



# FOR LEASE 291 E GEORGIA STREET

RARE CHINATOWN RETAIL/RESTAURANT OPPORTUNITY



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## RARE CHINATOWN RETAIL/RESTAURANT OPPORTUNITY



### 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 the corner of East Georgia Street and Gore Avenue, the subject property shares the street with popular venues such as Matchstick Coffee, The Ramen Butcher, The London Pub, and Phnom Penh Restaurant. Strategically located in close proximity to the future home of the new \$1.9 billion St. Paul's Hospital and Health Campus, the neighbourhood is set to see a huge influx of activity in the coming years.

### FEATURES

- Prominent corner location with outstanding frontage on both East Georgia Street and Gore Avenue
- Prominent signage potential with exceptional vehicle and pedestrian exposure
- Spacious unit with great ceiling heights and excellent natural lighting throughout
- Three large roll-up garage doors
- Potential for wraparound patio seating
- Access to vent shaft for a full commercial kitchen
- Centrally located, within steps of several completed and slated mixed-use developments
- Abundant street and lot parking in the immediate area

### SIZE:<sup>1,2</sup>

Main Level: 2,742 SF (approx.)

Lower Level: 2,500 SF (approx.)

Total Size: 5,242 SF (approx.)

### GROSS RENT:<sup>3</sup>

Main Level: \$12,796/month + GST

Lower Level: Please contact agent

### ZONING:

HA-1A (Chinatown Historic Area)

### AVAILABILITY:

Ready for fixturing



<sup>1</sup>All sizes are approximate and are subject to remeasurement.

<sup>2</sup>Main and lower level must be leased together

<sup>3</sup>Gross rent currently equates to this amount. Lease to be fully triple net.

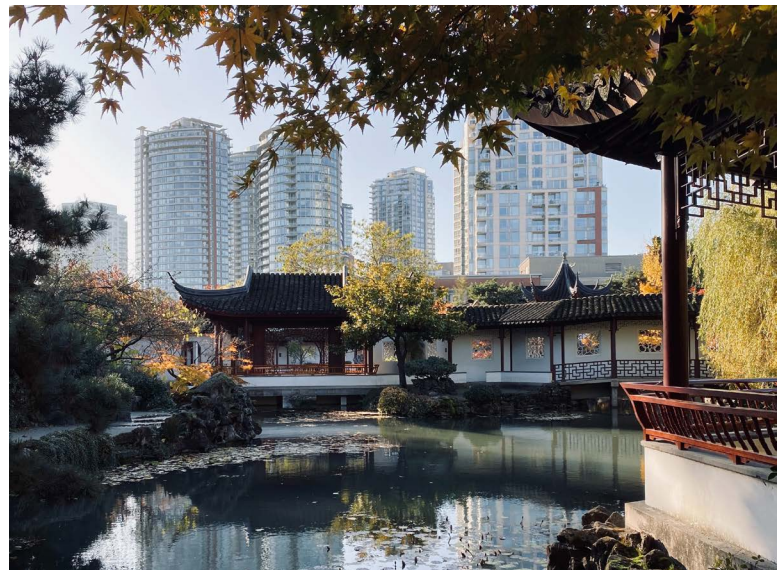
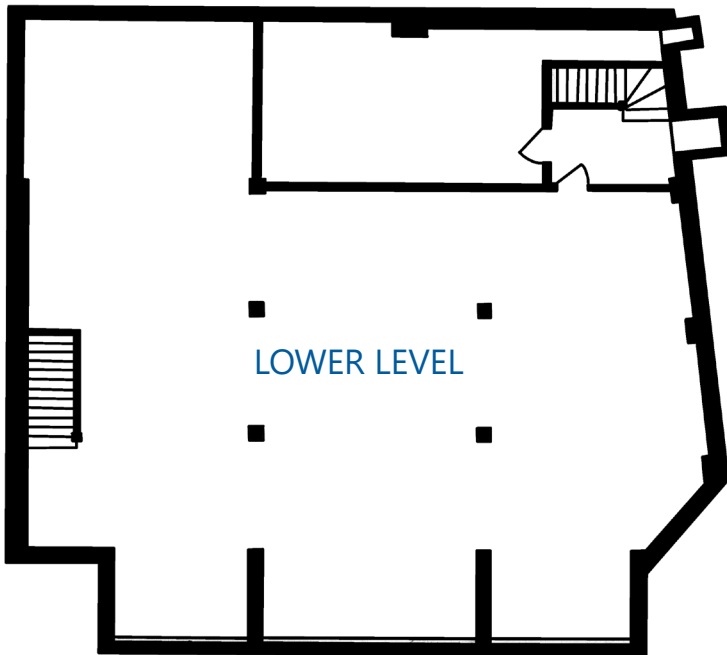
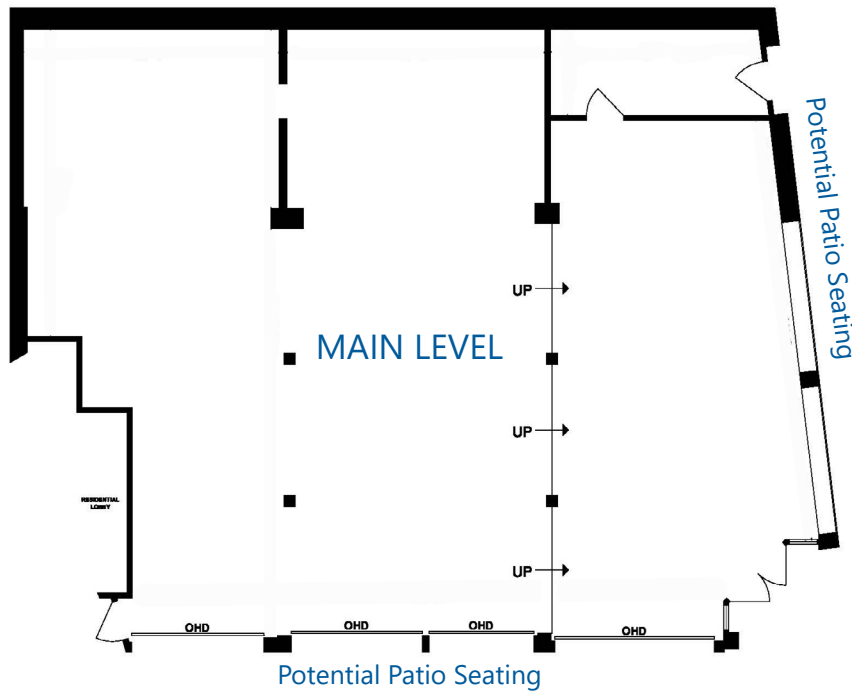


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## FLOOR PLAN



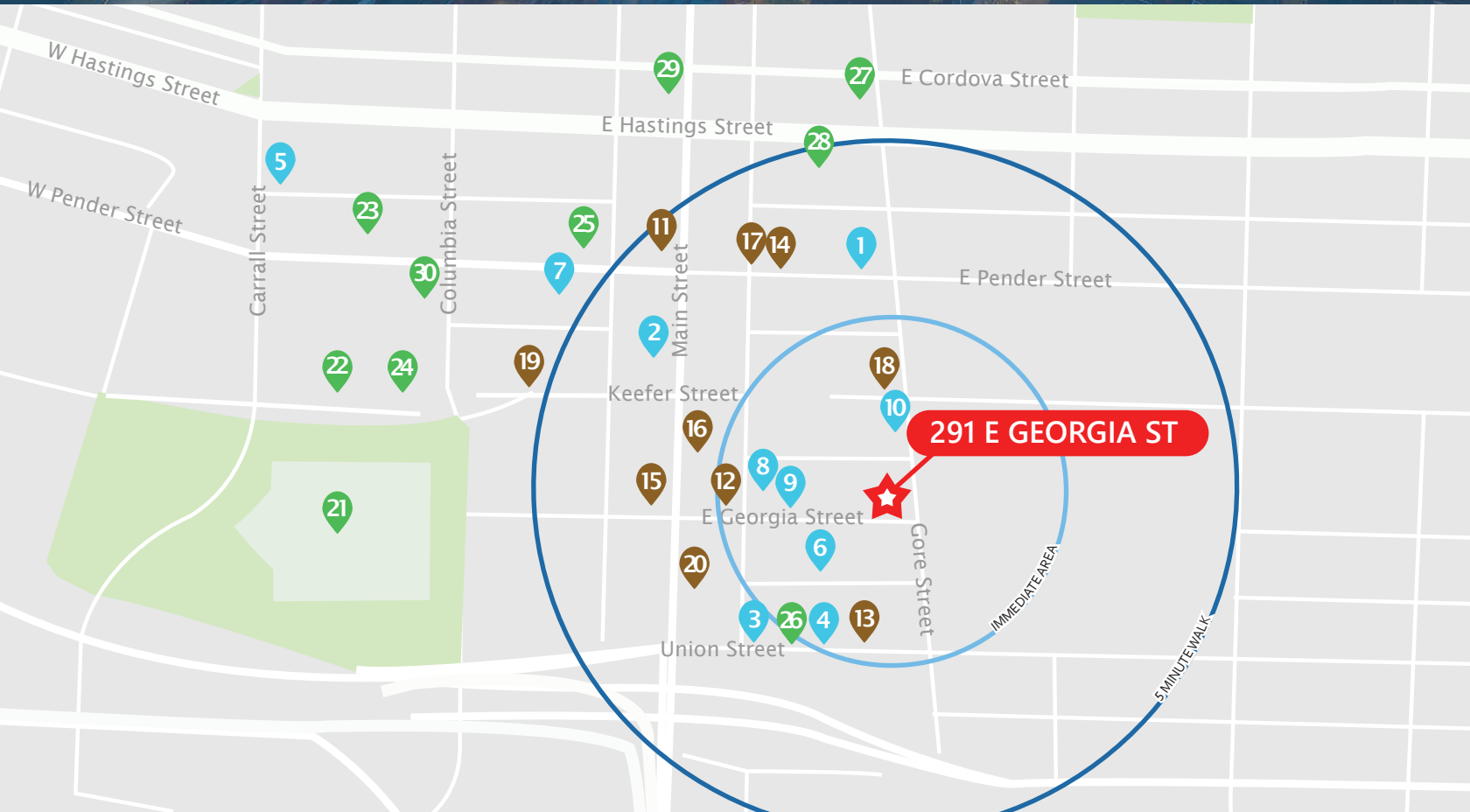
Floor plan may not be 100% accurate and is subject to verification.

Photos show potential improvements. For illustrative purposes only.



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### GETTING AROUND

WALKER'S  
PARADISE



Daily errands do not  
require a car

RIDER'S  
PARADISE



World-class public  
transportation



### RESTAURANTS

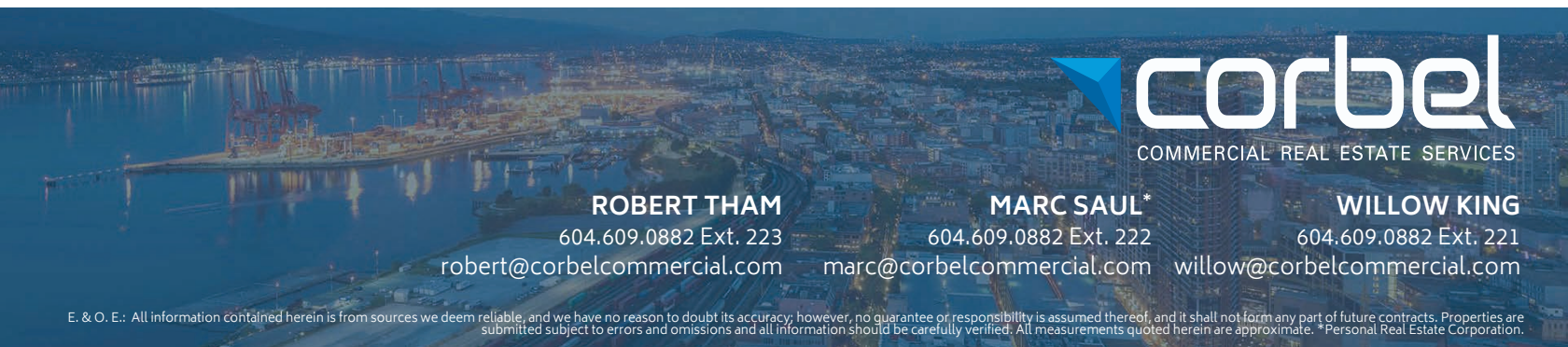
1. Kissa Tanto
2. Virtuous Pie
3. The Union
4. The Tuck Shoppe
5. Calabash Bistro
6. Phnom Penh Restaurant
7. Sai Woo
8. Fat Mao Noodles
9. The Ramen Butcher
10. Kokomo

### BARS & CAFÉS

11. Propaganda Coffee
12. Matchstick Coffee
13. Crackle Creme Café
14. Umaluma
15. DALINA
16. Buttermere Patisserie Café
17. Mello
18. The Emerald
19. The Keefer Bar
20. Brickhouse Late Nite Bistro & Bar

### SERVICES & CULTURE

21. Andy Livingstone Park
22. Dr. Sun Yat-Sen Classical Chinese Garden
23. Rennie Museum
24. Chinese Cultural Centre Museum
25. Fortune Sound Club
26. Hunter & Hare
27. Firehall Arts Centre
28. Rickshaw Theatre
29. Imperial Vancouver
30. Vancouver Film School



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