



Prime South Granville Retail Investment Opportunity

2762 Granville Street, Vancouver, BC

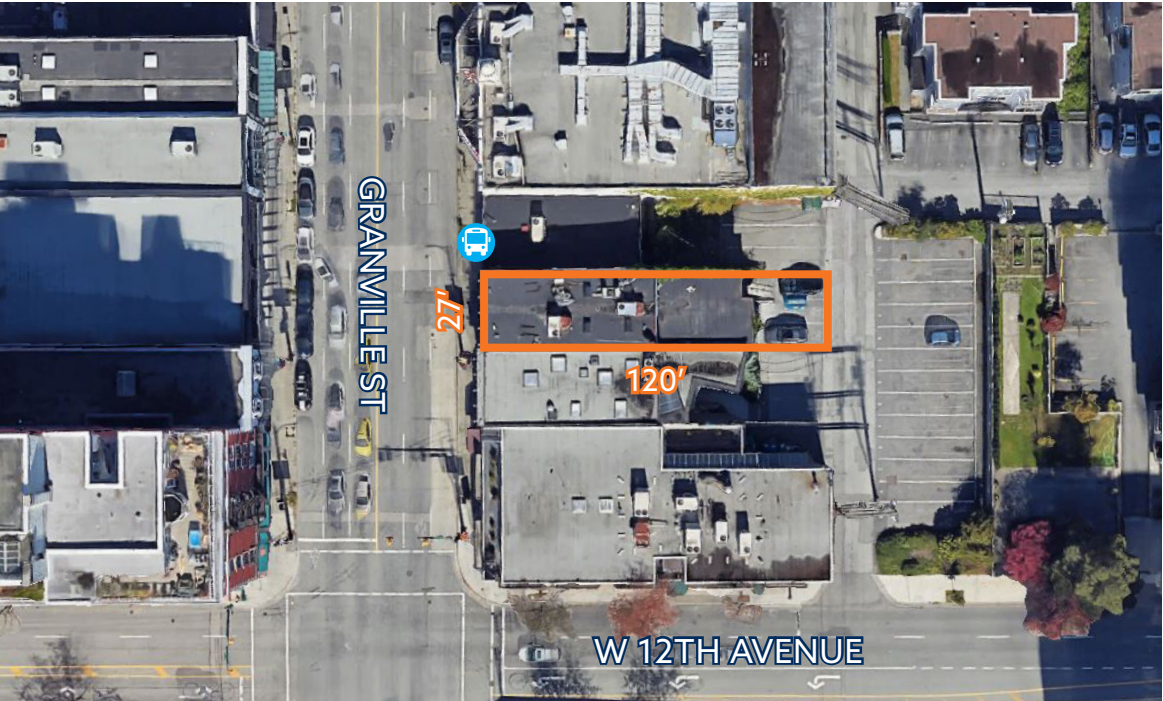
Marcus & Millichap

Opportunity Overview

A rare opportunity to purchase a prime commercial real estate asset located along Granville Street, 2762 Granville Street (the “Property”) is a two storey retail building situated in the heart of Vancouver’s South Granville shopping district. The Property comprises 3,934 SF of leasable area situated on 3,240 SF of land. Fully leased to Gryphon Living, a local, art-focused developer, the Property has steady income in place until February 2029.

Location Overview

The Property is located on Granville Street, between West 11th and 12th Avenues, in the heart of the South Granville shopping district. The South Granville shopping district extends along Granville Street from West 6th to West 15th Avenues and is comprised of many high-profile furniture stores, national retailers, fashion boutiques, jewelry stores, art galleries, restaurants, cafes, and more. This area is a destination shopping and dining district for the neighbourhood residents and is only a 10 minute drive from Downtown Vancouver.



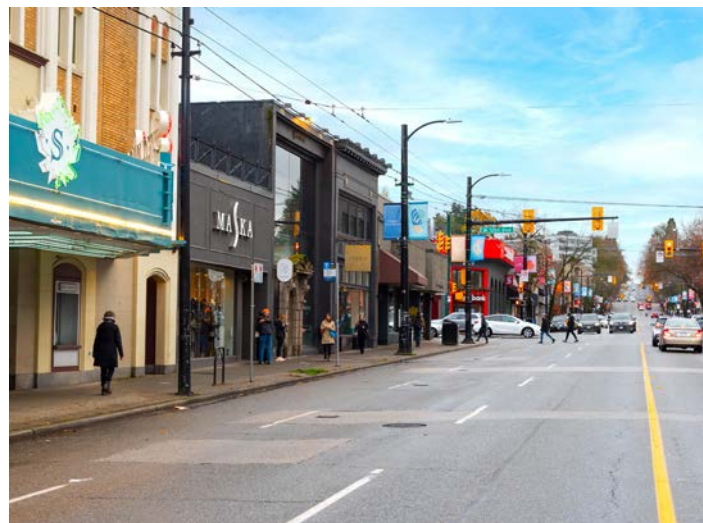
Salient Details

Municipal Address:	2762 Granville Street, Vancouver
PID:	004-677-366
Legal Description:	LOT 7 BLOCK 391 DISTRICT LOT 526 PLAN 991
Land Area:	3,240 SF (27' x 120')
Leasable Area:	Main Floor: 2,260 SF Upper Floor: 1,674 SF Total: 3,934 SF
BC Assessment (2024):	Land: \$4,089,000 Improvement: \$1,550,000 Total: \$5,639,000
Property Taxes (2024):	\$63,819
Zoning:	C-3A Commercial
Parking:	Three rear surface stalls
Tenants:	Gryphon Living
NOI:	Upon a signed CA
Asking Price:	\$6,888,000

All information is subject to confirmation.

Property Highlights

- + Landmark retail building boasting a unique facade and dramatic glazing.
- + Ideally situated near the corner of Granville Street and West 12th Avenue, steps to numerous restaurants, fashion boutiques, furniture stores, art galleries, The Stanley Theatre, and more.
- + Located 300m away from the future South Granville Station on the Millennium Line Broadway Subway Project extension (currently scheduled to open in 2027).
- + Notable tenant, Gryphon Living, is currently occupying the building with stable rent escalations in place throughout the term.
- + C-3A zoning allows for a maximum floor space ratio of 3.00. As such, the Property benefits from long-term development potential.



South Granville Revitalization

South Granville is currently undergoing some major infrastructure projects which will aid in revitalizing the neighbourhood by increasing pedestrian traffic and overall consumer activity in the area. These projects will increase the vibrancy and livability of the neighbourhood – creating a more desirable place to live, work, and play in. These infrastructure projects include:

Granville Connector Project

The Granville Connector Project entails a redesign of the Granville Bridge with the purpose of significantly improving access to South Granville from Downtown Vancouver and to bring more foot traffic to the area. The project includes the installation of new pedestrian and cyclist connections across the Granville Bridge, increasing ease of access to the neighbourhood. Phase 1 of this project has reached 90% completion.

Broadway Subway Project

The Broadway Subway Project is a 5.7 kilometer extension of the Millenium Line and a key new link in Metro Vancouver's regional rapid transit station. The Broadway Subway will link to the Millenium Line at VCC-Clark station and will end at Arbutus Station, with preliminary plans to expand to UBC. A new rapid-transit station will be constructed in the South Granville neighbourhood located at West Broadway and Granville Street. The South Granville station is currently scheduled to open in 2027.



LEOPOLDS & TRIVEN
Earls
KITCHEN + BAR

Fir Street

Future South Granville Station



1477 West Broadway
39 storey mixed-use development

West Broadway

CACTUS CLUB CAFE
RH
STARBUCKS COFFEE
Indigo
JINYA

EQ3
BLENZ COFFEE
McDonald's

West 10th Avenue

free people
BMO
SoftMoc
ECCO

POTTERY BARN
CALIFORNIA CLOSETS
ASHIAMODE
PROJECTSKIN

West 11th Avenue

Purdy's CHOCOLATIER
ming wo
JAMES PERSE
EILEEN FISHER
daniadown HOME
HEIRLOOM established 2012
RBC
blue ruby jewellery

CIVELLO
BACCI'S
Alaska

The Property

West 12th Avenue

Scotiabank
CAPOSHIE
black goat CASHMERE
SHOPPERS DRUG MART

TD
exposure
Fable TNA

CIBC
misch
THE LATEST SCOOP
bin4 BURGER LOUNGE

WILLIAMS SONOMA
CALIFORNIA
west elm
LE CREUSET
URBAN BARN
BEAN WORLD

Hemlock Street

West 14th Avenue

MaxMara
L'OCCITANE EN PROVENCE

Granville Street

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