

West 8th Avenue

Granville Street

FOR LEASE

Street Front Retail on **Granville Street & West 8th Avenue**

2331 Granville Street, Vancouver

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Opportunity Highlights

A rare and prestigious retail/commercial opportunity in South Granville!

Now available for lease, this premier retail/commercial space is situated at the highly coveted northwest corner of Granville Street and West 8th Avenue in Vancouver's prestigious South Granville neighborhood. The property offers outstanding street-level visibility and exposure to one of the city's most vibrant and affluent shopping corridors, surrounded by upscale boutiques, renowned restaurants, art galleries, and leading national retailers.



Prime corner location at Granville and West 8th

Exceptional street-level visibility and frontage on one of Vancouver's most sought-after retail corridors, anchored by high-end boutiques, galleries, and national brands.



Steps from the future South Granville Skytrain Station (Coming Fall 2027)

Positioned within close proximity to the future South Granville SkyTrain station on the Broadway Subway Project, ensuring unparalleled transit connectivity and increased foot traffic for years to come.



Immersed in Vancouver's premier shopping destination

South Granville is recognized as one of Vancouver's top lifestyle and retail districts, drawing a discerning clientele from across the city and beyond — ideal for luxury retail, hospitality, or professional services.



Available immediately for occupancy

Move-in ready and available now, offering a seamless transition for incoming tenants looking to establish or expand their presence in one of the West Side's most desirable commercial addresses.



Property Features

Zoning		C-3A – Commercial	
Building Area*	2331 Granville Street	Main Floor	1,043 SF
		Mezzanine	822 SF
		Total	1,865 SF
	2339 Granville Street	Main Floor	1,064 SF
	2341 Granville Street	Main Floor	1,032 SF
	1523 West 8th Avenue	Main Floor	1,480 SF
		Mezzanine	Size TBC
		Total	1,480 SF + Mezzanine
	Parking		One (1) Designated Stall
Lease Rate		\$30.00 PSF/Annum	
Additional Rent		\$41.00 PSF (2026 Estimate)	
Available		Immediately	

**Approximate and to be verified*



Neighborhood Amenities

English Bay

Burrard Street Bridge

Granville Island

Granville Street Bridge

The Stories at South Granville Station

Downtown

Steps Away

- Future South Granville Station
- The Stories
- Pacific Derm
- LifeLabs
- Loblaws City Market
- No Frills
- BMO Bank of Montreal
- RBC Royal Bank
- Indigo
- EQ3
- Structube
- Cactus Club Cafe
- Earls Kitchen + Bar
- Jinya Ramen Bar
- Starbucks
- Fable Cafe
- Wicked Cafe
- Daan Go Cake Lab
- Paul's Omelettery Restaurant

LifeLabs

Value Village Boutique

The Brick

Loblaws City Market

Future South Granville Station

Granville Street

Location & Connectivity



Granville Island Public Market **1.3 km | 5 minutes**

False Creek

2.1 km | 5 minutes

Granville Street Bridge

2.6 km | 5 minutes

Kitsilano Beach

2.2 km | 7 minutes

Downtown

2.7 km | 5 minutes

Shaughnessy

2.0 km | 8 minutes



Walk Score
97



Transit Score
79



Bike Score
86



Current Population: **274,862**

Projected Population: **282,771**



Median Household Income: **\$99,995**



Projected Median Household Income: **\$119,620**

Based on 3km radius and 2030 projections



Neighborhood Gallery

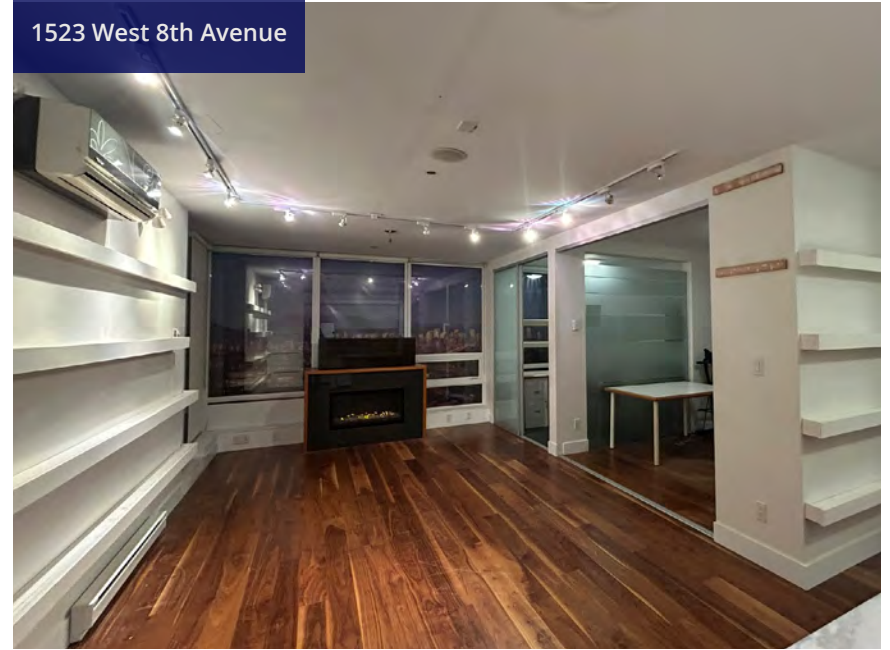


Interior Space

1523 West 8th Avenue



1523 West 8th Avenue



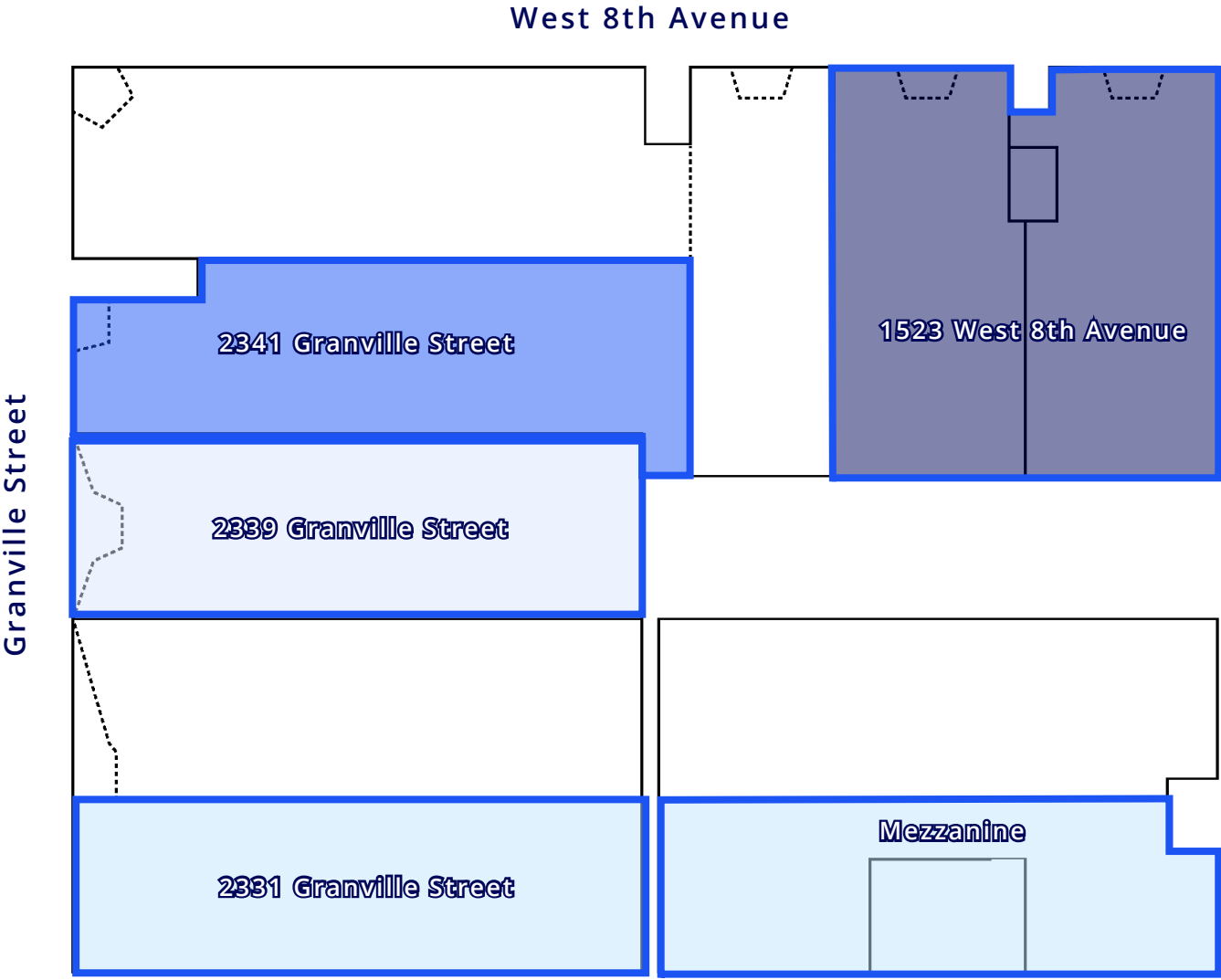
2341 Granville Street



2341 Granville Street

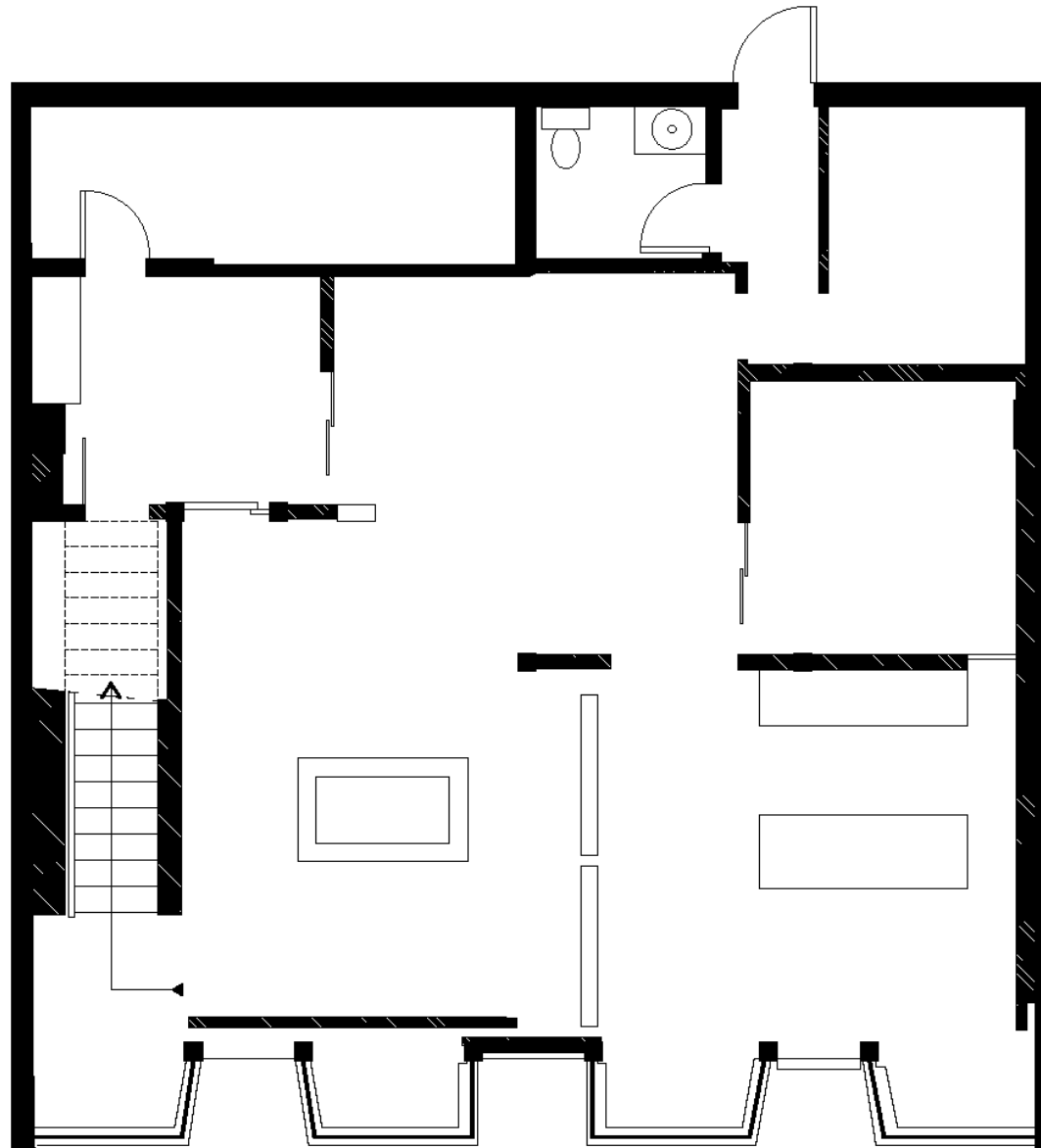
Building Plan

	Unit	Total SF
	2331 Granville Street	1,865 SF
	2339 Granville Street	1,064 SF
	2341 Granville Street	1,032 SF
	1523 West 8th Avenue	1,480 SF + Mezzanine



Floor Plan

1523 West 8th Avenue – Main Floor
1,480 SF



West 8th Avenue

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