



380 W 8TH AVE

FOR LEASE

PRIME MOUNT PLEASANT MAIN LEVEL SHOWROOM/WHOLESALE 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.

FAIRVIEW



MOUNT PLEASANT



THE LOCATION

The subject property is exceptionally well-located building located just off Yukon Street on West 8th, in the heart of Mount Pleasant. Located just steps from the Broadway-City Hall Canada Line Station and the future Broadway Subway Station, Mount Pleasant is Vancouver's top tech and creative-based workplace destination, and is home to several thriving tech, biotech and lifestyle companies including Abcellera, Hootsuite, Best Buy, and Saje Wellness to name a few.

This exceptional showroom/wholesale/office opportunity is surrounded by several large-scale anchor retailers including Winners, Homesense, Home Depot, and Canadian Tire. With incomparable transit accessibility, unparalleled neighbouring businesses, and excellent foot and vehicular traffic, this is an outstanding commercial premise that is strategically located and ideal for any variety of showroom/wholesale and office/creative/design uses.



THE FEATURES



Highly coveted main level showroom/wholesale/design office opportunity with exceptional exposure along West 8th



Large display window providing excellent signage potential and abundant natural light



Private washroom



Dedicated surface parking spots at rear

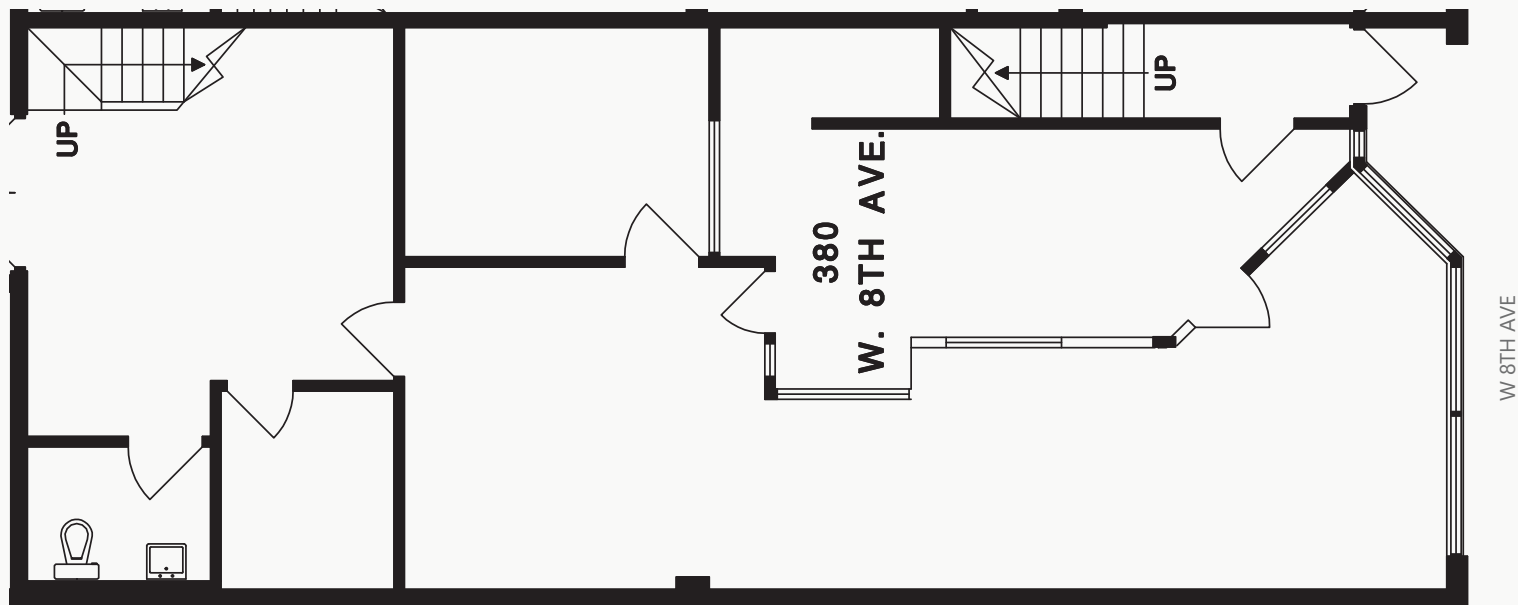


Strategic location steps from several large-scale anchor retailers including Winners & HomeSense, Home Depot, and Canadian Tire, among others



Steps from the Broadway-City Hall Canada Line Station and the future Broadway Subway Station

FLOOR PLAN & SALIENT FACTS



SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	ZONING:	AVAILABILITY:
1,335 SF (Approx.)	\$55.00 PSFPA	\$15.00 (2025 est.)	CD-1 (330) Comprehensive Development	With 60 days notice

¹All sizes are approximate and subject to verification
*Floor plan may not be 100% accurate and is subject to verification.

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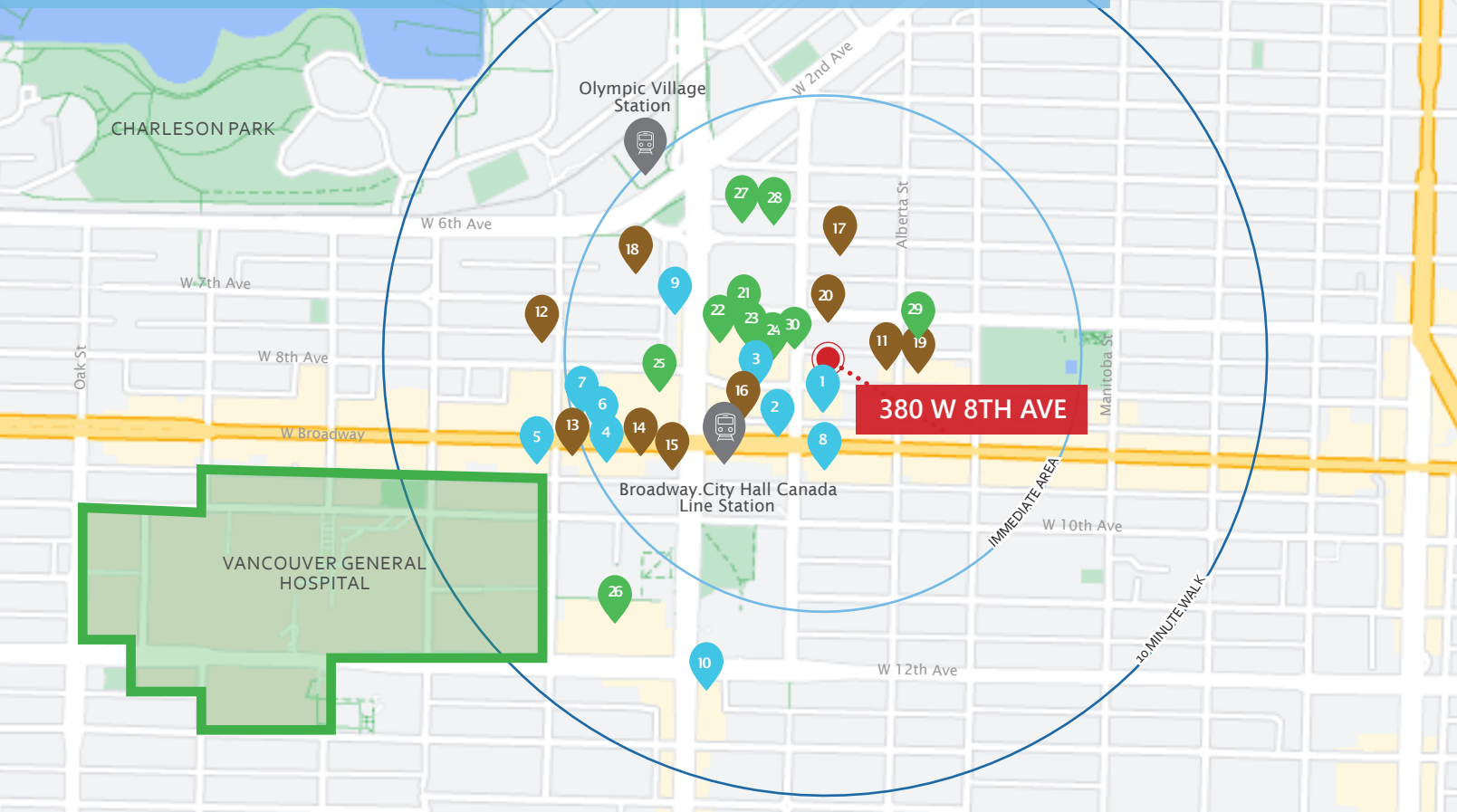
Walker's Paradise

Daily errands do not require a car

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Rider's Paradise

World-class public transportation

**RESTAURANTS**

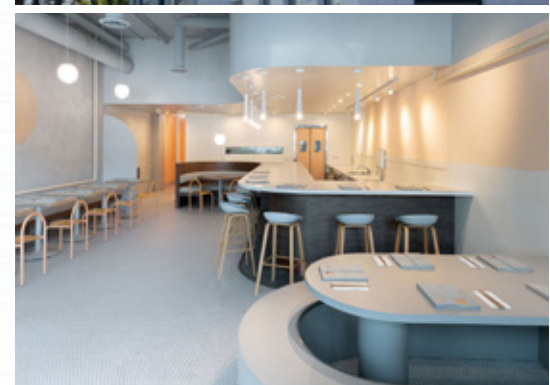
1. La Taqueria Pinche Taco Shop
2. Menya Raizo
3. Uma Sushi
4. Hokkaido Ramen Santouka
5. Rogue Kitchen & Wetbar
6. Saku
7. Cactus Club Cafe
8. Sushi California
9. La Ruota Pizzeria
10. iDen & Quan Ju De Beijing Duck House

CAFÉ + CASUAL FARE

11. Pokerrito
12. Tractor Everyday Healthy Foods
13. Elysian Coffee
14. Yolks
15. Starbucks
16. Marulilu Café
17. Small Victory Bakery
18. Remi Patisserie
19. CafeTica
20. Solly's Bagelry

SHOPPING + SERVICES

21. Save-On-Foods
22. Winners & HomeSense
23. The Home Depot
24. F45 Training
25. Whole Foods Market
26. City Square
27. Best Buy
28. Canadian Tire
29. Pottery: HiDe ceramic works
30. Sense Eyewear



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