



Colliers

533 Granville Street, Vancouver, BC

Retail Space **For Lease** on Granville Street

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Accelerating success.

Opportunity



To lease lower retail space in the heart of Downtown Vancouver on Granville Street

Premise Details

Municipal Address	535 Granville Street
Building Type	Mixed Use Office/ Retail
Commercial Tenants	VGC International College & Zaatar W Zelt
Available Areas	4,505 SF (Lower Floor)
Zoning	DD - Downtown District
Basic Rent	\$15.00 PSF/ per annum
Operating Costs & Property Taxes	\$27.15 PSF/per annum (2024 estimate)
Availability	Immediate
Ceiling Heights	8' - 10' +/-
Loading	Rear loading
Elevator	Lower level is elevator accessible

Location

Ideally located in the 500 block of busy Granville Street in Downtown Vancouver

- Steps from Pacific Centre, the largest mall in Downtown Vancouver with over 100 stores
- Surrounded by major retailers and eateries
- In the heart of Vancouver's Central Business District
- Surrounded by a myriad of tourist attractions

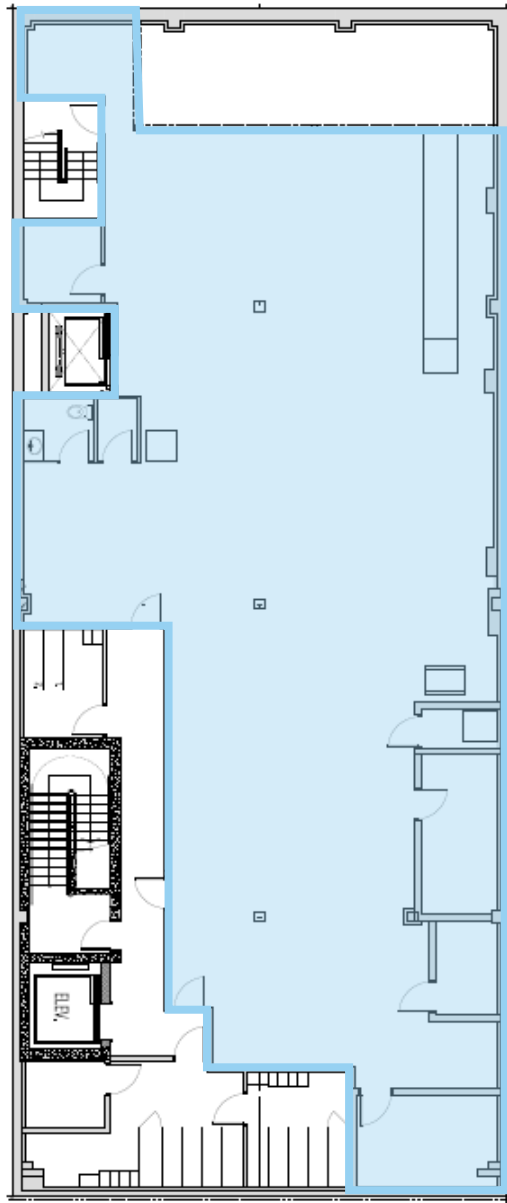


Exterior Images



Floor Plan

Lower Floor | 4,505 SF +/-



Demographics

Demographics | 2022 - 10 minute walk radius radius



Population
18,215



Households
9,615



Avg. Household Income
\$132,945



Bike Score
87

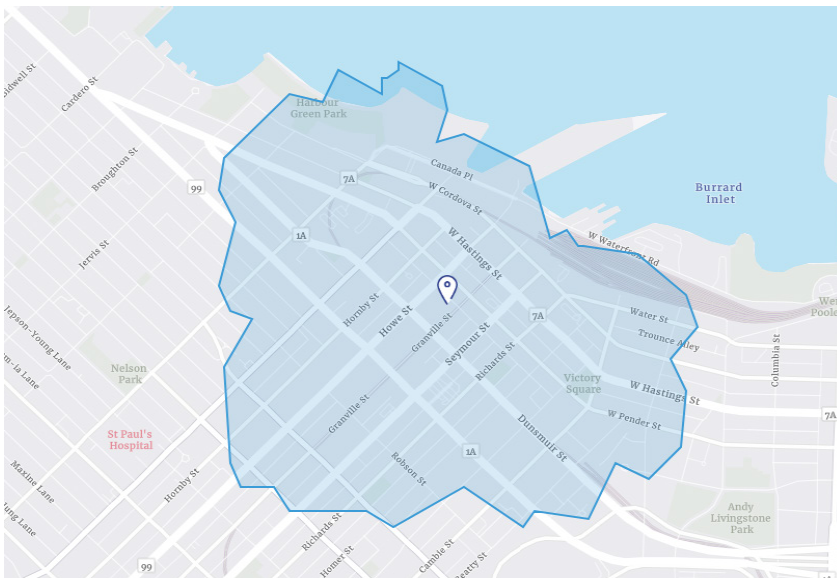


Transit Score
100



Walk Score
97

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



For Lease

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