



1867 Powell Street

CHARMING PORT TOWN RESTAURANT/SHOWROOM OPPORTUNITY

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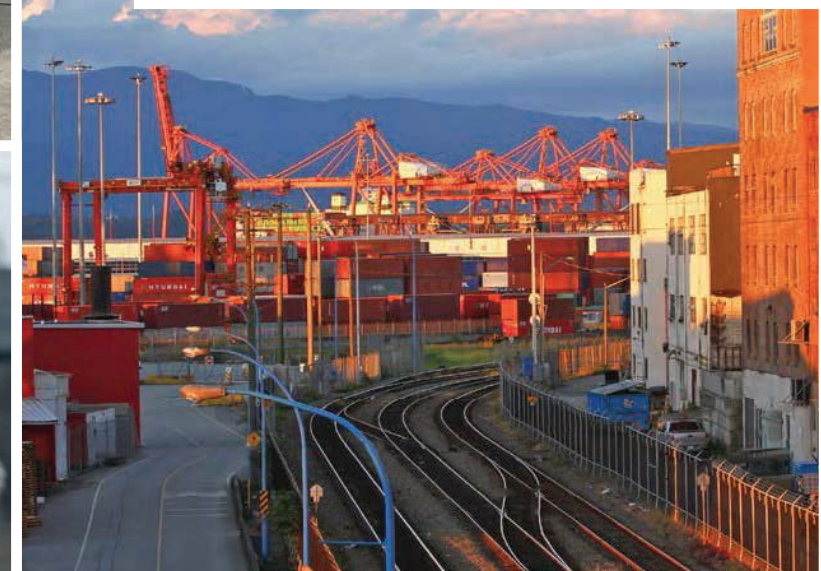
FOR LEASE

 **corbel**

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632 CITADEL PARADE, VANCOUVER BC, V6B 1X3



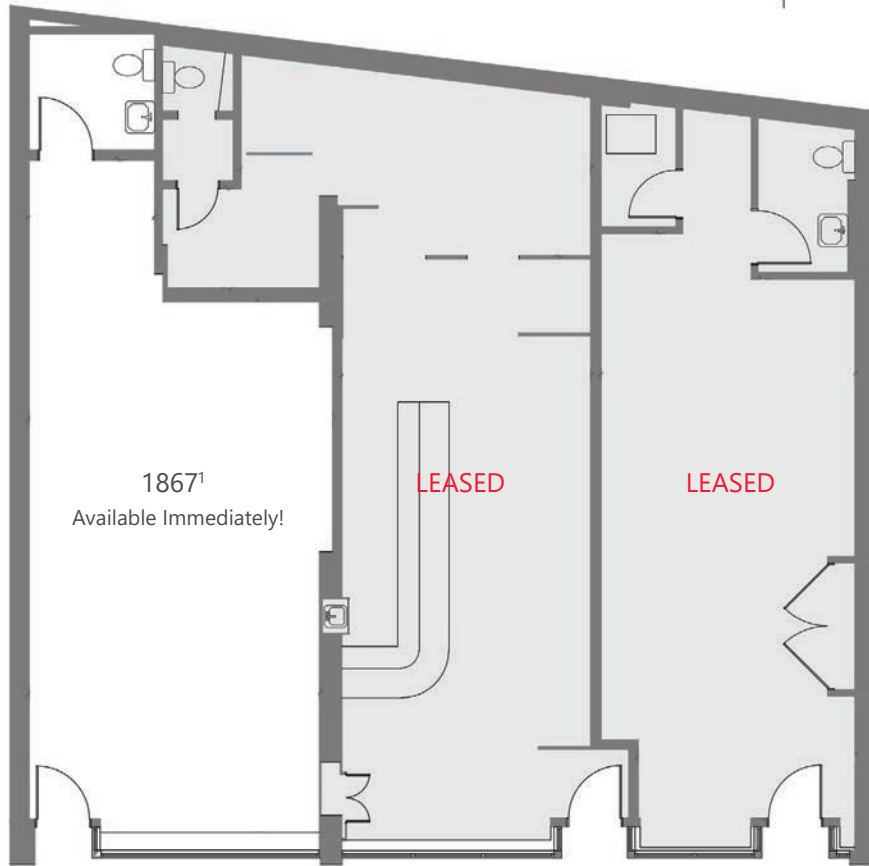
LOCATION

The subject property is located in the heart of Vancouver's exciting Port Town district, one of Vancouver's initial industrial areas, at the northern tip of the Grandview Woodland District of the city, in the heart of Cedar Cove. Located just two blocks north of the innovative Ironworks Development by Conwest, the district emerges from the Gastown and Railtown markets just minutes to the east and has been reinvigorated by the recent influx of chic restaurants, cafés, distilleries, microbreweries, and creative spaces. Enjoy a meal in some of Vancouver's most unique eateries including Straight & Marrow (located within the building), Aleph Eatery, or the Pie Shoppe. Unwind with a handcrafted artisanal beer at Parallel 49th Brewing Company, Andina Brewing Company or at Powell Street Brewery, to name a few. Or drop by for a cup of fine locally roasted coffee at JJ Bean Coffee Roasters, Pallet Coffee Roasters, or Far Out Coffee Post.

Cedar Cove is an ethnically diverse area of Vancouver, full of eclectic charm and character, dense with low to mid high-rise apartment buildings. With the recently implemented Grandview-Woodland Community Plan, the city has devised a thoughtfully managed framework for the anticipated population growth of 10,000 people moving into the area in the decades to come while still protecting the neighborhood's character. New development opportunities have emerged with several developers having secured future development sites in the area, positioning the area for continued residential and commercial growth.

FULLY RENOVATED CHARACTER ASSET IN THE HEART OF PORT TOWN

With the rapid growth and invigoration of Port Town, 1867 Powell Street presents an exceptional opportunity to lease a fully renovated small format restaurant or creative/showroom space.



EXTERIOR

- New glass store fronts, with new aluminum & glass entry doors featuring brushed stainless handles
- Fully repainted building with sleek and brand new 150W two-way exterior lamps
- Exceptional frontage, visibility and signage opportunities along Powell Street

ELECTRICAL

- New electrical panels in each unit, with 200AMP 3 phase 347/600 V service to the building forthcoming

INTERIOR

- New glass skylights providing abundant natural light throughout
- Exposed and repointed brick with industrial concrete floors
- Exposed timbre ceilings supplementing expansive internal ceiling heights
- Modern redirectable track lighting throughout

FURTHERMORE

- Exceptionally affordable monthly gross rents³
- Approved restaurant occupancy in place⁴

UNIT:	SIZE: ²	GROSS RENT: ³	USE: ⁴
1867 Powell Street	715 SF	\$3,499/month + GST	Restaurant

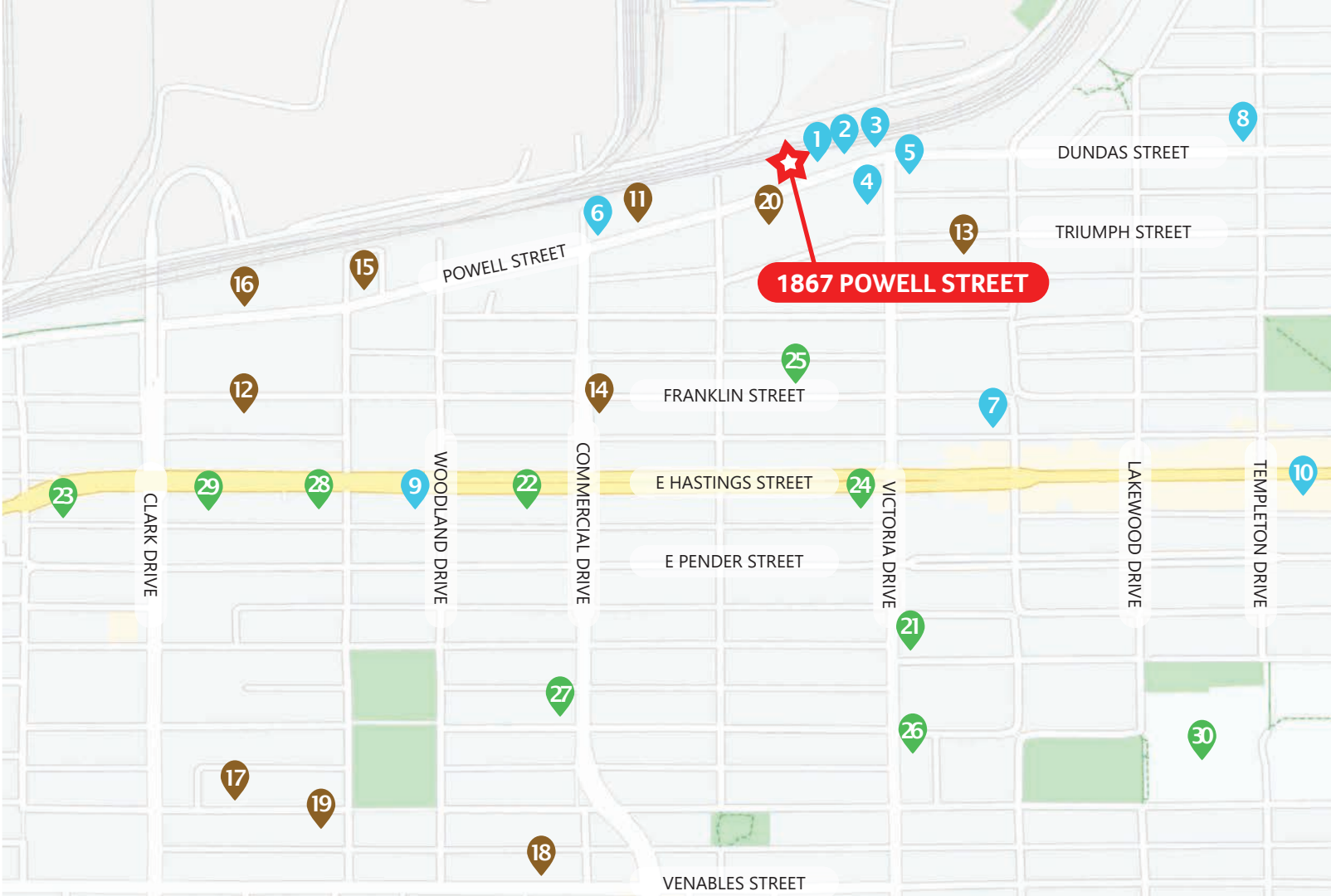
¹Floor plan may not be 100% accurate and is subject to verification.

²All sizes are approximate and subject to verification.

³Gross rent currently equates to this amount. Lease to be fully triple net.

⁴All proposed uses are subject to verification and application with the City of Vancouver.





- CAFÉS + RESTAURANTS**
1. Straight & Marrow
 2. The Pie Shoppe
 3. Aleph Eatery
 4. Scandilicious
 5. JJ Bean Coffee Roasters
 6. The Narcissus
 7. Pallet Coffee Roasters
 8. Far Out Coffee Post
 9. Yolks
 10. CHOMP Vegan Eatery
- CRAFT BREWERIES**
11. Odd Society Spirits
 12. Callister Brewing Co.
 13. Parallel 49 Brewing Company
 14. Storm Brewing
 15. Andina Brewing Company
 16. Powell Brewery
 17. Off The Rail Brewing Co.
 18. East Van Brewing Company
 19. Bomber Brewing
 20. Slow Hand Beer Company
- AMENITIES**
21. Bosa Foods
 22. SPUD.ca
 23. Chevron
 24. Shell
 25. Blue Light Studio
 26. The Found and The Freed
 27. York Theatre, The Cultch
 28. Sahota's No Frills
 29. The Gourmet Warehouse
 30. Templeton Secondary School



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