

FOR LEASE

534 & 536 Seymour Street

VANCOUVER, BC

Move-In Ready Ground Floor Retail Units - Below Market Rents



Contact Agent

Alain Rivère

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CBRE

Ready for new tenant improvements!

Property Overview



Central downtown location



Large open area with high ceilings



Great streetfront exposure with glass windows



Shared loading in rear of building



Numerous amenities just steps away



Steps away from Waterfront SkyTrain station, providing seamless connection to the Expo, Millenium, Canada Line & West Coast Express

Property Details



Retail Units
534 Seymour Street - 2,274 SF
536 Seymour Street - 2,160 SF



Asking Rent
Low Gross Rent - Contact Listing Agent



Taxes & Op. Costs (2025 est.)
\$14.31 per sq. ft. (2025 est.)



Occupancy
Immediate



Lease Term
Flexible - Contact Listing Agent

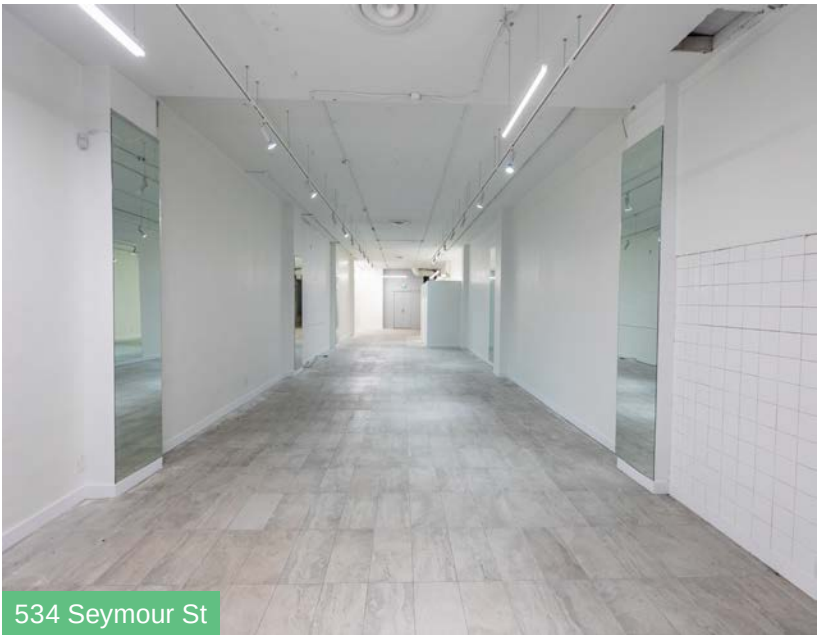


534 Seymour St

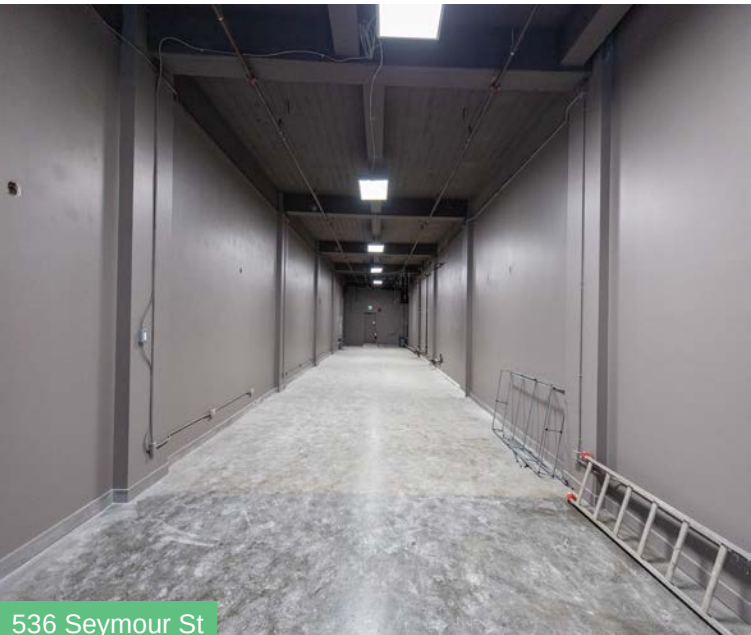


534 Seymour St

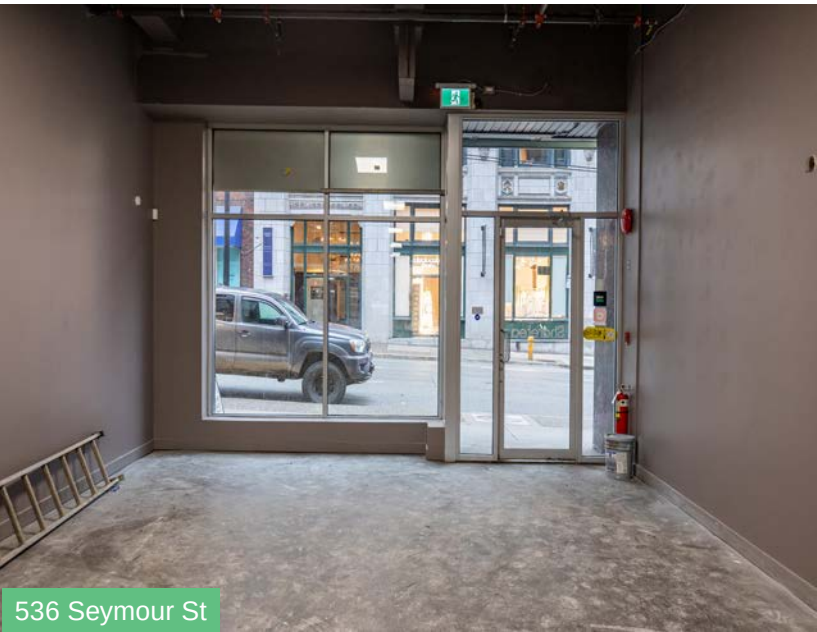
Flexible Uses, Bring Your Next Retail Idea!



534 Seymour St



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THE LOCATION

534 and 536 Seymour Street is located in the heart of Downtown Vancouver’s central business district. This location is commuter friendly with Waterfront SkyTrain Station, the West Coast Express commuter train and the Sea Bus ferry a 4-minute walk away. The surrounding area has an unparalleled number of amenities.

Food (1 Block Radius)

- Cafe Artigiano
 - Chickpea Food Truck
 - Fatburger
 - Greenday Salad Bar
 - JJ Bean
 - Lions Pub
 - Miku
 - Mink Chocolate Café
 - Moose’s Down Under
 - Peqish Food Co.
- Quantum Coffee
 - Raitown Cafe
 - Rogue Kitchen & Wetbar
 - Sciuie Italian Bakery Caffe
 - SMAK Healthy Fast Food
 - Tacofino
 - The Butcher and Bulluck
 - Tractor
 - Trees Organic Coffee

Services (2 Block Radius)

- Bank of Montreal
 - CIBC
 - Club 16 Trevor Linden Fitness
 - HSBC Bank
 - Royal Bank of Canada
 - Steve Nash Fitness World & Sports
- TD Bank
 - Orangetheory Fitness
 - YWCA Health + Fitness Centre



100
Rider’s
Paradise



98
Walker’s
Paradise



85
Bikeable

walkscore.com

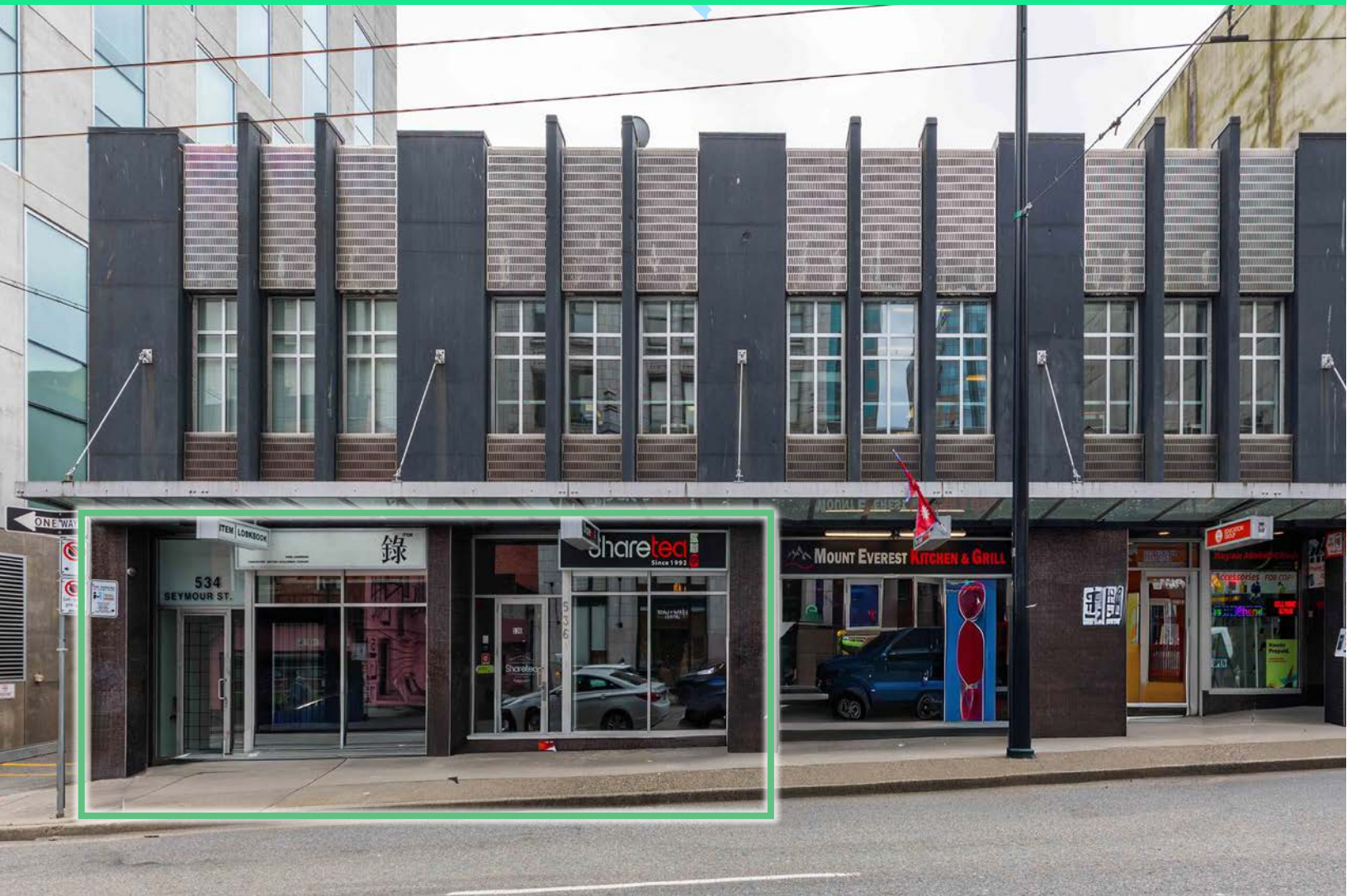


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CBRE

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