

FOR LEASE

230 EAST PENDER STREET

PRIME CHINATOWN RETAIL/RESTAURANT OPPORTUNITY



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E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

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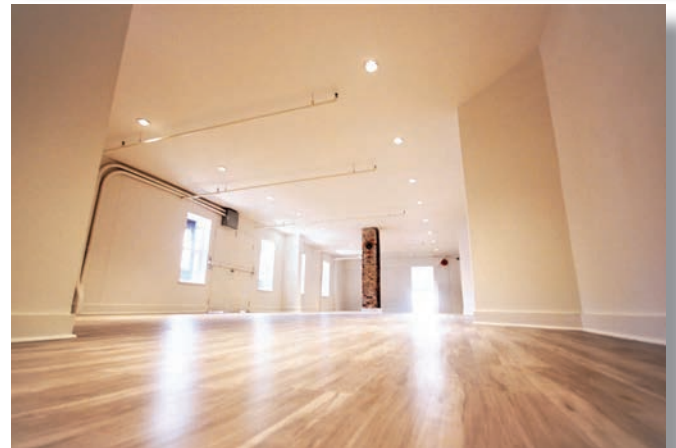
LOCATION

Chinatown is one of Vancouver's most exciting neighbourhoods, rich in history and filled with new and trendy places to live, work, and shop. The Chinatown district is home to a wide variety of boutique retailers, award-winning restaurants, and popular coffee shops. Located on East Pender Street between Main Street and Gore Avenue, this emerging block is home to several notable eateries including Kissa Tanto, Umaluma, Propaganda and Aubade Coffee. The area at large is growing rapidly, with approximately 100,000 SF of mixed-use development having been completed within the past several years. With the future St. Paul's Hospital located just blocks to the south and several boutique developments slated for the coming years, this unique opportunity is strategically located in one of Vancouver's most dynamic neighborhoods.



FEATURES

- Beautifully improved Chinatown heritage building
- Outstanding frontage along busy East Pender Street with highly visible signage potential and exceptional vehicle and pedestrian traffic
- Large retail display windows providing abundant natural light
- Bright and spacious unit with excellent lighting throughout
- Dedicated private washroom plus generous storage space
- Negotiable tenant improvement package available to qualified tenants
- Excellent transit access with ample street parking in the immediate area
- Centrally located, within steps of several completed and slated mixed-use developments



SIZE:^{1,2}

Main Level: 2,741 SF (approx.)

Lower Level: 2,912 SF (approx.)

Total Size: 5,653 SF (approx.)

GROSS RENT:³

\$8,000/month + GST

ZONING:

HA-1 (Chinatown Historic Area)

AVAILABILITY:

Immediately



¹All sizes are approximate and are subject to remeasurement.

²Main and lower level must be leased together.

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



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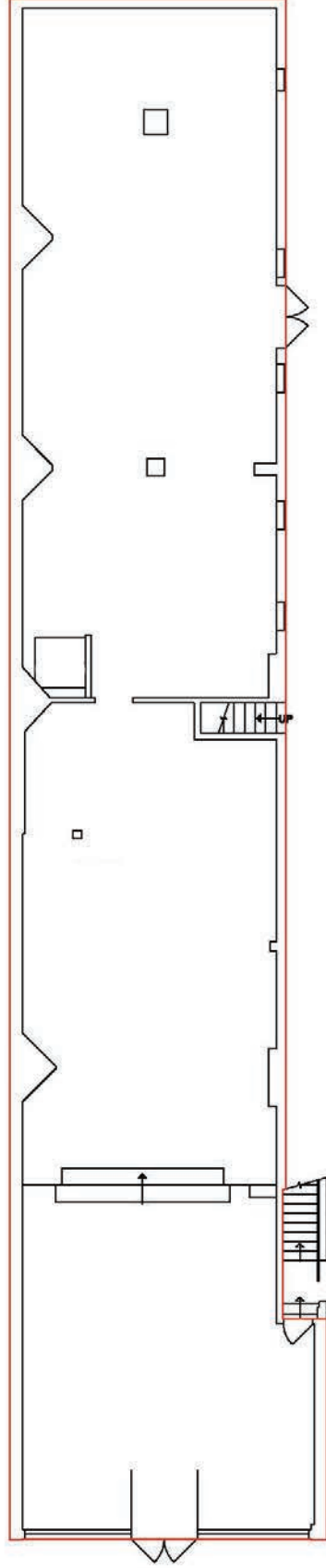
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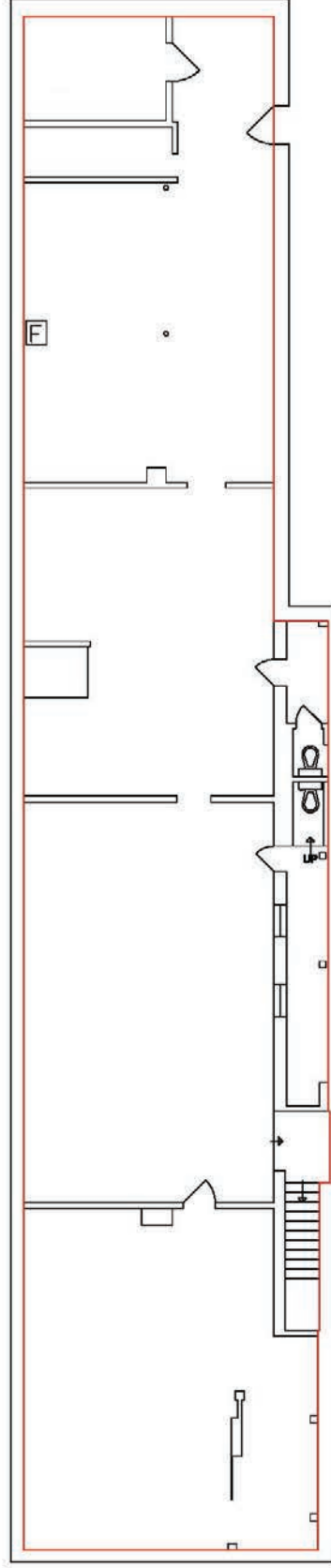


FLOOR PLAN

Main Level



Lower Level



*Floor plan may not be 100% accurate and is subject to change.



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LOCAL BUSINESS MAP



1. Golden Crown Centre Parkade
2. Matchstick Coffee
3. Kokomo
4. Hunter & Hare
5. The Keefer
6. Kissa Tanto
7. The Tuck Shoppe
8. Fat Mao Noodles
9. Rickshaw Theatre

10. Mamie Taylor's
11. Crackle Creme Café
12. Aubade Coffee
13. The Union
14. Ask For Luigi
15. The Ramen Butcher
16. Pacific Poke
17. Harvest Community Foods
18. Propaganda Coffee

19. Phnom Penh Restaurant
20. Roost Cafe-Bistro
21. Umaluma
22. Cuchillo
23. Bao Bei Chinese Brasserie
24. The Emerald
25. Rodney's Oyster House
26. Juke Fried Chicken, Ribs & Cocktails
27. The Brixton

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