

2073 DUNDAS STREET

UNIQUE GRANDVIEW-WOODLAND RETAIL OPPORTUNITY

FOR LEASE



ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

WILLOW KING
604.609.0882 Ext. 221
willow@corbelcommercial.com



INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

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.

LOCATION

2073 Dundas Street is located in the heart of East Vancouver's trendy Grandview-Woodland neighbourhood, on the northwest corner of Dundas Street and Lakewood Drive. Just minutes from downtown Vancouver, East Hastings Street and Highway 1, the location offers quick and easy access throughout Vancouver and neighbouring municipalities. Grandview-Woodland has recently seen rapid growth in commercial and residential development and features an excellent mix of amenities nearby. The area has seen a recent influx of chic restaurants, cafés, distilleries, microbreweries, and creative spaces, including Scandilicious, JJ Bean, Resurrection Spirits, Pallet Coffee Roasters, Parallel 49, and Odd Society Spirits. 2073 Dundas Street is an exceptional opportunity to lease an iconic retail space in a busy, highly coveted, and rapidly growing location.

FEATURES

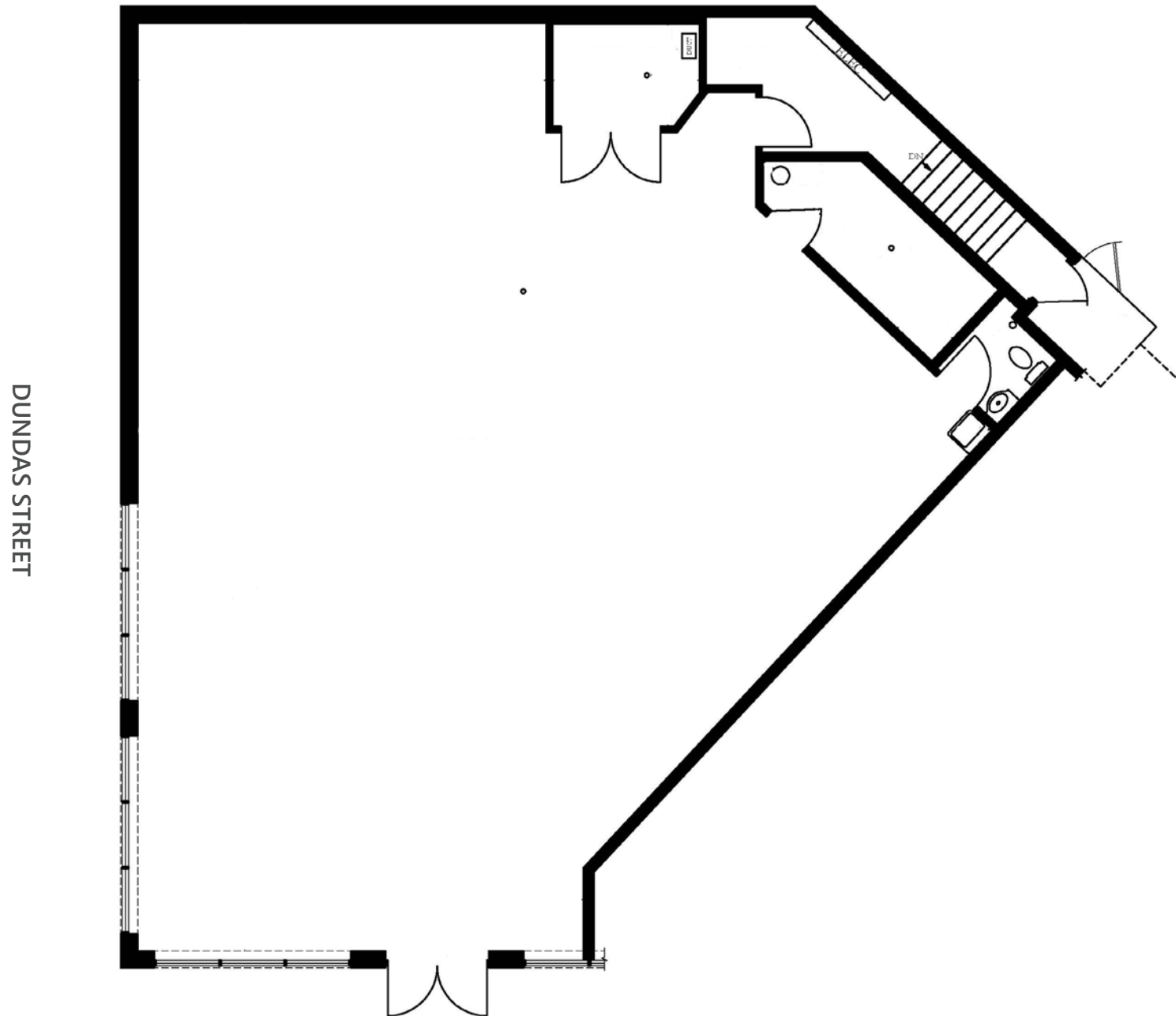
- Unique corner location with excellent traffic exposure in busy Dundas Plaza
- Prominent double signage potential on both south and east faces of the building
- Large retail display windows providing abundant natural light
- Bright and spacious unit with excellent lighting throughout
- Private in suite washroom and ample dedicated storage space
- Convenient access to shared surface parking lot in front of building
- Rapidly transforming neighbourhood with strong population growth

SIZE:*	2,595 SF (approx.)
ZONING:	C-2 (Commercial)
BASIC RENT:	\$25.00 PSFPA
ADDITIONAL RENT:	\$16.14 (2020 est.)
GROSS RENT:	\$8,896.53/month + GST
AVAILABILITY:	Immediately

*All sizes are approximate and subject to verification.



FLOOR PLAN*



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



CRAFT BREWERIES

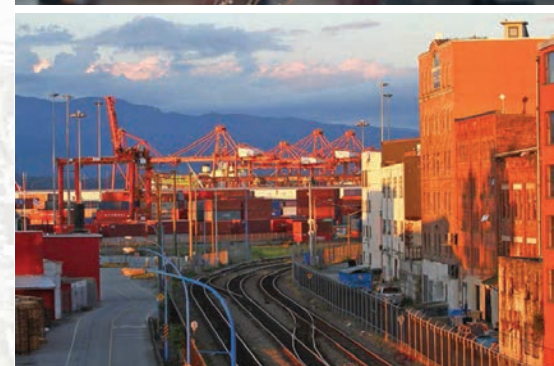
1. Odd Society Spirits
2. Callister Brewing Co.
3. Boombox Brewing Company
4. Storm Brewing
5. Andina Brewing Company
6. Powell Brewery
7. Parallel 49 Brewing Company
8. Off The Rail Brewing
9. Coal Harbour Brewing Company
10. Resurrection Spirits

RESTAURANTS & CAFÉS

11. Pallet Coffee Roasters
12. The Pie Shoppe
13. Aleph Eatery
14. Axum Restaurant
15. The Narcissus
16. Scandilicious
17. JJ Bean Coffee Roasters
18. Yama Café
19. Yolks
20. Timbertrain Coffee Depot

AMENITIES

21. Sahota's No Frills
22. SPUD.ca
23. Chevron
24. 7-Eleven
25. Shell
26. Templeton Market
27. Peake of Catering
28. Artist Resource Centre



ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

WILLOW KING
604.609.0882 Ext. 221
willow@corbelcommercial.com



INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

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.