

FOR LEASE | RETAIL
306 WEST CORDOVA STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **1,371 Sq Ft RARELY Available Space on the Hottest Fashion Block in Gastown**
- **Available September 1, 2020**

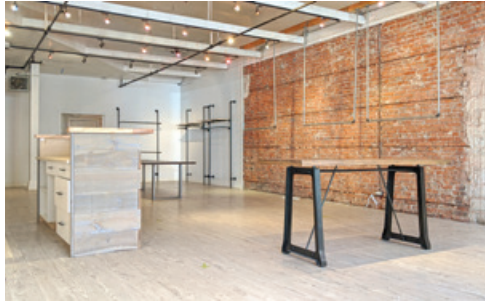
Location

- 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 Nouvelle Nouvelle, 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 Salmagundi West.
- Walking distance to Waterfront Station with access to Seabus, Skytrain, Canada Line and Westcoast Express
- Ample monthly and hourly public parking in immediate area
- Walk score 97 (walker's paradise) & Transit score 100 (rider's paradise)
- In the middle of Famous tourist triangle: Gastown Steam Clock, Harbour Centre and Woodward's Development
- Option to expose brick on west wall

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Features

- ▶ Over 25 feet of ready to brand tall Heritage façade frontage
- ▶ Large windows offer great exposure and natural north light filtering inside store
- ▶ High ceilings
- ▶ Existing washroom and sink

Demographics	1 km	3 km	10 min
Population	31,909	190,789	316,762
Median Age	37.2	38.5	38.3
Average household income	\$92,714	\$96,479	\$102,741
Total Daytime Population	108,797	323,877	428,939
Clothing Expenditures per HH	\$3,247	\$3,400	\$3,604

PCensus 2019

Zoning

HA2 (Gastown Historic Area)

Available Retail Area

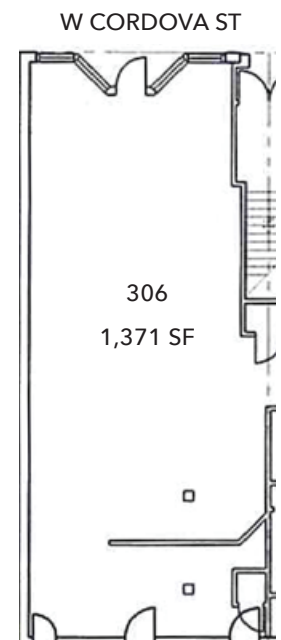
1,371 sq ft

Date Available

September 1, 2020

Gross Rent

\$6,950 per month plus GST. Tenant responsible for utilities as well as property tax and operating cost escalations over base year 2020.



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