

FOR LEASE



CHROMA

AT-GRADE COMMERCIAL OPPORTUNITIES IN TEN-STOREY, MIXED-USE DEVELOPMENT IN MOUNT PLEASANT

315-319 EAST 2ND AVENUE, VANCOUVER, B.C.



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OPPORTUNITY

Chroma, a 10-storey mixed-use development by Wave Developments, will be comprised of 12,686 SF of at-grade commercial space, and 133 secured market rental homes. The development is located on the northeast corner of East 2nd Avenue/Great Northern Way and Scotia Street, just one block west of the future Great Northern Way Station for the Millennium Line Broadway Extension and within close proximity to False Creek, Main Street, and Olympic Village..

SALIENT DETAILS

Unit Sizes: 1,217 SF - 12,686 SF

Occupancy: Estimated Q3 2024

Zoning: IC-3

Parking: 18 underground commercial stalls + street parking

Access/Egress: Fully signalized intersection at E. 2nd Ave and Scotia

Asking Rent: Contact Listing Agents

Additional Rent: Contact Listing Agents



HIGHLIGHTS



Excellent exposure to over 38,000 VPD off of E. 2nd Ave, and over 82,000 VPD in the immediate area



A population growth of 9.6% from 2020-2025 within a 10 minute walking radius



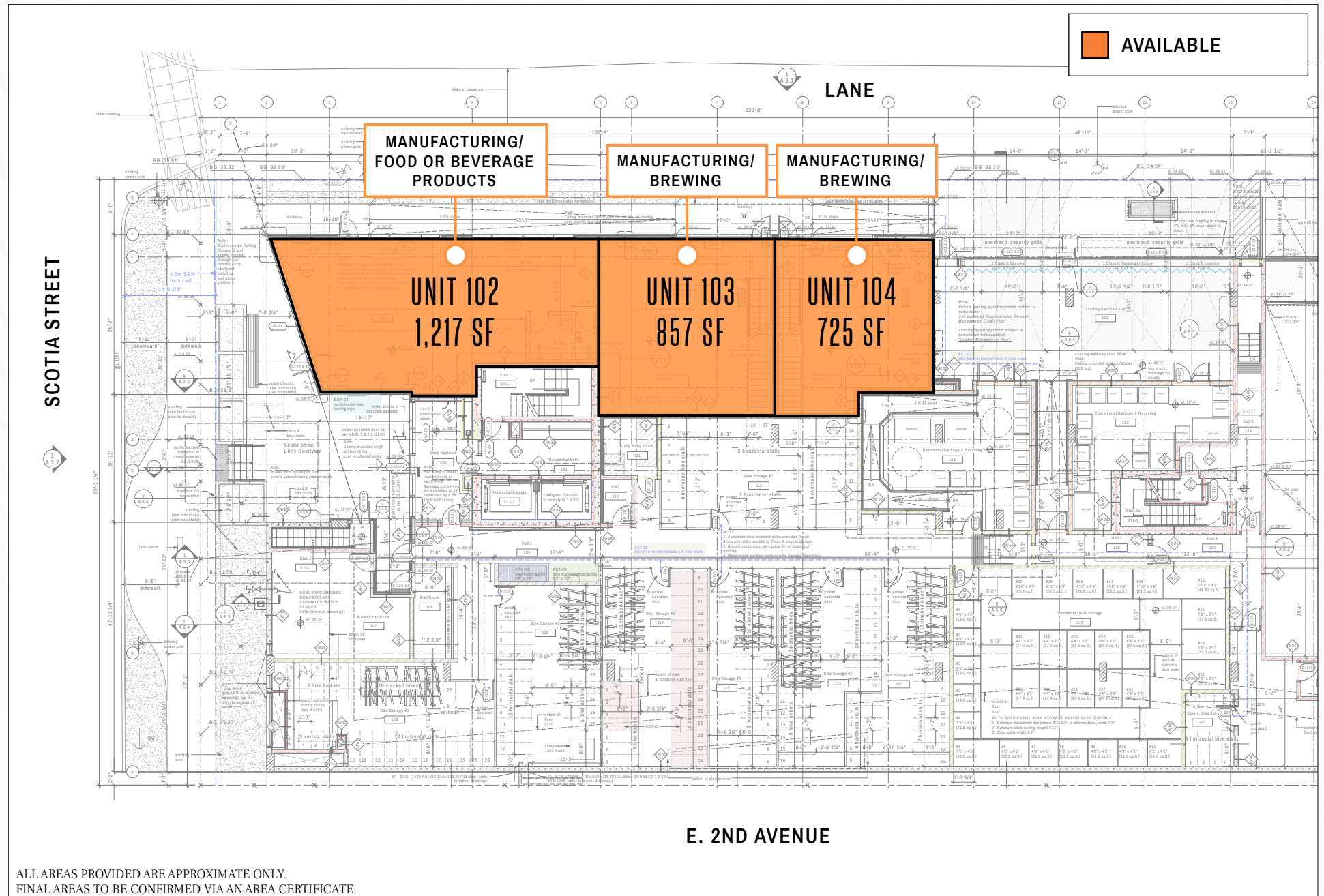
Situated directly off of Mount Pleasant's arterial road, Main Street, surrounded by unique retail, breweries, restaurants, residential growth, and major rapid transit expansion



One block west of the future Great Northern Way Station for the Millennium Line Broadway Extension

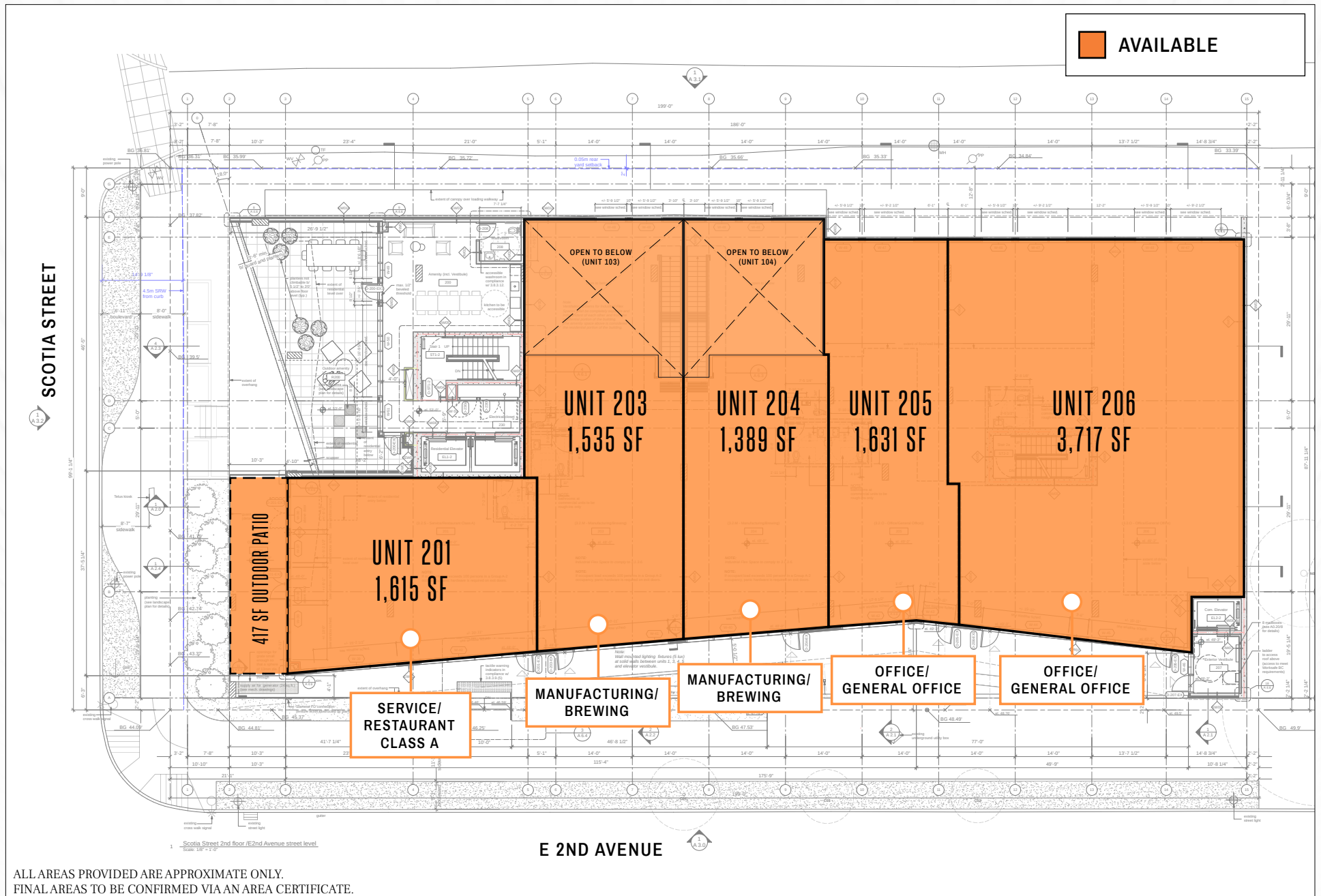
SITE PLAN

SCOTIA STREET GROUND FLOOR



SITE PLAN

SCOTIA STREET LEVEL 2 / EAST 2ND AVENUE STREET LEVEL



LOCATION OVERVIEW



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