



► High Exposure Showroom

The Property

The 4 storey Building originally constructed in 1910 as a warehouse is centrally located midblock on both Hamilton and Homer Streets in the Yaletown District of Downtown, Vancouver, B.C. The Yaletown-Round House Canada Line Rapid Transit Station is just 300 metres south (reported 3,611,200 total transit boarding's in 2018 – source Translink) which connects Yaletown with everywhere in Metro Vancouver including the Downtown Core, Waterfront Station, the Olympic Village, Vancouver International Airport and Richmond.

Highlights

- Over 75 lineal feet of Dock Level frontage along Hamilton Street
- Building extensively renovated in 2015 to restore common areas, roof, sprinklers and mechanical systems
- Significant pedestrian traffic at all times
- Vibrant retail, service and office community
- Subject Premises comprised of exposed restored brick walls, heavy fir timber columns and beams
- Dedicated entrances and exposure on both Homer and Hamilton Streets
- Professionally managed by Allied Properties REIT
- Close proximity to abundant parking, excellent restaurants, retail shops and hotels

Neil S McAllister

Personal Real Estate Corporation

D 604.630.3374 C 604.720.3312

neil.mcallister@lee-associates.com

FOR LEASE | RETAIL

1039 HAMILTON STREET/1050 HOMER STREET

VANCOUVER, BC

Parking

Monthly, daily, and hourly parkades nearby (519 stalls)* in addition to metered street parking.

**Easy Park and Advanced Parking Systems monthly parking at 902 Hamilton, 910 Mainland, and 1180 Mainland.*

Premises Features

- ▶ Exclusive glass encased car lift elevator capable of hoisting 7,000 lbs
- ▶ Well-appointed showroom space with high quality improvements
- ▶ Formerly occupied by Yaletown Mini Car dealership
- ▶ Large open floor plan
- ▶ Building signage available
- ▶ Polished concrete floors

Demographics

3,403 pedestrians per day (weekday count)

37,000 people live within 800 metres (source Translink)

24,000 people work within 800 metres (source Translink)

	0.5 km	1 km	Yaletown
Population	25,131	53,641	15,485
Daytime Population	58,262	126,103	18,198
Households	14,632	31,283	8,323
Average Household Income	\$102,288	\$91,087	\$120,677
Median Household Income	\$70,817	\$58,396	\$81,765
Median Age	36.2	36.5	38.7
Dominant Age Group	25-34	25-34	25-34

Source: Environics 2018

Available Space

Main floor (Hamilton Street)	9,418 SF
Main floor (Homer Street)	401 SF
Total	9,819 SF

Ceiling Heights

- ▶ 11' to slab
- ▶ 9' 8" to beams

Base Rent

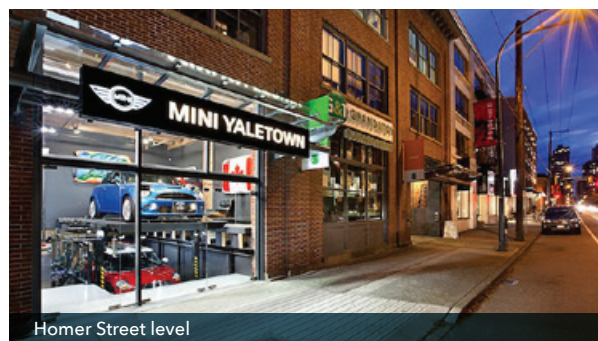
Contact Listing Agent

Additional Rent (2019 Estimate)

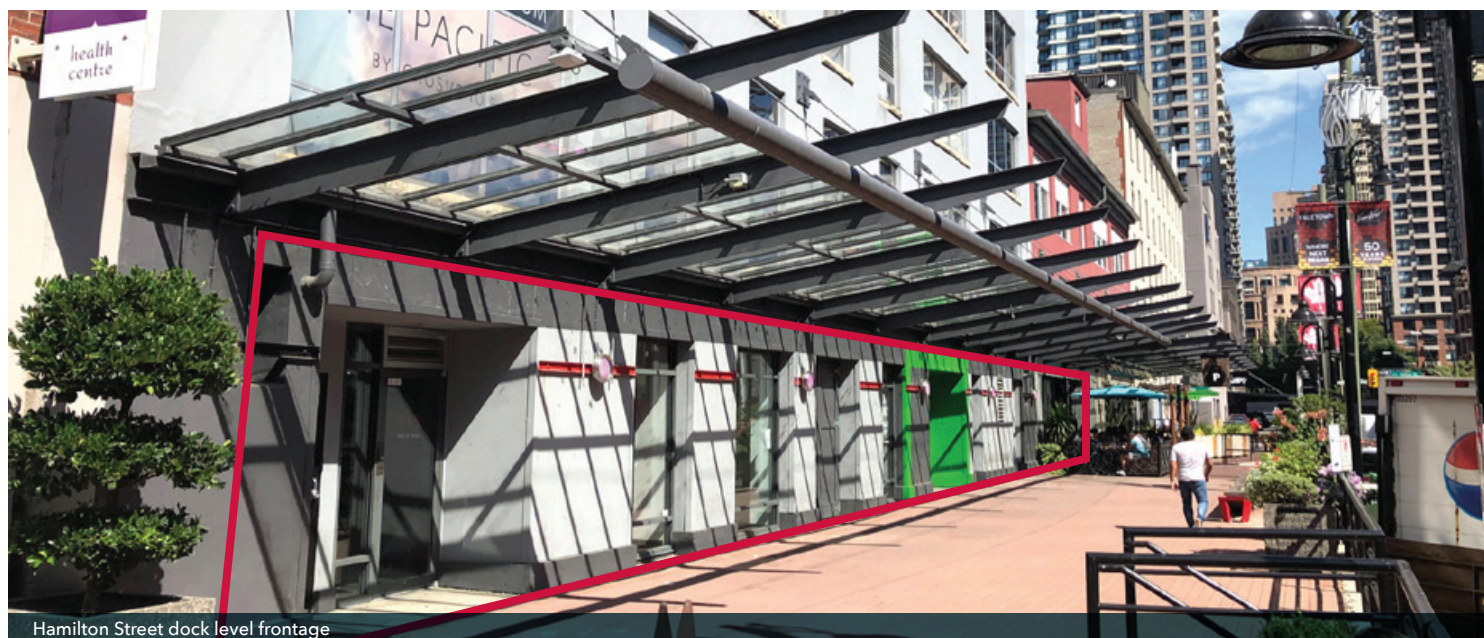
\$21.00 PSF

Availability

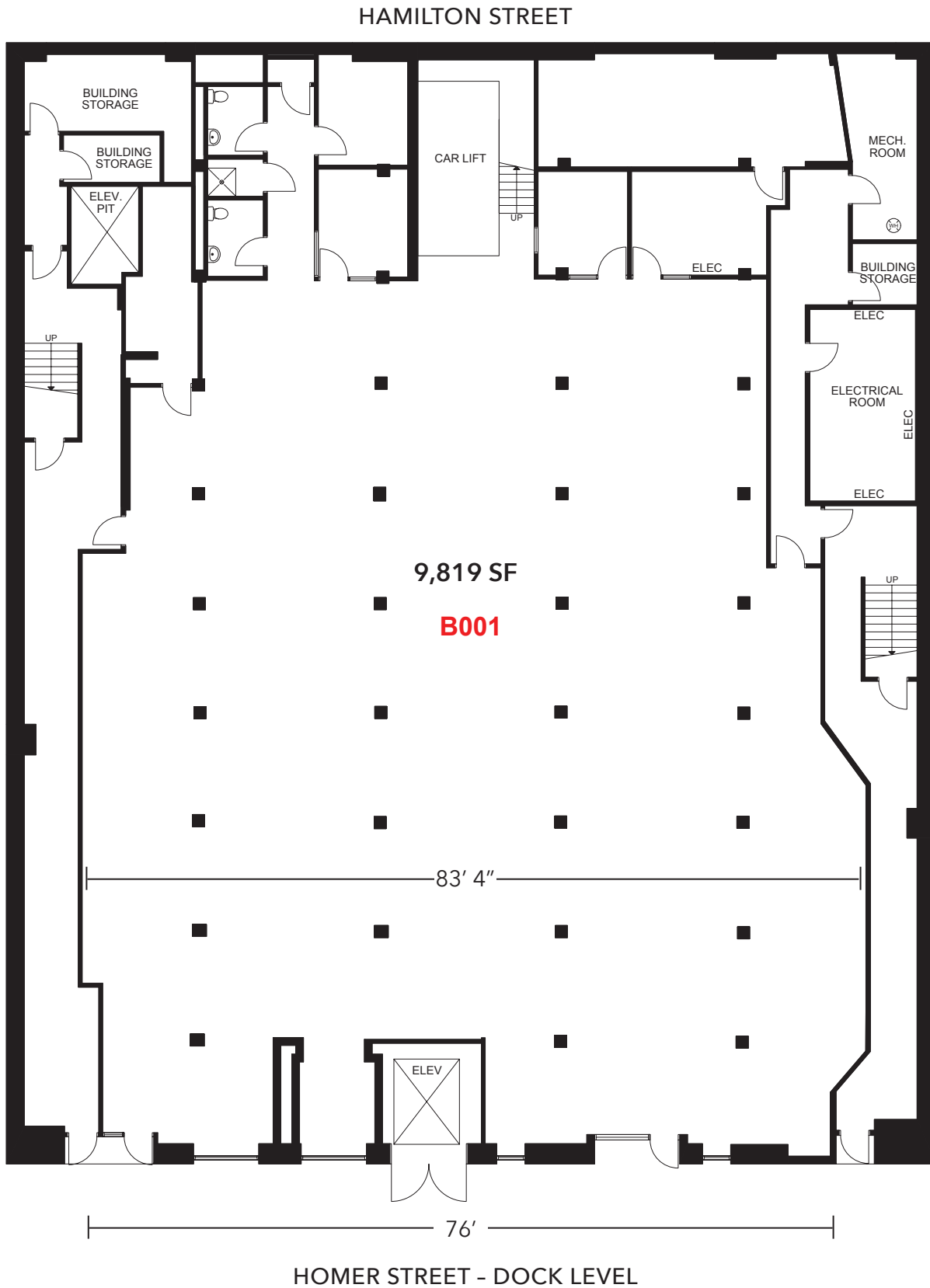
March 1, 2020 (earlier possession possible)



Homer Street level



Hamilton Street dock level frontage



FOR LEASE | RETAIL
1039 HAMILTON STREET/1050 HOMER STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Neil S McAllister
Personal Real Estate Corporation
D 604.630.3374 C 604.720.3312
neil.mcallister@lee-associates.com

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. 0926 © 2019 Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved.

475 West Georgia Street, Suite 800 | Vancouver, BC V6B 4M9 | 604.684.7117 | leevancouver.com

PROUDLY CELEBRATING
50
YEARS IN BUSINESS