

FOR LEASE

95 SMITHE STREET, VANCOUVER, B.C.

**967 SF OF HIGH EXPOSURE RETAIL
SPACE IN DOWNTOWN VANCOUVER**

Developed by:

PCI
DEVELOPMENTS



**SUBJECT
PROPERTY**



Miele

SMITHE STREET
+/- 85,028 VPD

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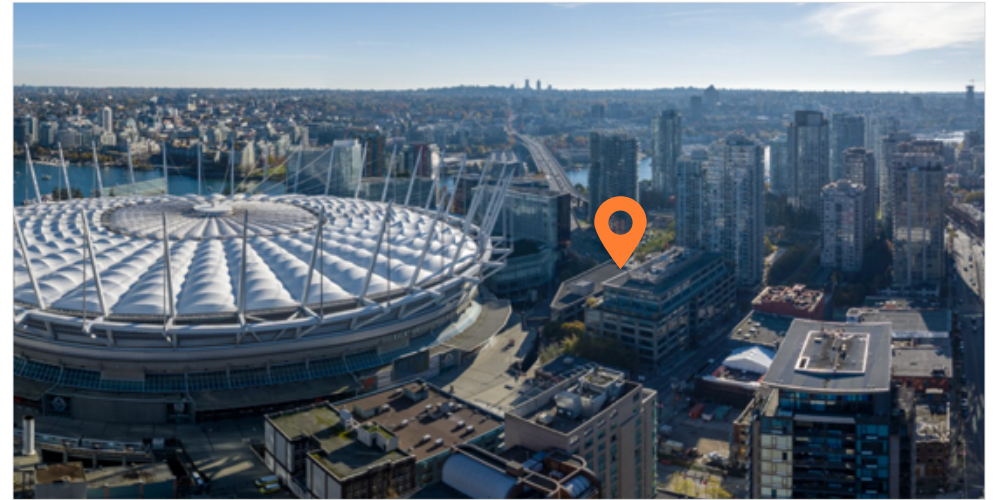
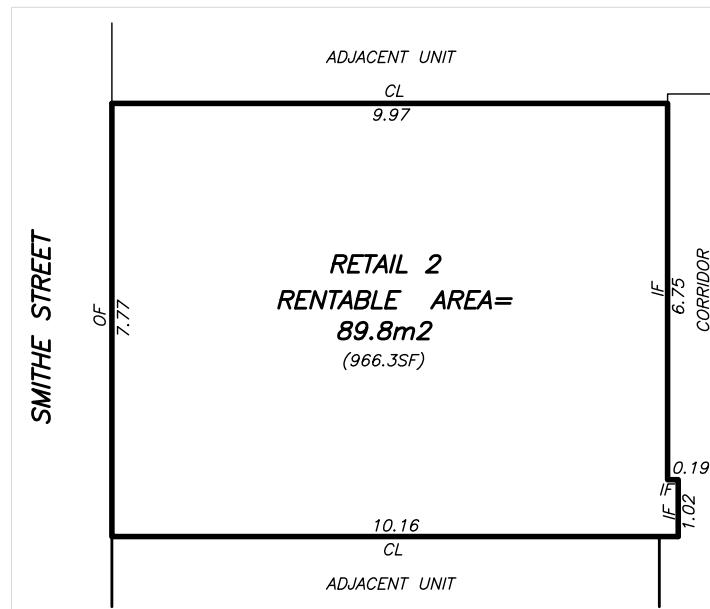
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OPPORTUNITY

Marcus & Millichap is proud to present a prime retail leasing opportunity in a Vancouver landmark commercial building. Adjacent to BC Place Stadium and the Cambie Street Bridge, this property offers 967 SF of premium, high exposure retail space. With high occupancy rates from top-tier tenants like Microsoft and Boston Pizza, ample parking (189 stalls), and exceptional visibility on bustling Smithe Street (85,028 vehicles/day), the zoning is CD-1 (324) allowing for diverse retail and service-related uses.

FLOOR PLAN



SALIENT DETAILS

Municipal Address:	95 Smithe Street, Vancouver, B.C.
Zoning:	CD-1 (324)
Parking:	189 Stalls
Size:	967 SF
Availability:	Immediately
Traffic Counts:	Smithe Street: +/- 85,028 VPD
Additional Rent:	\$18.17 PSF (2024 Est.)
Asking Rates:	Please Contact Listing Agent

HIGHLIGHTS



Prominent Exposure along Smithe Street



Close proximity to BC Place Stadium and Yaletown



Daytime population of 137,939 within a 1km radius



The immediate area features an exciting mix of restaurants and retailers

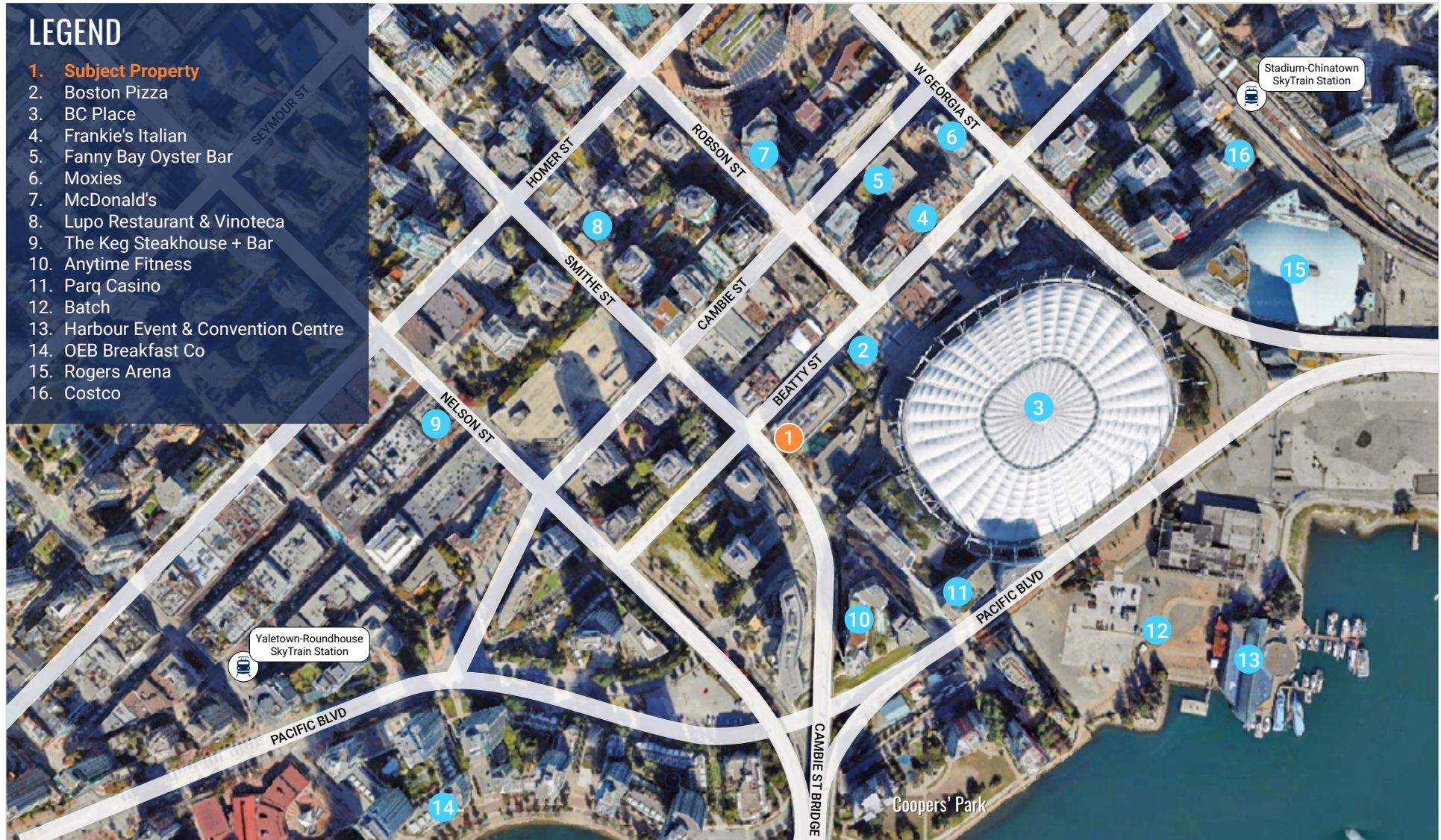
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2023 Demographics	1 KM	3 KM	5 KM
Total Population	61,741	263,625	444,535
Daytime Population	137,939	404,897	544,395
Average Household Income	\$99,740	\$93,880	\$99,530
Population Growth	13.4%	7.6%	7.9%

LEGEND

1. **Subject Property**
2. Boston Pizza
3. BC Place
4. Frankie's Italian
5. Fanny Bay Oyster Bar
6. Moxies
7. McDonald's
8. Lupo Restaurant & Vinoteca
9. The Keg Steakhouse + Bar
10. Anytime Fitness
11. Parq Casino
12. Batch
13. Harbour Event & Convention Centre
14. OEB Breakfast Co
15. Rogers Arena
16. Costco



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