



FOR LEASE

Retail Space Available for Lease at Symphony Place

589 SMITHE STREET, VANCOUVER, BC

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Colliers

PROPERTY OVERVIEW

2,262 SF of retail space available to lease at Symphony Place, steps from the Orpheum Theatre!

Colliers is pleased to present the opportunity to lease retail space located in the heart of Downtown Vancouver’s vibrant entertainment district, surrounded by a dense mix of residential, office, hotel, and hospitality uses.

Civic Address	589 Smithe Street, Vancouver, BC
	Parcel Identifier: 027-962-261
Legal Address	Legal Description: AIR SPACE PARCEL 1 BLOCK 64 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT AIR SPACE PLAN BCP41373
Location	Strategically positioned along Smithe Street and Seymour Street in the heart of Downtown Vancouver’s vibrant entertainment district, steps from Granville Street, Yaletown and the city’s major retail, dining, entertainment and hospitality corridor.
Symphony Place	360 unit, twin tower residential, retail, and office project
Year Built	2009/2022
Retail Area +/-	2,262 SF Patio Potential*
Parking	233 public parking spaces
Available	Immediately
Zoning	CD-1 (442)
Term	Negotiable
Asking Lease Rate	\$60.00 PSF/per annum
Operating Costs (2026 est.)	\$22.70 PSF/per annum

*Subject to City of Vancouver approval & fees



LOCATION OVERVIEW

Located along Smithe Street in the heart of Downtown Vancouver, the property is strategically positioned to serve the surrounding Downtown core, Yaletown, entertainment and central business district.

Developed by Solterra Development Group, Symphony Place is a 360-unit twin tower project, consisting of residential, retail and office space. It sets out to contribute to reinforcing a distinctive urban character of downtown Vancouver.



**Rider's
Paradise**

100



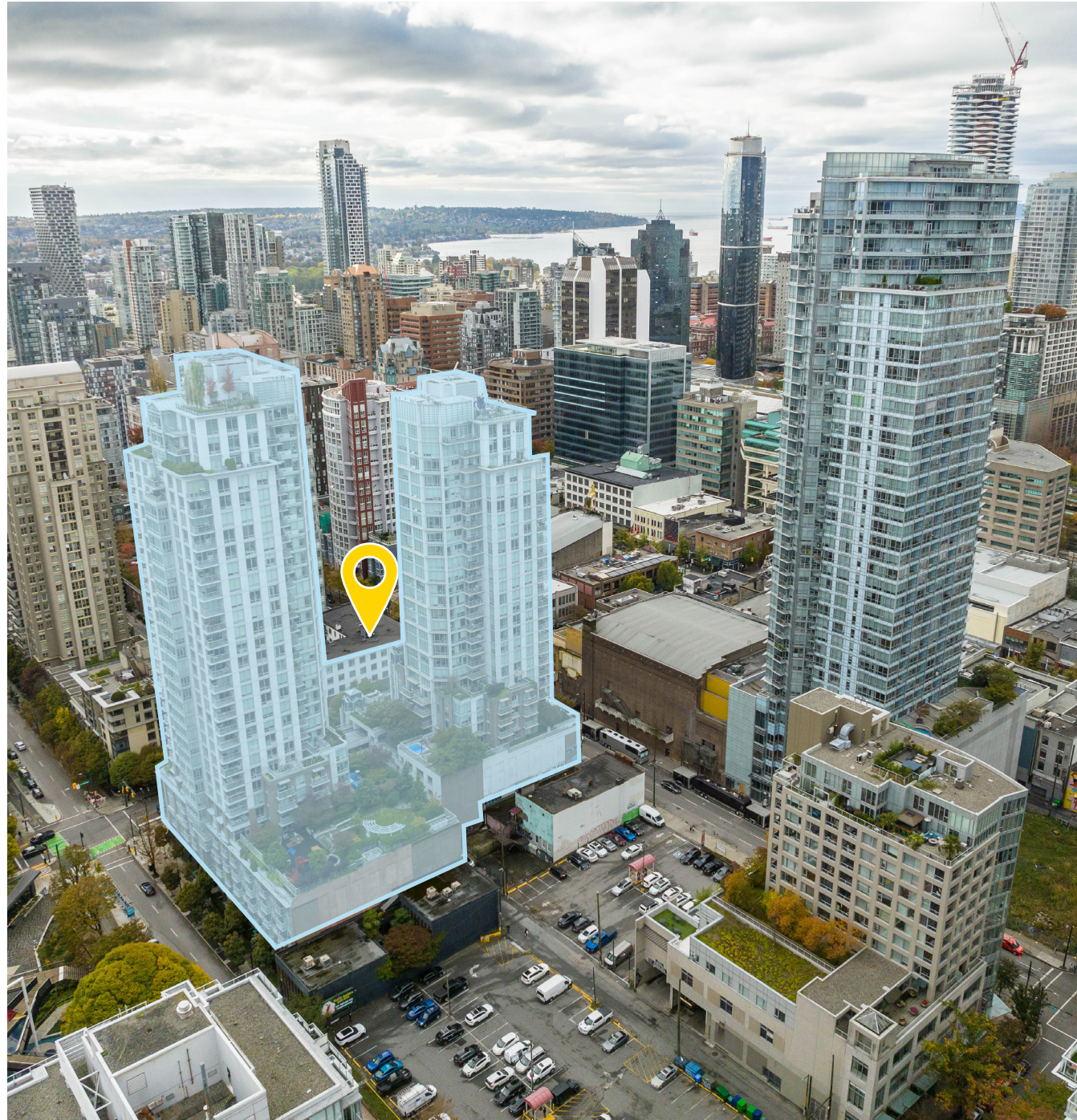
**Walker's
Paradise**

100



**Very
Bikeable**

84



NEARBY AMENITIES



Drug Stores

- 1 Burrard Health Centre
- 2 Shoppers Drug Mart
- 3 Pure Integrative Pharmacy
- 4 London Drugs
- 5 Royal Centre



Retail

- 1 Arc'teryx
- 2 CF Pacific Centre
- 3 Winners
- 4 Holt Renfrew



Restaurants

- 1 JOEY Burrard
- 2 Earls Kitchen + Bar
- 3 Social Corner
- 4 Blue Water Cafe
- 5 Miku Vancouver



Banks

- 1 BMO
- 2 TD
- 3 Scotiabank
- 4 CIBC
- 5 RBC

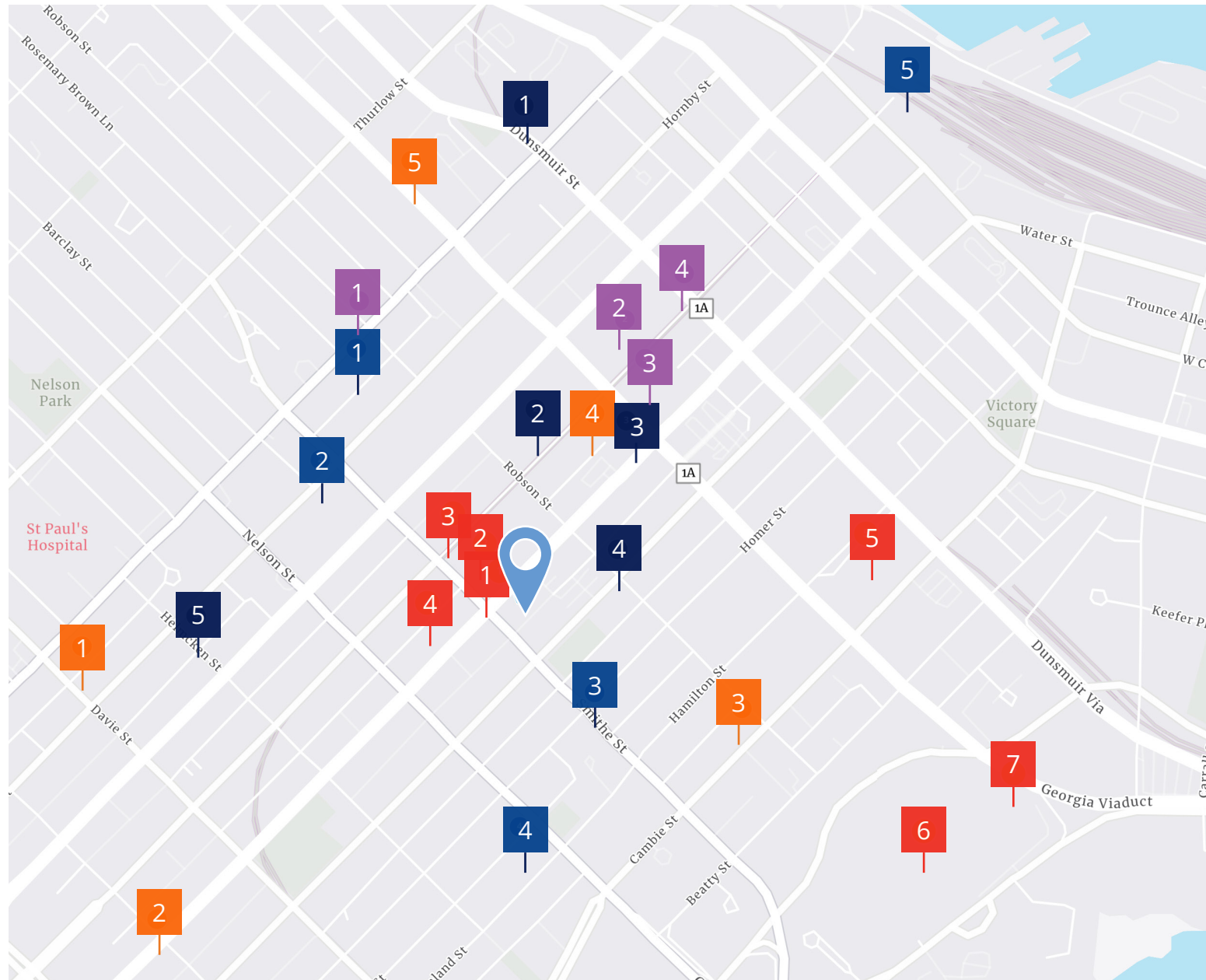


Entertainment

- 1 The Orpheum
- 2 Commodore Ball Room
- 3 The Rec Room
- 4 Vogue Theatre
- 5 Queen Elizabeth Theatre
- 6 BC Place
- 7 Roger's Arena

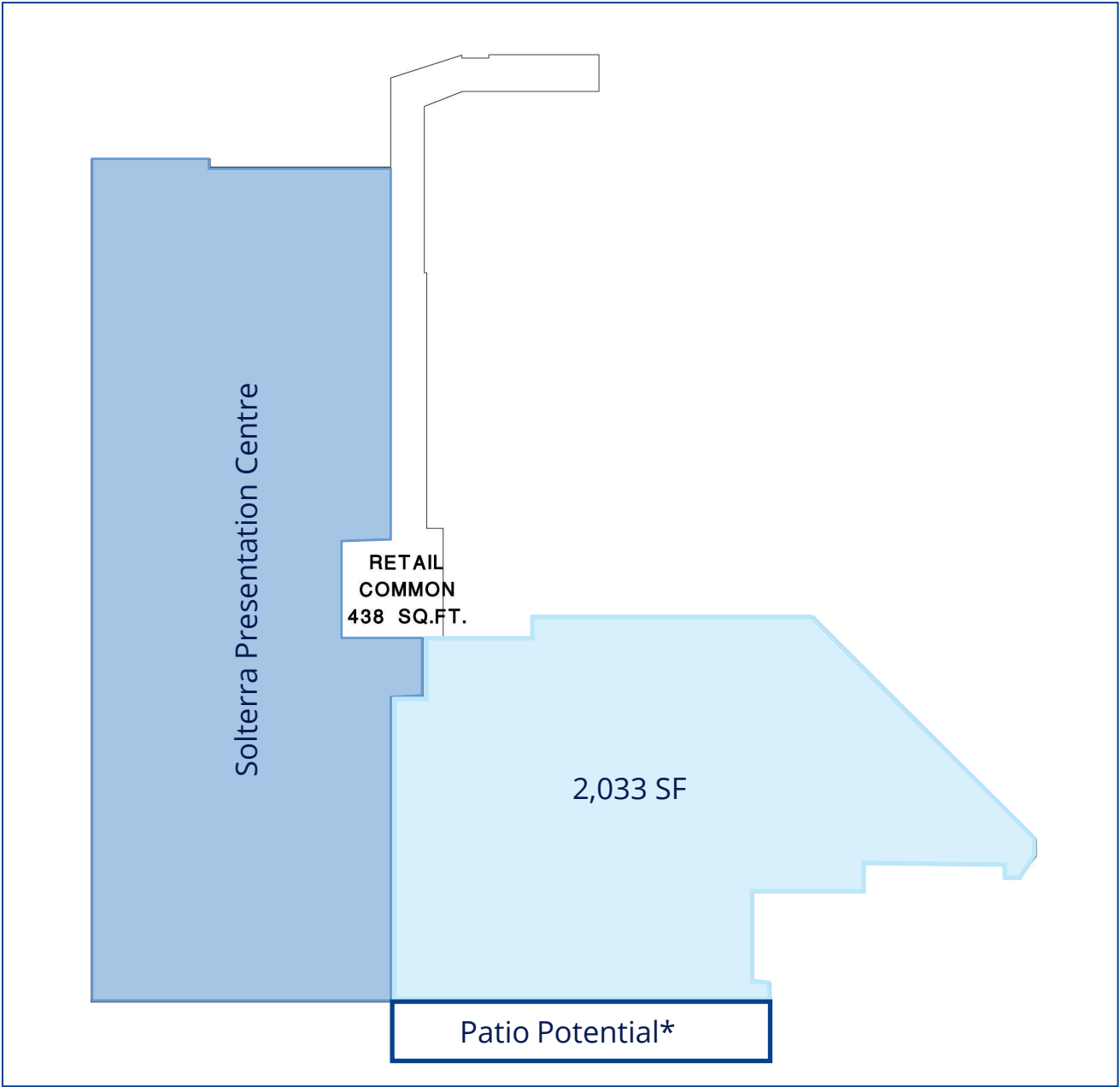


589 Smithe Street



SITE PLAN

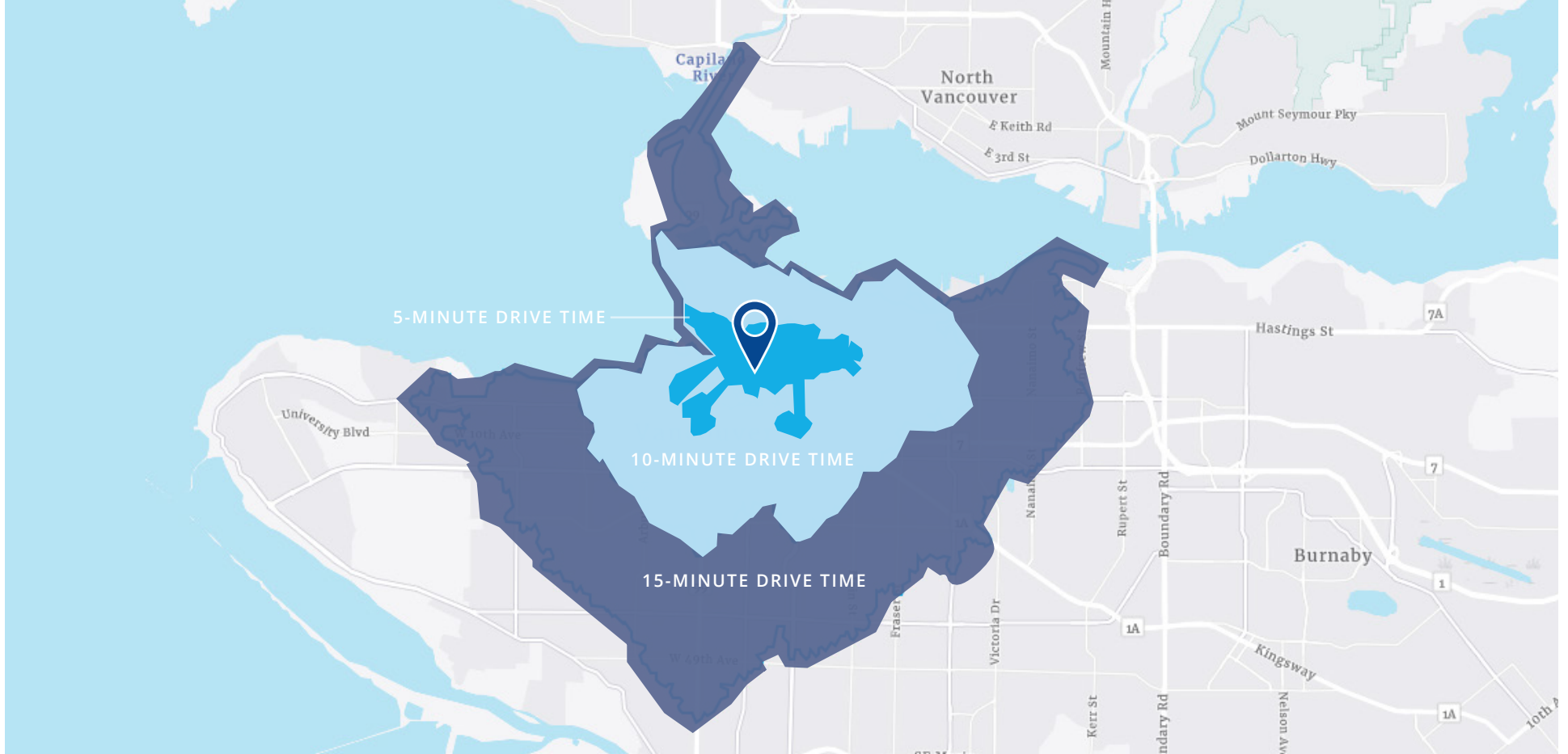
Seymour Street



Smithe Street

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DEMOGRAPHICS

	5-minute Drive Time			10-minute Drive Time			15-minute Drive Time		
	2025	2030	Annual Increase	2025	2030	Annual Increase	2025	2030	Annual Increase
Total Population	80,029	82,445	2.2%	287,891	296,408	2.0%	471,223	485,175	2.1%
Average Household Income	\$137,554	\$165,051		\$134,779	\$161,521		\$144,794	\$172,636	
Total Households	42,425	43,124	1.8%	147,873	150,260	1.6%	220,814	224,441	1.7%

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.



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