

FOR LEASE | 612 SF PRIME BOUTIQUE RETAIL SPACE
3620 MAIN STREET
VANCOUVER, BC

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COMMERCIAL REAL ESTATE SERVICES



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CELEBRATING OVER
50
YEARS IN VANCOUVER

FOR LEASE | 612 SF PRIME BOUTIQUE RETAIL SPACE

3620 MAIN STREET

VANCOUVER, BC

Location

Located on Main Street and East 20th Avenue, 3620 Main Street is in the heart of the much desired, trendy South Main neighbourhood. The space is ideally located on the Main Street commercial corridor which connects Downtown Vancouver with South Vancouver. Main Street continues to see increased development activity and resident in-flow which will add to the 32,407 daily vehicles and high number of pedestrians present in the area today.

Zoning

C-2 - allows for a wide range of retail uses

Features

- ▶ Trendy Main Street location
- ▶ Very high ceilings
- ▶ High profile signage opportunity
- ▶ Rear grade loading door

Available Space

612 SF (subject to final measurement)

Lease Rate

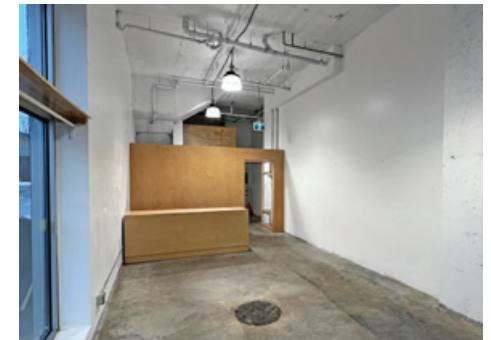
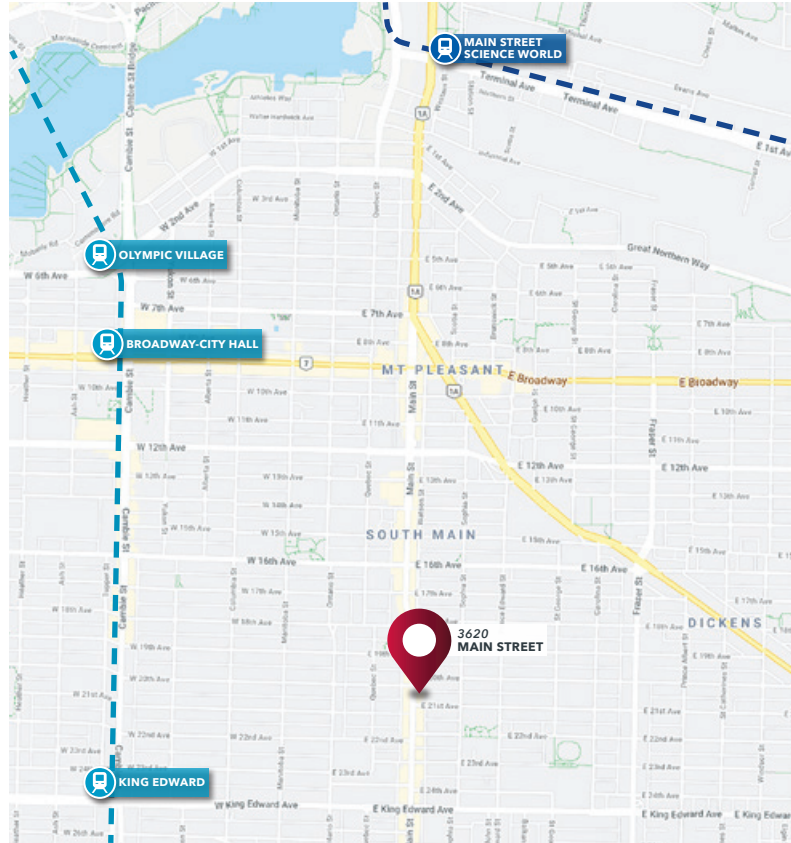
\$60.00 PSF net

CAM & Taxes

\$12.00 PSF (2022 estimate)

Availability

Immediate



Demographics	1 km	3 km	5 km
Total Population	25,936	194,064	531,137
Total Daytime Population	19,765	198,268	605,997
Median Age	37.3	38.4	39.0
Average Household Income	\$129,013	\$123,072	\$115,256

Source: Environics Analytics 2021 Estimate

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