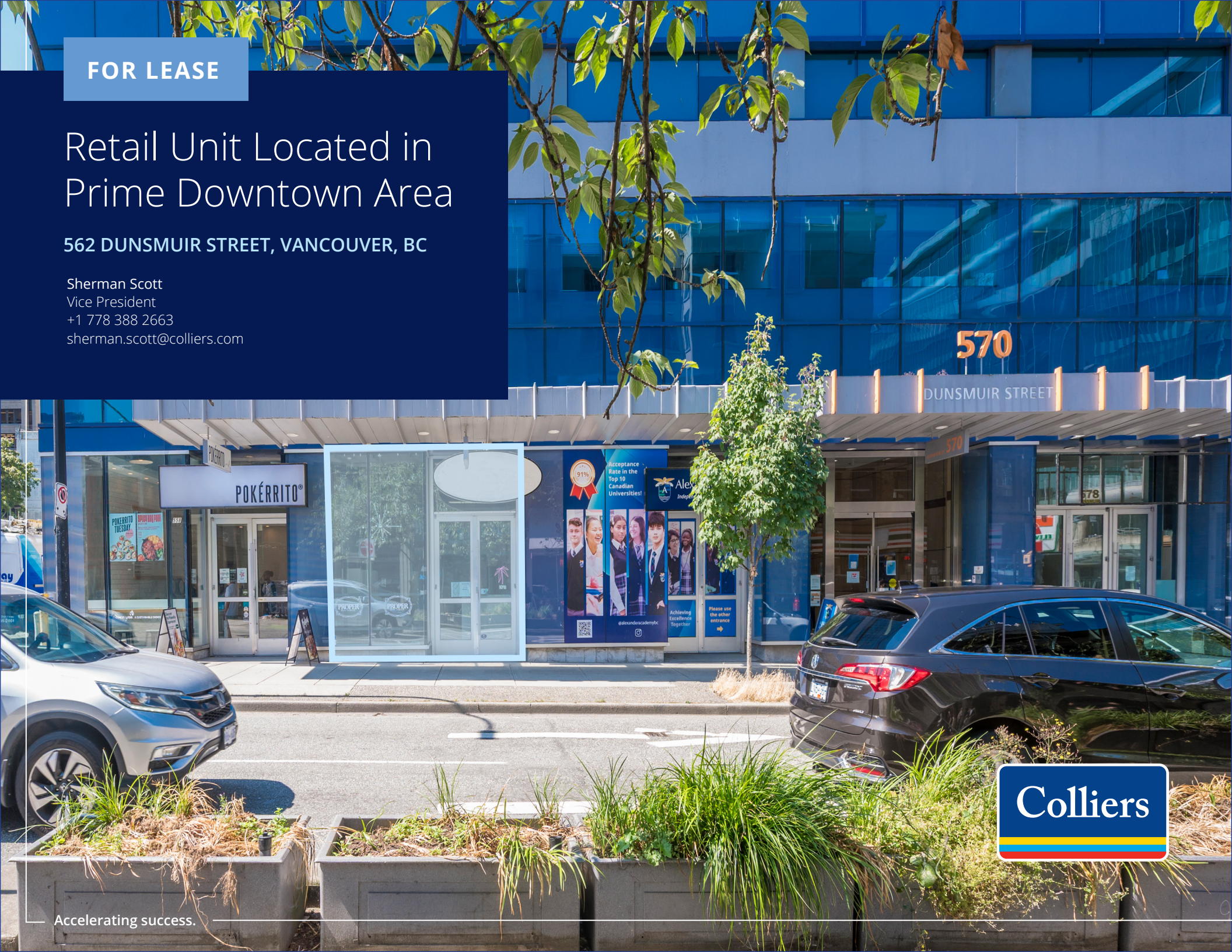


FOR LEASE

Retail Unit Located in Prime Downtown Area

562 DUNSMUIR STREET, VANCOUVER, BC

Sherman Scott
Vice President
+1 778 388 2663
sherman.scott@colliers.com



Colliers

Accelerating success.

Building Details

Building Address	570 Dunsmuir Street, Vancouver, BC
Unit Address	562 Dunsmuir Street, Vancouver, BC
Property Type	8 Floor Mixed-use office/retail building
Available Area	944.70 SF
Basic Rent	\$70.00 PSF/annum
Operating Cost & Property Tax (2025 Estimate)	\$20.36 PSF/annum
Posession Date	Immediate
Current Improvements	Previously occupied as a hair salon



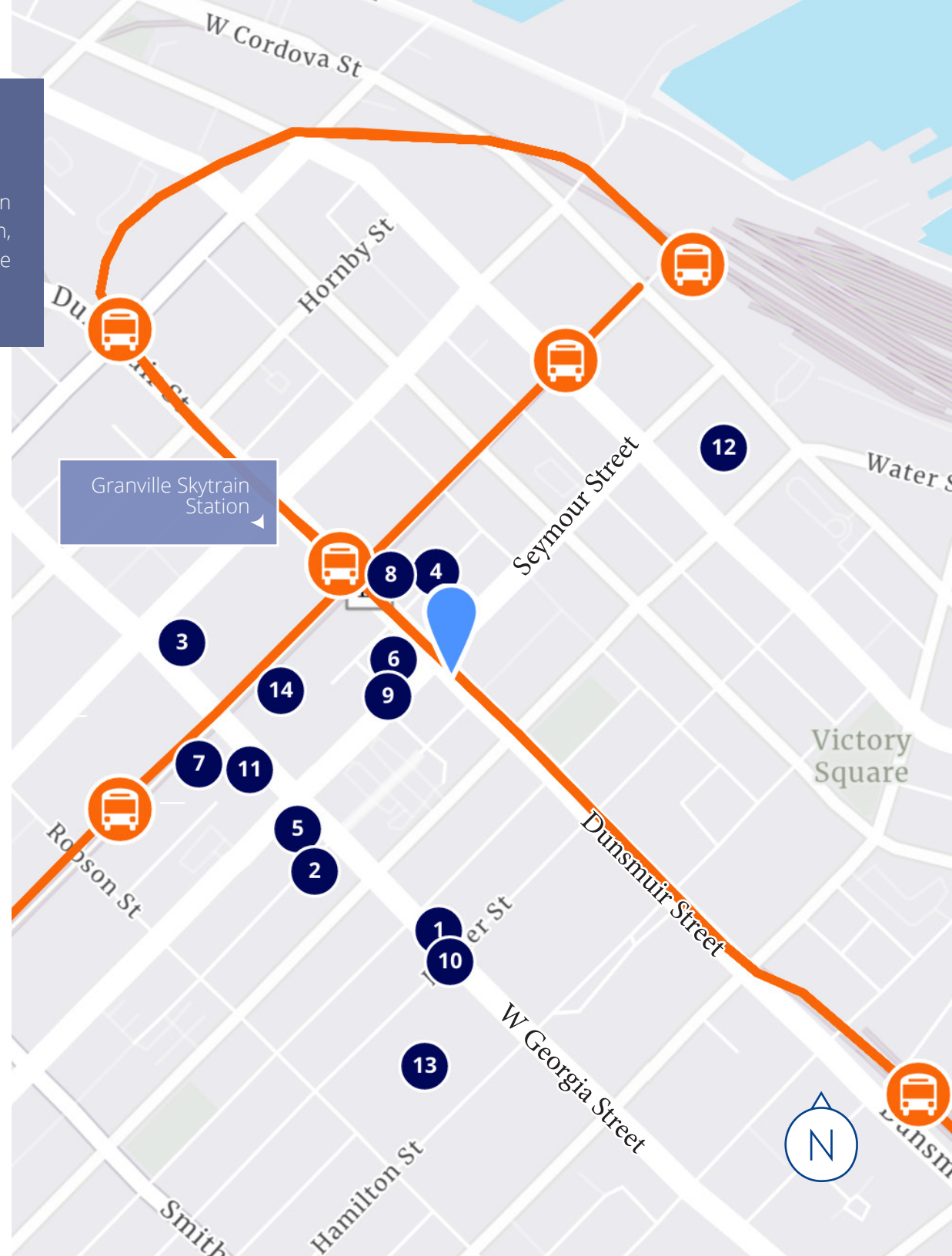
Amenities Map

Opportunity to lease a retail space on busy Dunsmuir Street in downtown Vancouver across from the fourth busiest SkyTrain Station, Kitty Corner to BCIT's Downtown Campus and a block away from the largest Shopping Centre in Vancouver, Pacific Centre.



Subject Property

- 1 aquafarina
- 2 Amazon
- 3 Apple Pacific Centre
- 4 BCIT Downtown Campus
- 5 Glowbal Restaurant
- 6 Gotham Steakhouse & Cocktail Bar
- 7 London Drugs
- 8 Shoppers Drug Mart
- 9 St. Regis Hotel
- 10 The Post
- 11 The Scotia Tower
- 12 Vancouver Lookout
- 13 Vancouver Public Library - Central Branch
- 14 Winners



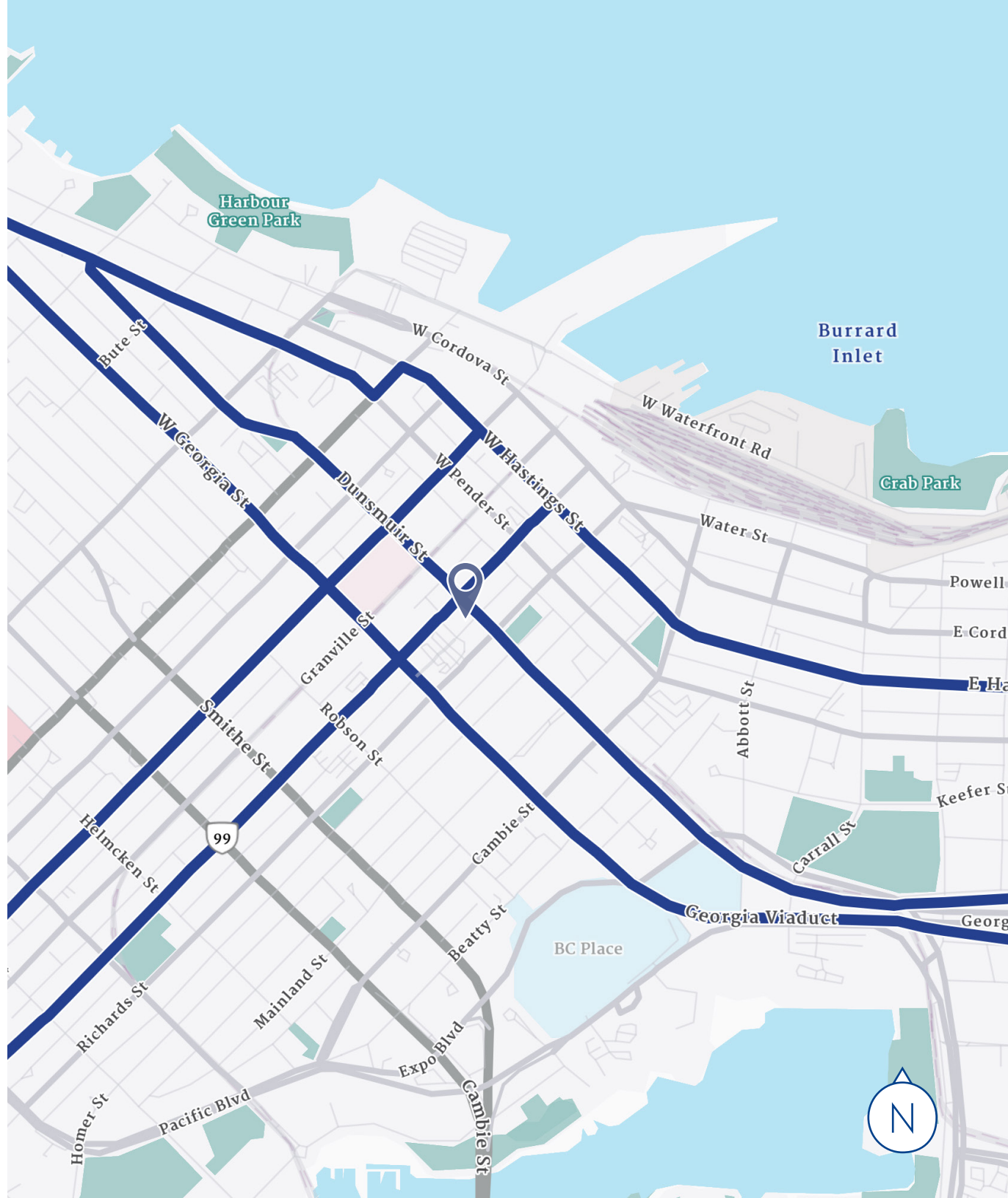
Location Overview

570 Dunsmuir Street is ideally located at Dunsmuir and Seymour Streets in downtown Vancouver.

Across the street is the Granville SkyTrain station which has over 6 million boardings, making it the 4th busiest station in the network.

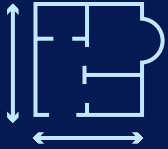
British Columbia Institute of Technology's (BCIT) downtown campus is Kitty Corner. It is home to the state-of-the-art Technology Education and Collaboration (TEC) Hub, an innovative IT learning space.

Pacific Centre, the largest shopping centre in Vancouver resides a block away. It boasts over 100 stores and is currently ranked 3rd in terms of mall performance in all of Canada.



562 Dunsmuir Highlights

The Property is well situated in downtown Vancouver on busy Dunsmuir Street.



Ground floor of an 8 floor mixed use office/retail building.



Across the street is the Granville SkyTrain station which saw over 6 million boardings making it the 4th busiest station on the network.



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Floor Plan



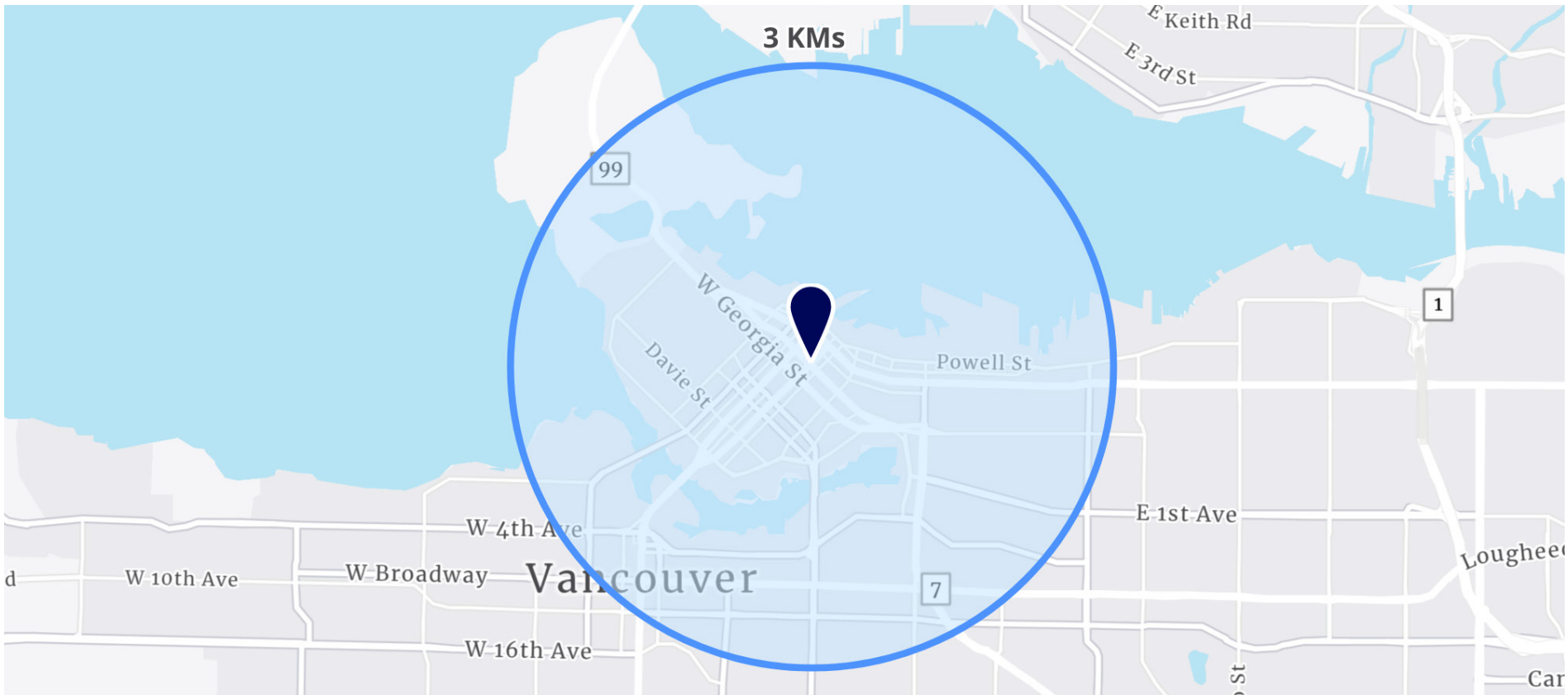
562 DUNSMUIR STREET, VANCOUVER, BC

Exterior Gallery



3 KM RADIUS

Area Demographics



Vancouver			
	2024	2029	2034
Total Population	230,104	253,227	269,585
Average Household Income	\$120,274	\$143,976	\$170,027
Total Households	124,797	136,513	144,945

Source: Colliers HYDRA

Sherman Scott

Vice President
+1 604 662 2663
sherman.scott@colliers.com

Colliers Canada

1067 West Cordova Street, Suite 1100
Vancouver BC V6C 1C7
+1 604 681 4111



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