

ENTERTAINMENT HUB OPPORTUNITY



39 Smithe Street | Vancouver, BC

ELEVATE YOUR BRAND IN VANCOUVER'S VIBRANT YALETOWN

Ideal space for Entertainment Destination, Restaurant,
Performing Arts, Clubs, Fitness Centre/Wellness
Centres, Night Clubs and many more!

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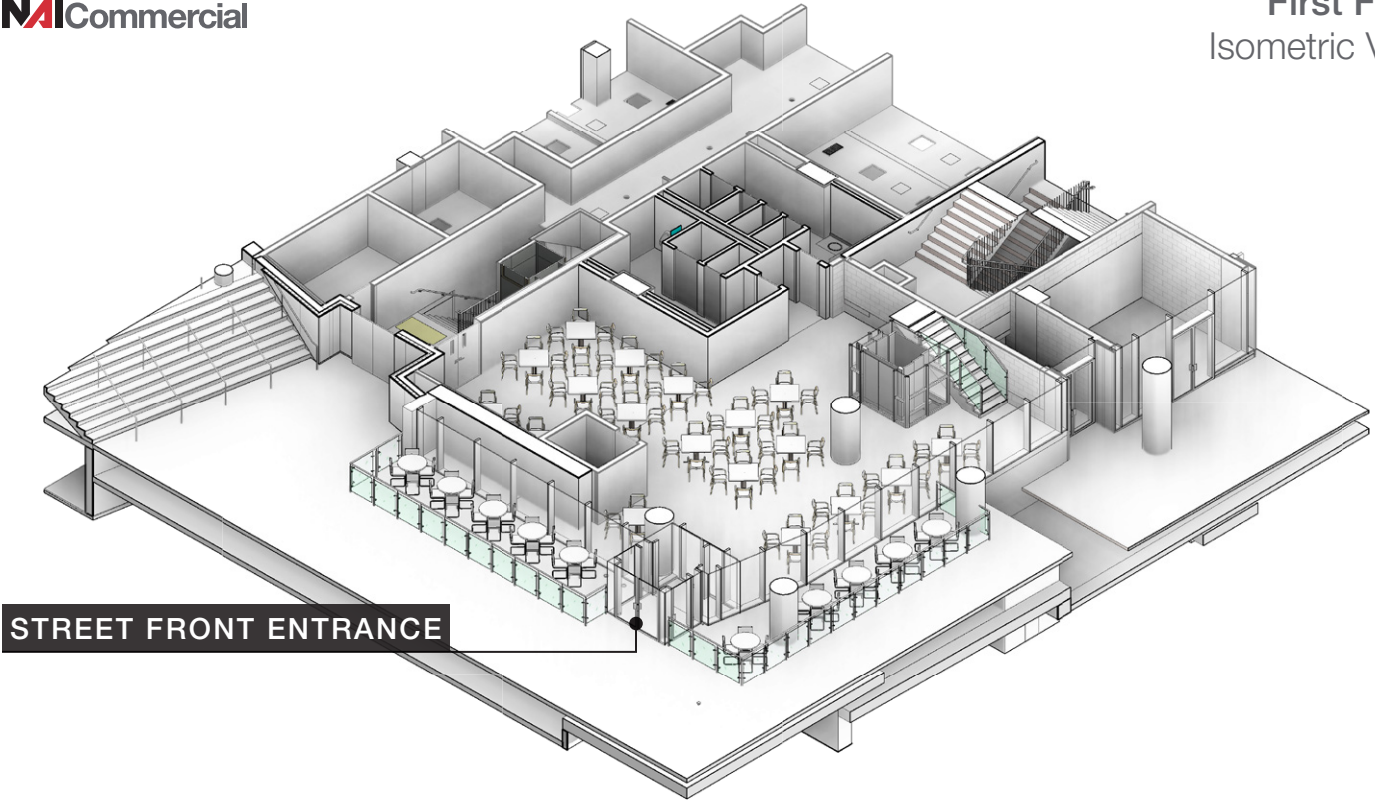
parq
CASINO



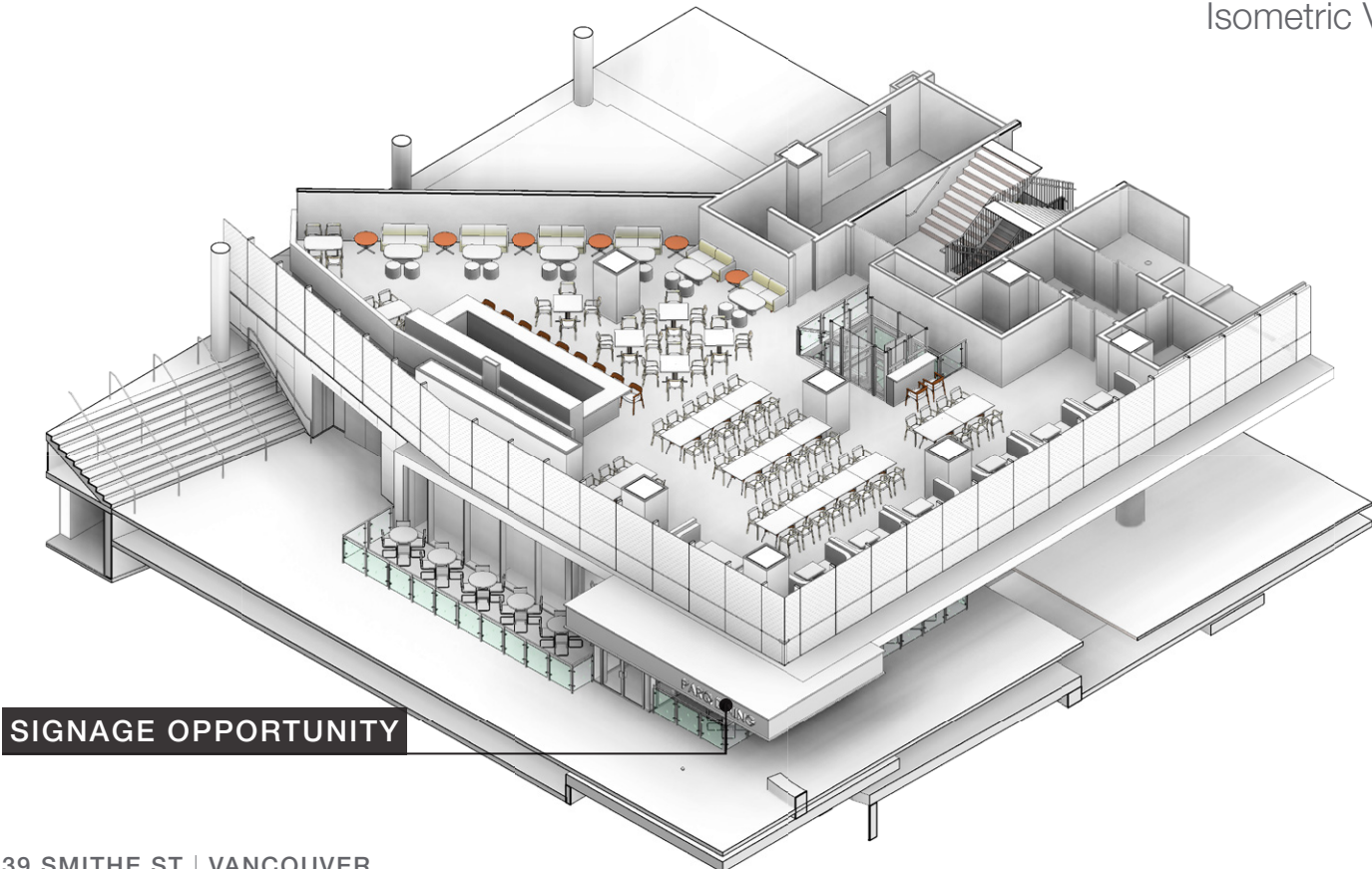
JW MARRIOTT

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*Endless possibilities in Yaletown's
Prime Entertainment Space*



HIGHLIGHTS



Lively urban atmosphere popular among young professionals



Walking distance to two SkyTrain Stations



CD-1 zoning permitting mixed-use functionality



Nearby tech companies, startups, and creative industries

YALETOWN: THE HEART OF VANCOUVER'S ENTERTAINMENT DISTRICT

Total Rentable Area
9,069 SF

**Second Floor demisable as needed*

Available immediately at below market rent and \$30.00 PSF (2024 est) additional rent



**EVENTS, FESTIVALS
AND NIGHTLIFE**

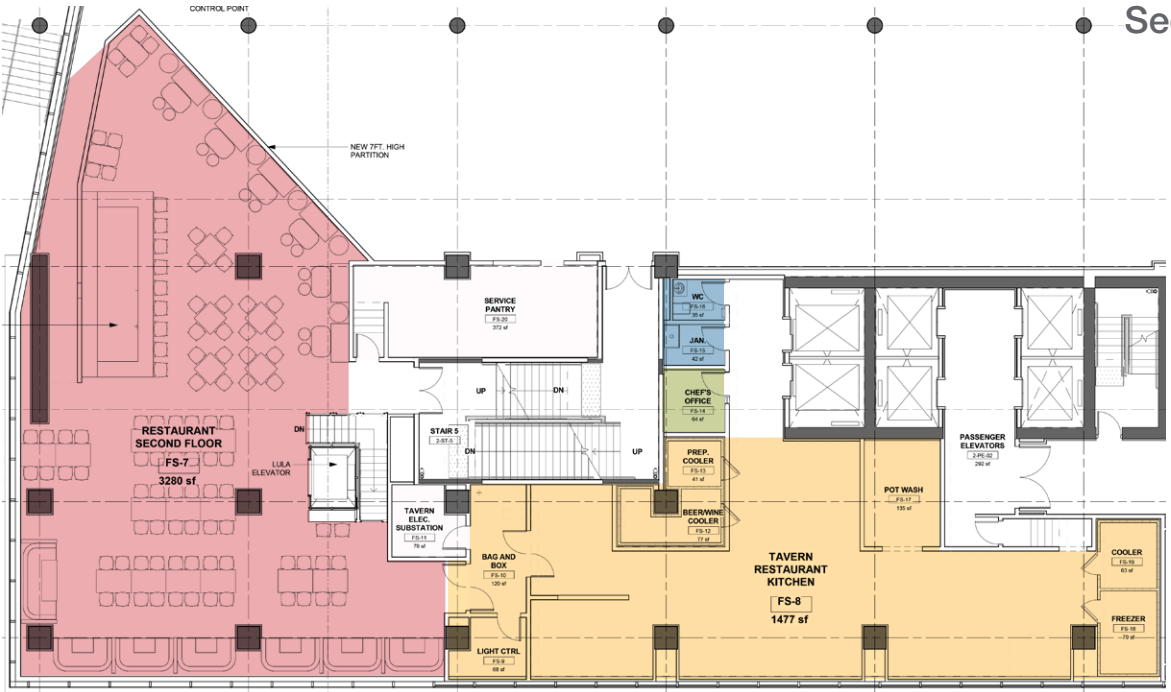


**RESTAURANTS, BARS
AND CAFES**



**BOUTIQUE SHOPPING
AND ART STUDIOS**

Second Floor Plan



- Seating Area
- Kitchen Area, Coolers, and Freezer
- Office
- Washroom and Janitorial



NEIGHBOURHOOD



1. Microsoft Canada
2. SAP Canada Inc.
3. Science World
4. BC Place
5. Rogers Area
6. False Creek Sea Wall
7. Queen Elizabeth Theatre
8. Frankie's Jazz Club
9. Orpheum
10. Blue Water Cafe
11. Provence Marinaside
12. Elisa
13. Earls Kitchen + Bar
14. Cactus Club Cafe
15. The Keg



parq

Join other premium offerings at Parq Resort & Casino:

OVER 3.5M VISITORS TO THE CASINO AND RESORT ANNUALLY

LEED GOLD STANDARD BUILDING

AMPLE UNDERGROUND PARKING

72,000 SF CASINO FOR CASUAL OR HIGH STAKES GAMING

60,000 SF FLEX SPACE

AREA INFORMATION

WALKSCORE

121,000 residents
ESTIMATED POPULATION

35 years (approx.)
MEDIAN AGE

\$99,000 (approx.)
MEDIAN HOUSHOLD INCOME

Yaletown is the vibrant heart of Vancouver, North America's fastest-growing downtown.

97

WALKER'S PARADISE



100

RIDER'S PARADISE



91

BIKER'S PARADISE



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Area Information Sources: <https://dailyhive.com/vancouver/downtown-vancouver-population-density-canada-city-centres-statistics> | <https://www.dtvancouver.ca/research/stateofdowntown2024> | <https://vancouver.ca/files/cov/2022-02-28-2021-census-population-dwelling-counts-and-metro-van-growth.pdf>