

FOR LEASE

433 W PENDER STREET

PRIME DOWNTOWN VANCOUVER RESTAURANT OPPORTUNITY





433 W PENDER STREET

SALIENT FACTS

SIZE (Approx.):¹	Main Level: 2,490 SF Lower Level: Please contact agent
ZONING:	DD (Comprehensive Development)
BASIC RENT:²	Please contact agent
ADDITIONAL RENT:	\$12.50 (2024 est.)
AVAILABILITY:	Immediately

LOCATION

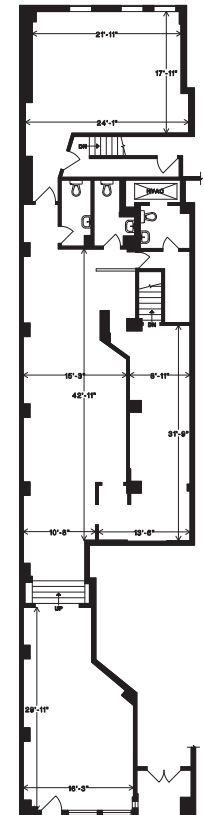
433 W Pender Street is strategically positioned along Vancouver's lively West Pender Street between Richards and Homer Streets, just minutes away from the bustling financial district, Gastown, and Crosstown neighbourhoods. The subject property sits directly across from Onni's two new mixed-use developments boasting 138 contemporary residential rental suites.

The area buzzes with activity offering a plethora of cafes, restaurants, art galleries, shops, and schools. In addition, it's a highly accessible destination due to the high foot traffic and convenient access to transit routes including the SeaBus terminal, Granville Skytrain Station, and The West Coast Express. Its notable neighbours such as the BCIT Downtown Campus, popular eateries like Nuba and Cantina 189, and entertainment venues including The Magnet and Malone's Taphouse, contribute to the vibrant and dynamic atmosphere of this coveted locale making it an ideal choice for businesses and residents alike.

FEATURES

- Fully vented and fixtured commercial restaurant opportunity located in Downtown Vancouver along West Pender Street
- 3 private washrooms
- Fully distributed HVAC
- Parking available at rear
- Steps away from many popular restaurants, cafés, and shops in the immediate vicinity

FLOOR PLAN*



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

¹All sizes are approximate and subject to verification.

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Walker's Paradise

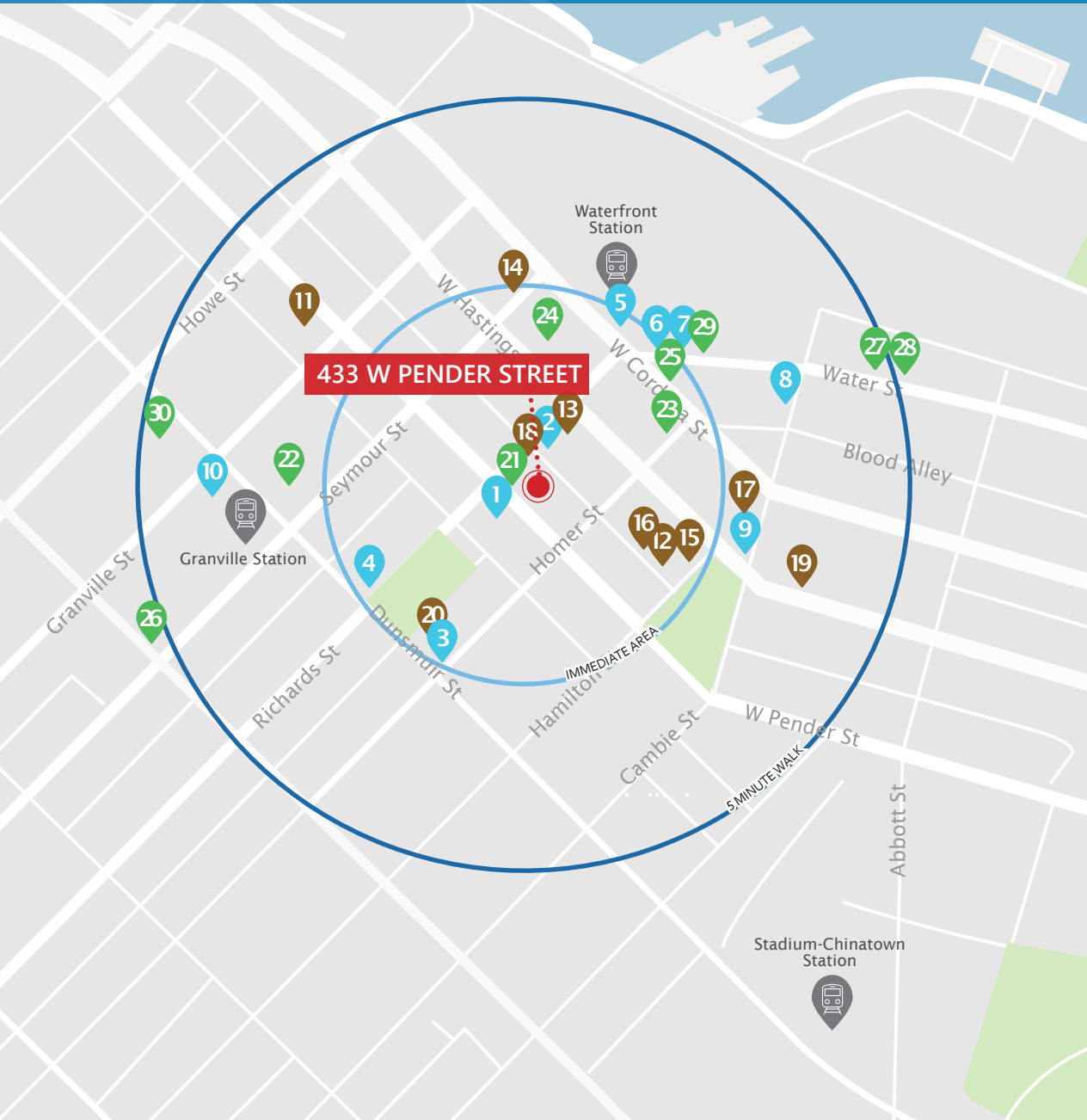
Daily errands do not require a car

Source: walkscore.com

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Rider's Paradise

World-class public transportation



DINING + COCKTAILS

- 1. Pholicious
- 2. The Poke Guy
- 3. White Spot
- 4. Ramen Gojira
- 5. Rogue Kitchen
- 6. Steamworks
- 7. Momo Sushi
- 8. Water St. Café
- 9. Nuba
- 10. The Keg

COFFEE + CASUAL FARE

- 11. Tractor
- 12. Saunter Coffee
- 13. Waves Coffee
- 14. Deville Coffee
- 15. Nemesis
- 16. Social Crust Café
- 17. Revolver
- 18. Vegan Pudding & Co.
- 19. Purebread
- 20. JJ Bean Coffee

SHOPPING & AMENITIES

- 21. MacLeod's Books
- 22. BCIT
- 23. Floba Flower
- 24. Vancouver Lookout
- 25. One of a Few
- 26. Hudson's Bay
- 27. Kit and Ace
- 28. Maison Kitsuné
- 29. Herschel Supply Co.
- 30. Pacific Centre



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