

# FOR LEASE

874 SF RETAIL SPACE AT MARRIOTT  
HOTEL IN COAL HARBOUR

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**1156 WEST HASTINGS STREET**  
VANCOUVER, BC

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

# FOR LEASE | RETAIL SPACE AT MARRIOTT HOTEL IN COAL HARBOUR 1156 WEST HASTINGS STREET VANCOUVER, BC

## Property Details

Civic Address	1156 West Hastings Street, Vancouver, BC
Area	874 SF (approximate)
Zoning	CD-1 (Commercial)
Power	200 amps 3 phase
Washrooms	1 existing barrier-free WC
Asking Lease Rate	\$86.00 PSF net + 5% of base rent = mgmt fee
Additional Rent	\$6.83 PSF (2022 estimate)

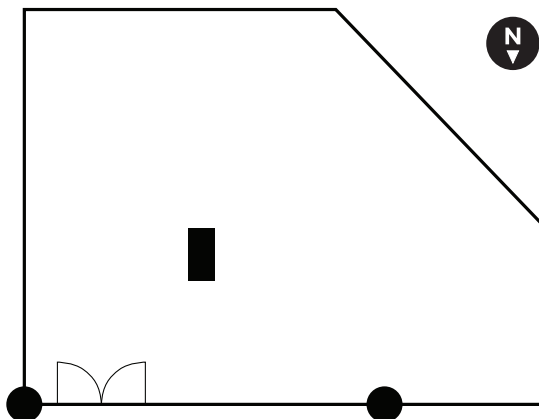
## The Opportunity

Lee & Associates is pleased to present the opportunity to lease 1156 West Hastings Street in downtown Vancouver. This retail unit is in front of the Marriott Pinnacle Hotel with proximity to the Coal Harbour daily shopping traffic such as Urban Fare grocery anchor and the seawall.

## Property Overview

The subject property consists of an approximately 874 square foot retail unit with 200 amps of power and a large handicap washroom. This high exposure retail with 25 feet of branding opportunity is now ready for the latest and greatest hotel retail concepts to take this centre stage and shine. The space was previously a car rental office with access to ample parking stalls and car washing for rental cars.

## Site Plan

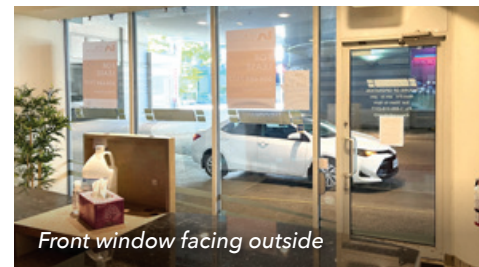


## Highlights

- ▶ Luxury improvements to reception area including black granite countertop
- ▶ Strong hotel-driven pedestrian and vehicle traffic along the West Hastings Coal Harbour hotel district
- ▶ 10 year lease available with renewal options
- ▶ Pristinely maintained building with huge 200 amp power
- ▶ Close proximity to SkyTrain hub at Waterfront station and Vancouver Convention Centre
- ▶ Customer lounge, back room with workstations, and built storage shelving
- ▶ Neighbourhood is transitioning with more destination retail to satisfy the needs of high density residential neighbourhoods and so many high-end hotels

## Parking

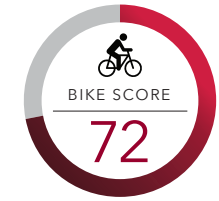
- ▶ 10 reserved exclusive stalls in parkade for car rental company at \$350/month per stall plus tax
- ▶ 2 reserved exclusive parking stalls covered at grade in hotel entrance round-a-bout at \$500 per month per stall plus tax
- ▶ Geomat allowed for rental car washing and detailing



## The Location Overview

The subject property boasts a top dollar hotel row location on West Hastings Street along the retail corridor between Thurlow Street and Bute Street. It is positioned in the heart of the popular bustling commercial area servicing the office employees, high-end residential condo dwellers, as well as hotel guests on vacation and business trips. Proximity to Waterfront station connects all forms of local and regional transit to downtown. A nice five-block stroll for employees and customers who may want to commute to this location by SkyTrain from the east or west, or the Seabus from the North Shore.

Coal Harbour continues to grow its regional trade area for historical and new reasons involving more new hotels, eateries, fine dining, healthy lifestyle retailers, daily shopping needs such as grocery, liquor, personal services, and fashion for a huge population of daytime employees. For decades, couples have chosen to take a weekend stroll on the Coal Harbour seawall starting with a coffee near Canada Place, then heading west for brunch and some shopping.



0.84 km  
TO DOWNTOWN



4 min



7 min



4 min

Demographics	0.5 km	1 km	2 km
Population	9,353	34,942	125,964
Median Age	38.5	37.0	38.5
Average Household Income	\$142,308	\$108,287	\$99,686
Total Daytime Population	61,152	146,322	243,634

Source: EnviroNics Analytics 2020



Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. 0114 © 2022 Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved.



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

