

For Lease

2411 Nanaimo Street

Vancouver, BC



3,625 SF FREESTANDING RETAIL BUILDING ON A 9,106 SF COMMERCIAL LOT





THE OPPORTUNITY

Iconic Properties Group is proud to present 2411 Nanaimo Street, offering a rare opportunity to lease a freestanding restaurant property in Vancouver's Grandview-Woodland neighbourhood. The 3,625 SF single-storey building with on-site parking is well suited for restaurant operators or food-focused users seeking a high-visibility location with strong long-term fundamentals. Ideally positioned near Commercial-Broadway Station, the only SkyTrain interchange connecting the Expo Line and Millennium Line, the property benefits from exceptional transit access, steady foot traffic, and exposure within a growing, transit-oriented urban corridor.

This offering is for the lease of shell warehouse space only. The business is not for sale. All furniture, fixtures, equipment, and improvements belong to the current tenant and are not included as part of the lease.

HIGHLIGHTS



TRANSIT-ORIENTED LOCATION

Positioned along a highly trafficked transit station with direct bus service and walkable access to SkyTrain.



IDEAL FOR RESTAURANT & FOOD SERVICE USERS

3,625 SF freestanding retail building well suited for food and beverage concepts.



ESTABLISHED URBAN NEIGHBOURHOOD

Located in Grandview-Woodland, a vibrant area with a growing residential base and steady local demand.



HIGH-VISIBILITY FRONTAGE

Prominent storefront exposure along Nanaimo Street, offering strong signage and branding potential.



WALKABLE TO RAPID TRANSIT

Approximately a ten-minute walk to both the Millennium Line and Expo Line, enhancing accessibility for customers and staff.



ON-SITE PARKING

Twelve dedicated surface parking stalls — a valuable amenity for a freestanding retail property in this neighbourhood.



Property Overview

2411 Nanaimo Street is a **freestanding 3,625 SF retail building** on a **9,106 SF C-1 zoned site** in Vancouver's Grandview-Woodland neighbourhood, offering strong visibility, **on-site parking for twelve vehicles**, and practical utility for restaurant or neighbourhood-serving retail uses. **Located near Commercial-Broadway Station**, the key interchange for the Expo and Millennium Lines, the property benefits from excellent transit access and steady foot traffic within a growing, transit-oriented urban area.

ADDRESS 2411 Nanaimo Street, Vancouver, BC V5N 5E5

PID 013-741-021 & 013-741-047

NEIGHBOURHOOD Grandview-Woodland

ZONING C-1

LOT DIMENSIONS & SIZE 66.5' x 136.9'
9,106.63 SF

BUILDING SIZE 3,625 SF

YEAR BUILT 1962

STOREYS 1

PARKING SPACES 12

PROPERTY TAX (2025) \$42,798.40

ASSESSMENT (2026) \$2,941,200

LEASE RATE Contact listing agent



FOR LEASE

03

E 8TH AVE

136.9'

66.5'

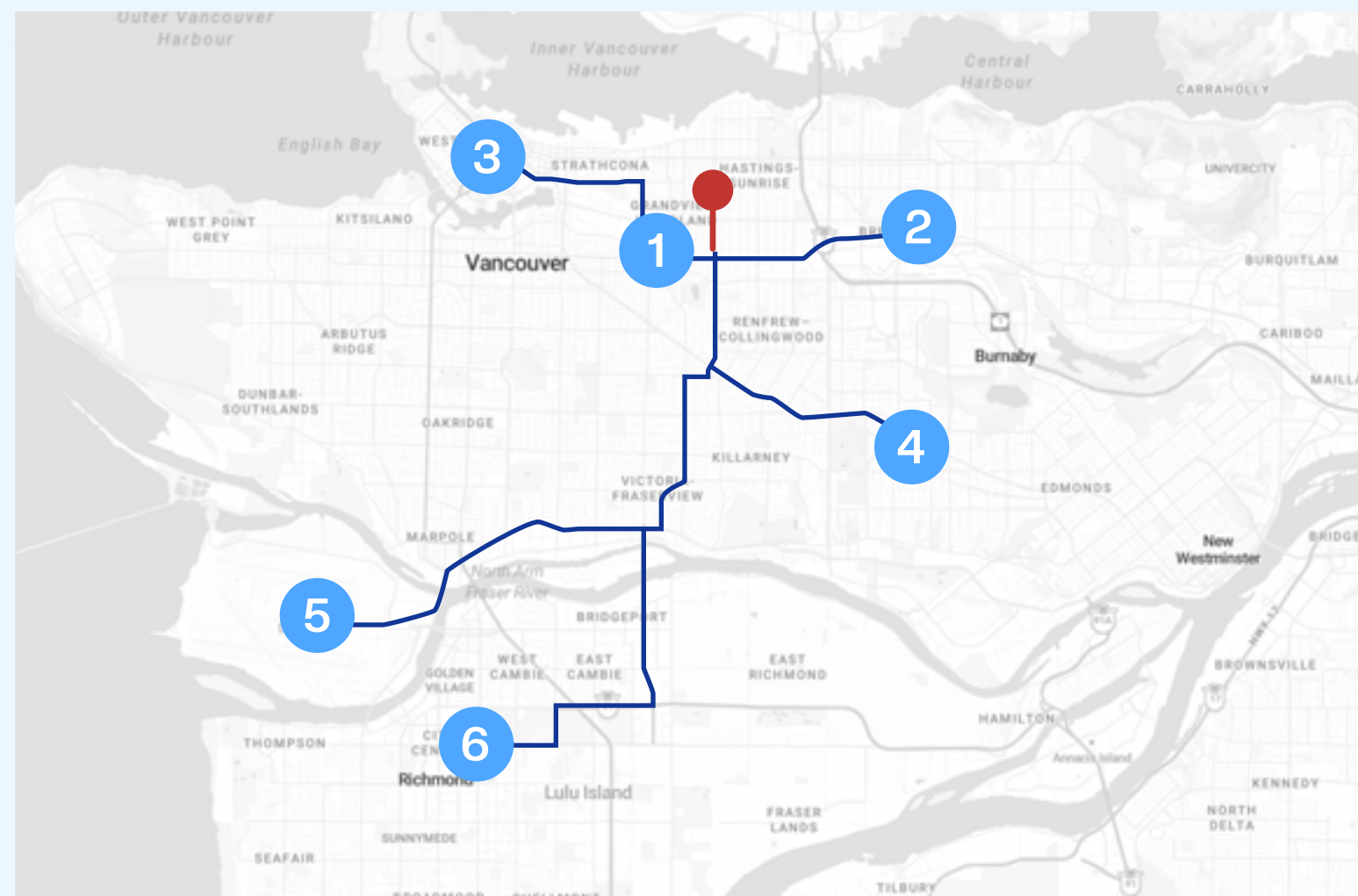
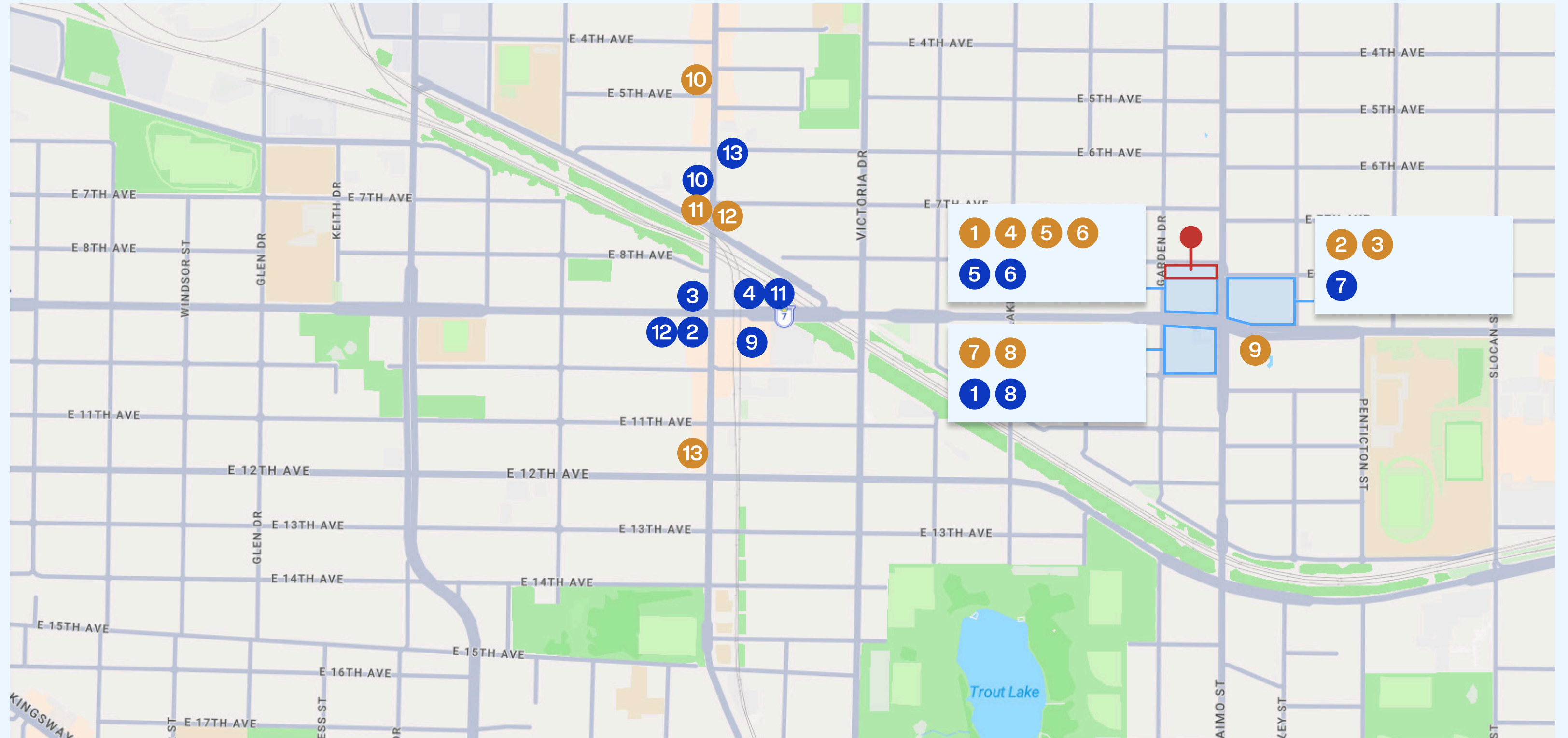
GARDEN DR

NANAIMO ST

Location Overview

Located in Grandview-Woodland, 2411 Nanaimo Street offers excellent connectivity within Metro Vancouver. The property is a 13-minute walk to Commercial-Broadway Station, the region's key SkyTrain interchange, providing direct access via the Expo and Millennium Lines. The Amazing Brentwood is approximately a 10-minute drive, Downtown Vancouver is 15 minutes away, and Vancouver International Airport (YVR) is reachable within a 30-minute drive.

Key Destination	Approx. Driving Time
1 Commercial-Broadway	3 minutes
2 The Amazing Brentwood	10 minutes
3 Downtown Vancouver	15 minutes
4 Metropolis at Metrotown	20 minutes
5 YVR Airport	25 minutes
6 Richmond Brighthouse	30 minutes

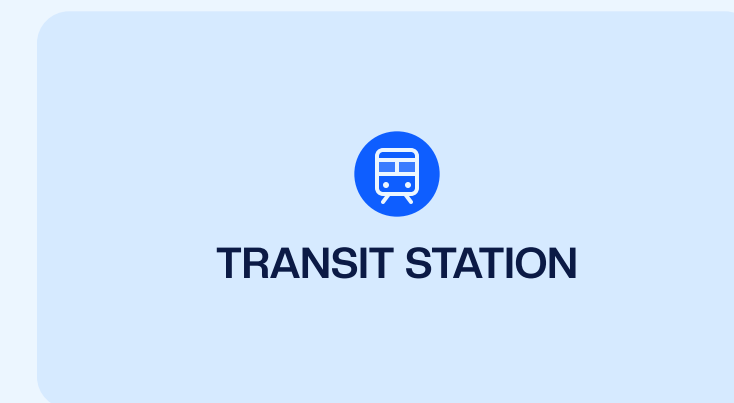


RESTAURANTS & CAFES

1. Bon's off Broadway
2. In & Win Donair
3. Yook Korean Grilled BBQ & Bistro
4. Golden Seafood Restaurant
5. Golden Spring Restaurant
6. Subway
7. Got Phở Thiên Kim
8. Boteco Brasil Restaurant
9. Ruka Coffee
10. Apollo's Restaurant
11. Mr. Greek Donair Store
12. St. Augustine's
13. The Burrow

SHOP & SERVICES

1. TD Canada Trust
2. BMO Bank of Montreal
3. Scotiabank
4. Canada Post
5. Blackjack Foods
6. Heaven's Mini Mart
7. Viti Liquor Store
8. Kim's Hair and Nail Beauty Salon
9. Safeway
10. City Avenue Market
11. Shoppers Drug Mart
12. Rio Theatre
13. Mostafa Supermarket



KEY DESTINATIONS

- Commercial- Broadway**
13-minute walk
- The Amazing Brentwood**
10-minute drive
- Downtown Vancouver**
15-minute drive
- YVR Airport**
25-minute drive



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