

FOR LEASE | RETAIL
330 WEST CORDOVA STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Set Up as Fashion Stage to Grow a Retail Store**
- ▶ **Former Tenant Was So Successful They Need to Triple in Size on Same Block**

Location

- ▶ Ready for a new fashion player looking to launch on this main stage alongside the who's who of Gastown
- ▶ Neighbouring the same block with the likes of Frank & Oak, Old Faithful, Nettle's Tale Swimwear, Rowan Sky, and The Block; across the street from Timbertrain Coffee, the Greedy Pig, Bamboo Cafe, and Dutil Denim.
- ▶ Walking distance to Waterfront Station with access to Seabus, SkyTrain, Canada Line and West Coast Express
- ▶ Ample monthly and hourly public parking in immediate area
- ▶ Walk Score of 97 (walker's paradise) and Transit Score of 100 (rider's paradise)
- ▶ In the middle of famous tourist triangle: Gastown Steam Clock, Harbour Centre, and Woodward's Development
- ▶ Historic design elements include full-height exposed brick on west wall

Don Mussenden

Personal Real Estate Corporation
D 604.630.3373 C 604.724.0700
don.mussenden@lee-associates.com

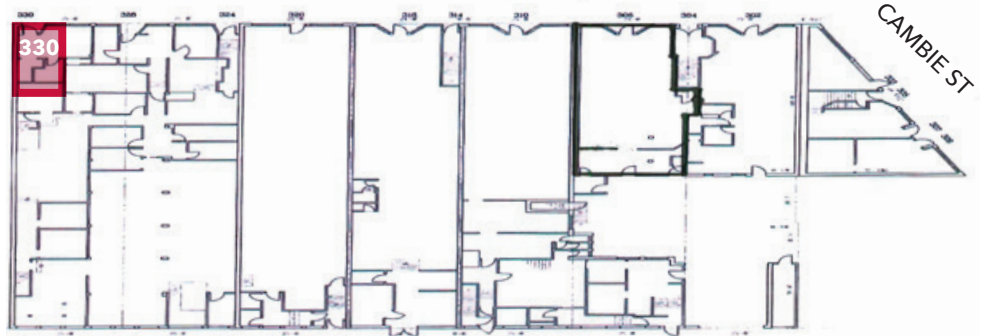
Andrea Fletcher

D 604.630.3398 C 604.763.2188
andrea.fletcher@lee-associates.com

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Site Plan



Zoning

HA2 (Gastown Historic Area)

Features

- ▶ Over 16 feet of ready-to-brand tall heritage façade frontage
- ▶ Large windows offer great exposure and natural north light filtering inside store
- ▶ High ceilings, new floors and lighting
- ▶ Existing washroom and sink

Available Retail Area

575 SF

Gross Rent

- ▶ \$3,200 per month plus GST
- ▶ Utilities \$90 per month
- ▶ 2.53% of the escalation on property taxes and building expenses over base year 2022

Availability

NOW

Demographics

Demographics	0.5 km	1 km	3 km	10 min
Population	8,388	33,762	198,338	289,309
Median Age	37.9	37.4	38.7	38.5
Average Household Income	\$93,809	\$103,105	\$106,743	\$109,184
Total Daytime Population	35,424	119,014	329,510	410,819
Clothing Expenditure per HH	\$2,947	\$3,310	\$3,422	\$3,491

Source: Environics Analytics 2021 Estimate



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