



195 COLUMBIA STREET

SMALL FORMAT LIMITED FOOD RETAIL OPPORTUNITY WITH PATIO

FOR LEASE



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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.

LOCATION

Gastown is an internationally-renowned heritage zone, both a bustling tourist destination and a trendy gathering place for locals. Characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, the high-traffic neighbourhood houses many of the city's hottest restaurants and retail stores. New retailers continue to open in the area including Arcade Showroom, Kit & Ace, CNTRBND, and the much anticipated Franco-Japanese fashion and music brand, Maison Kitsuné's first Canadian location. Additionally, as tech giant Microsoft plants a flag in the heart of Gastown with its new 300 employee, 75,000 SF offices now open, home grown tech firm Global Relay hiring an additional 250 employees, and staff returning to offices, this is an exceptionally strategic opportunity to capitalize in the resurgence of Vancouver's original entertainment, tech, and tourist district, Gastown. Other acclaimed eateries in the immediate area include L'Abattoir, Tacofino, Ask for Luigi, and Di Beppe. There is also a thriving retail market which includes Roden Gray, Herschel Supply Co., Oak + Fort, Gravity Pope and Inform Interiors - all establishing Gastown as one of the most stylish neighborhoods in the world.



Artistic rendering of Microsoft via Low Tide Properties



FEATURES

- Small format restaurant/retail leasing opportunity in the latest heritage redevelopment, The Historic Anchor Hotel located in the heart of historic Gastown
- Generous outdoor patio opportunity
- Features mirror finish concrete flooring throughout, portions of exposed brick, and character arched windows providing ample natural light and signage opportunity
- All upgraded building systems including new electrical service, state of the art mechanical and HVAC systems - all with commercial retail units designed for food operators in mind

SALIENT FACTS

SIZE (APPROX.):¹

327 SF (Main Level)
110 SF (Lower Level)

437 SF

BASIC RENT:

Please contact agent

ADDITIONAL RENT:

\$15.00 (2022 est.)

ZONING:

HA-2 (Gastown Historic Area)

TENANT IMPROVEMENT PACKAGES:

Available to qualified tenants

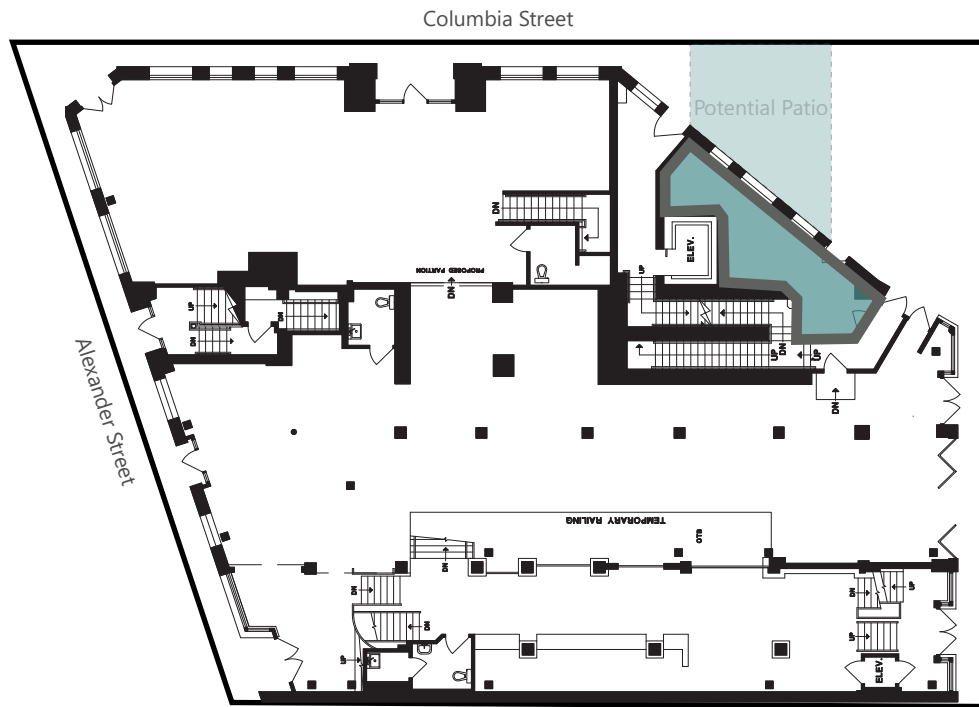
AVAILABILITY:

Ready for immediate fixturing

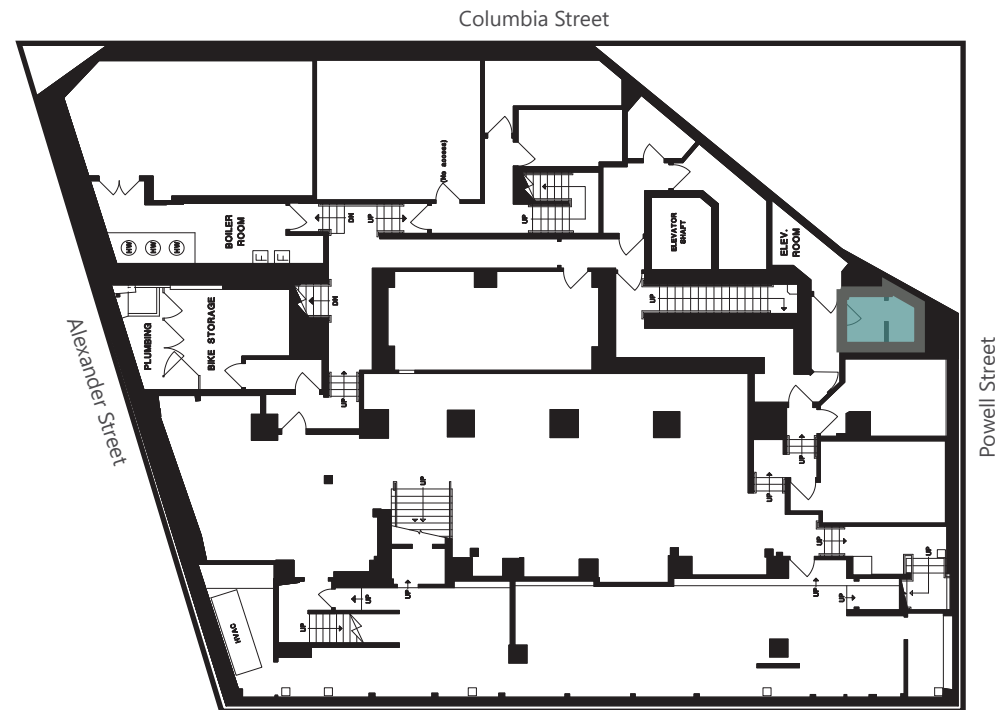
¹All sizes are approximate and subject to verification.
Note: Some photos show potential improvements. For illustrative purposes only.



FLOOR PLAN



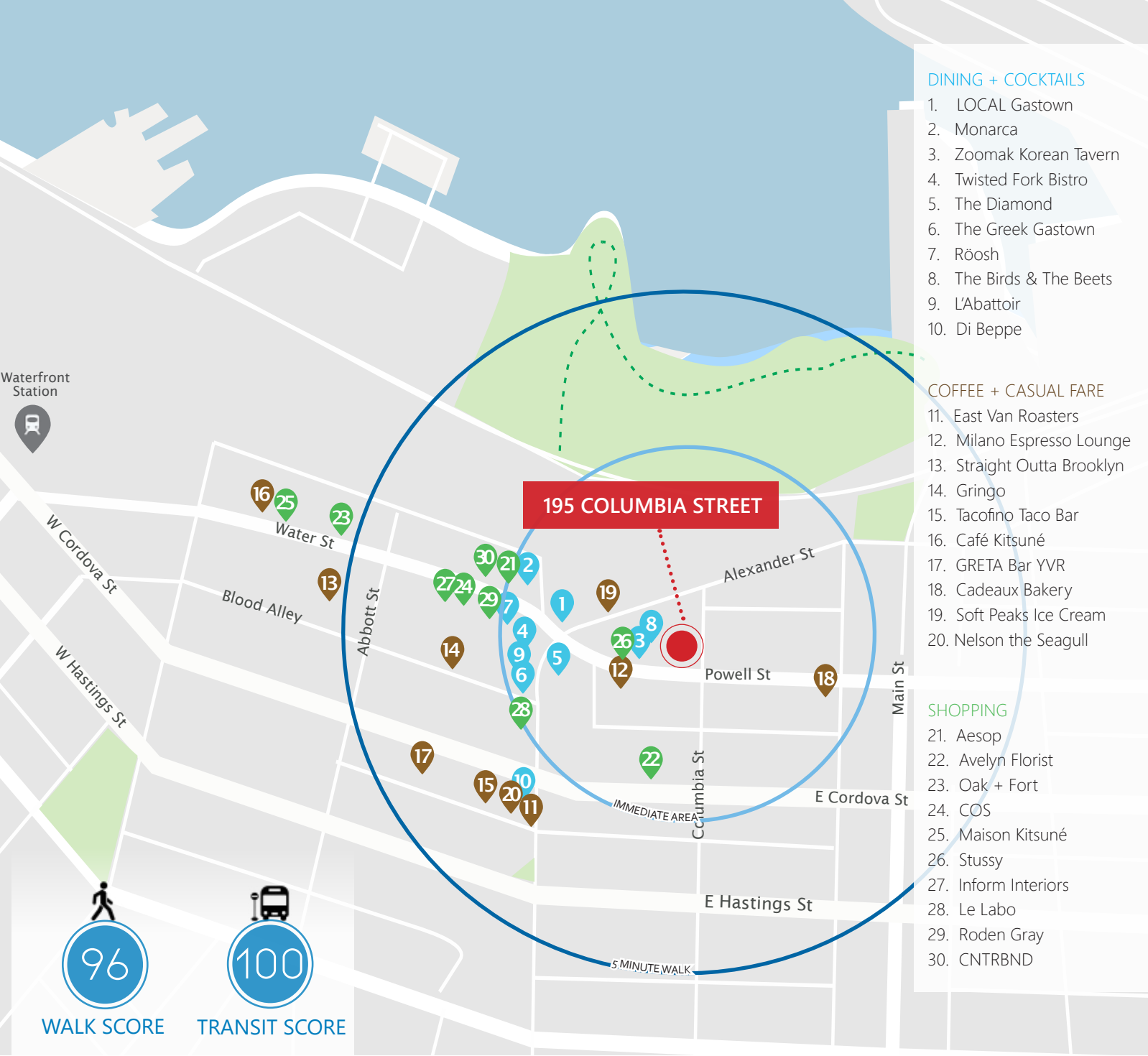
MAIN LEVEL¹



LOWER LEVEL¹

¹Floor plans may not be 100% accurate and are subject to verification.

*Patio subject to confirmation with the City of Vancouver.



DINING + COCKTAILS

- 1. LOCAL Gastown
- 2. Monarca
- 3. Zoomak Korean Tavern
- 4. Twisted Fork Bistro
- 5. The Diamond
- 6. The Greek Gastown
- 7. Röosh
- 8. The Birds & The Beets
- 9. L'Abattoir
- 10. Di Beppe

COFFEE + CASUAL FARE

- 11. East Van Roasters
- 12. Milano Espresso Lounge
- 13. Straight Outta Brooklyn
- 14. Gringo
- 15. Tacofino Taco Bar
- 16. Café Kitsuné
- 17. GRETA Bar YVR
- 18. Cadeaux Bakery
- 19. Soft Peaks Ice Cream
- 20. Nelson the Seagull

SHOPPING

- 21. Aesop
- 22. Avelyn Florist
- 23. Oak + Fort
- 24. COS
- 25. Maison Kitsuné
- 26. Stussy
- 27. Inform Interiors
- 28. Le Labo
- 29. Roden Gray
- 30. CNTRBND



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