

FOR LEASE

# 488 GORE AVENUE

PRIME CHINATOWN RESTAURANT OPPORTUNITY



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# THE FEATURES



## FLAGSHIP RESTAURANT OPPORTUNITY

Exceptional flagship restaurant opportunity on the prominent corner of Gore Avenue and Pender Street within the Brixton Flats development - situated in Vancouver's rapidly evolving Chinatown district.



## FOOD PRIMARY ESTABLISHMENT

Purposely constructed for a food primary establishment with potential commercial vent shaft access and adequate mechanical and power.



## BEAUTIFUL FINISHINGS

Soaring ceiling heights, exposed polished concrete floors, custom designed high-end millwork throughout, with fixtures and chattels potentially available.



## NATURAL LIGHT & VISIBILITY

Floor-to-ceiling glazing providing abundant natural light with ample visibility & exposure.



## BRIXTON FLATS

Located within the stunning Brixton Flats development, a 6-storey passive house project featuring 56-boutique 100% market rental residences.



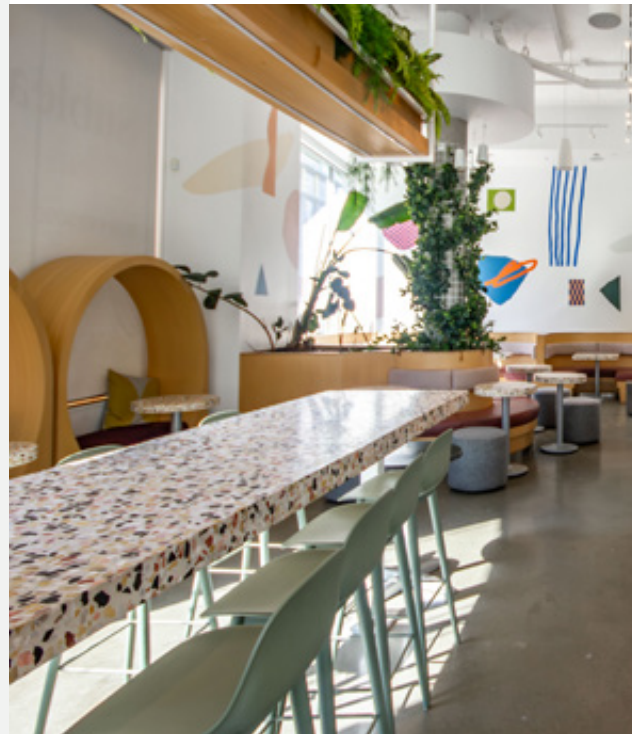
## ST. PAUL'S HEALTH CAMPUS

Strategic location just steps from the future St. Paul's Health Campus and numerous residential developments.

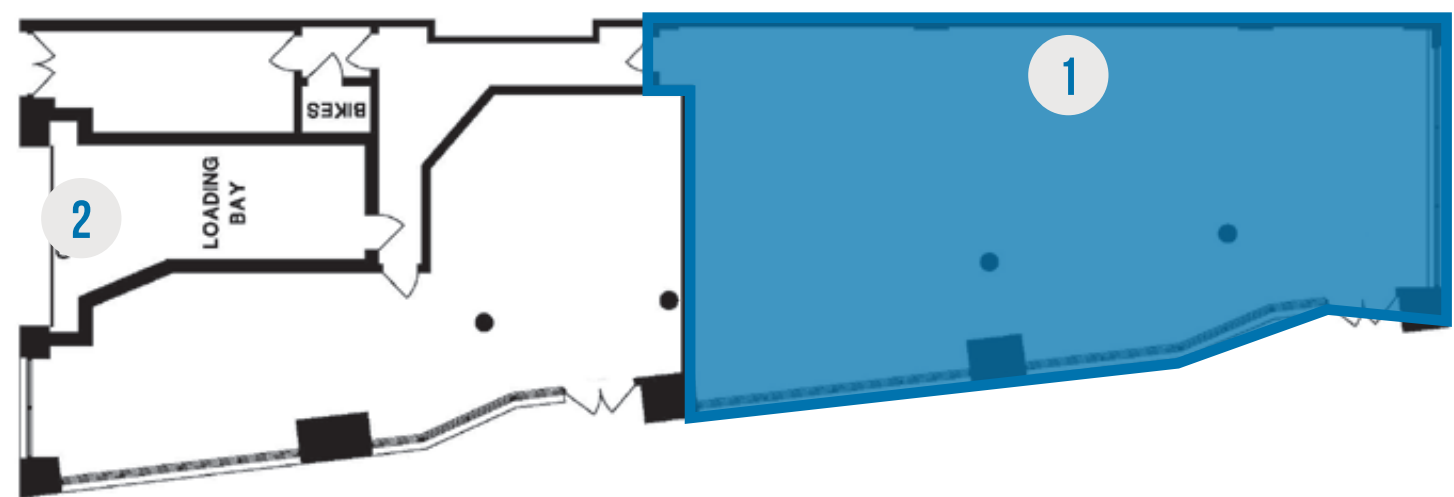


## PROMINENT LOCATION

One of the most desirable streets in Chinatown and a culinary destination with neighboring businesses including Michelin star restaurants Barbara and St. Lawrence, and Michelin-rated restaurants such as Kissa Tanto, Phnom Penh, Fiorino, Bar Gobo, Bao Bei, and Ask for Luigi just steps away.



# FLOOR PLAN & SALIENT FACTS



SIZE (Approx.): <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	ZONING:	AVAILABILITY
2,439 SF	\$38.00 PSFPA	\$21.03 (2024 est.)	CD-1 (626) Comprehensive Development	Immediately

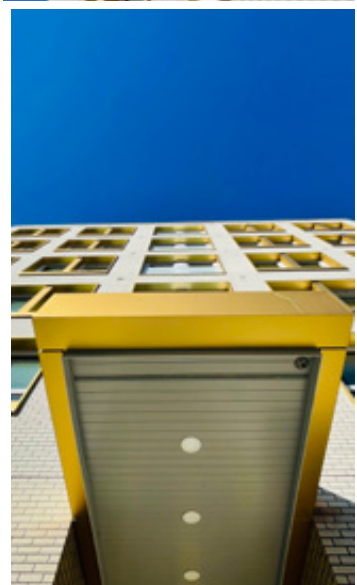
<sup>1</sup>All sizes are approximate and subject to verification.  
<sup>\*</sup>Floor plan may not be 100% accurate and is subject to verification.



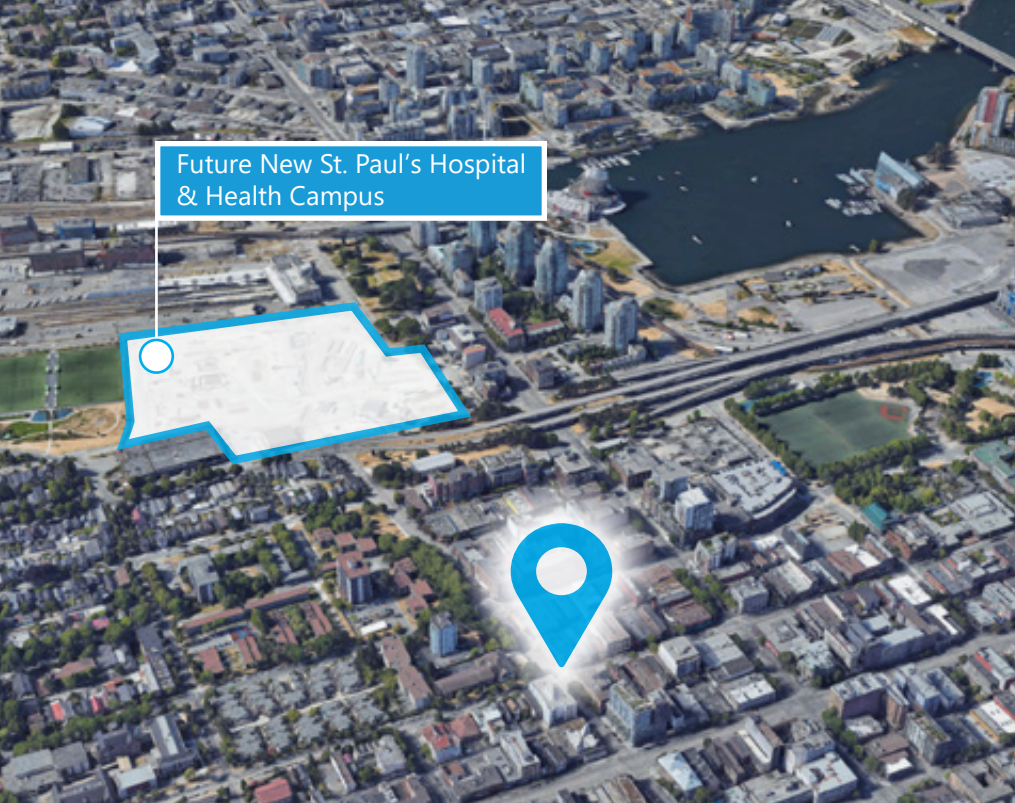


# THE BRIXTON FLATS

Brixton Flats is a stunning 6-storey passive house project featuring 56 energy- efficient boutique rental residences, 3 well-appointed commercial units on the main floor, 20 secure underground parking stalls and a beautiful rooftop terrace. This residential building is poised to become an iconic landmark in the continuously evolving urban fabric of downtown Vancouver.







Future New St. Paul's Hospital  
& Health Campus

# THE LOCATION

Chinatown is one of Vancouver's most exciting, emerging 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.

The restaurant space is located within the Brixton Flats, situated along the Chinatown and Strathcona border, on the northeast corner of Pender Street and Gore Avenue. It is near renowned restaurants that include BLND TGER, Dalina, Hunnybee Bruncheonette, The Ramen Butcher, Phnom Penh Restaurant and many others. Additionally, the property is strategically situated 2 blocks south of the new \$1.9 billion St. Paul's Hospital, a \$2 Billion purpose-built health campus, set to trigger a strong influx of employment and development in the immediate area.



2021 rendering showing the final design of the new St. Paul's Hospital. (Providence Health Care)



## ST. PAUL'S HOSPITAL & HEALTH CAMPUS

Strategically situated near the new \$2 Billion St. Paul's Hospital - an 18.4 acre, \$2 billion purpose-built health campus currently under development



## EXCELLENT EXPOSURE

Exceptional vehicle and pedestrian exposure with abundant street and lot parking in the immediate area



## CENTRAL LOCATION

Centrally located, within steps of several completed and slated mixed-use developments



97

## Walker's Paradise

Daily errands do not require a car

94

## Rider's Paradise

World-class public transportation

Yaletown

Downtown Vancouver

Stadium Chinatown Station



Gastown

183 E Georgia St.

303 E Pender St.

Railtown

188 Keefer St.

189 Keefer St.

Downtown Vancouver

15 minute transit



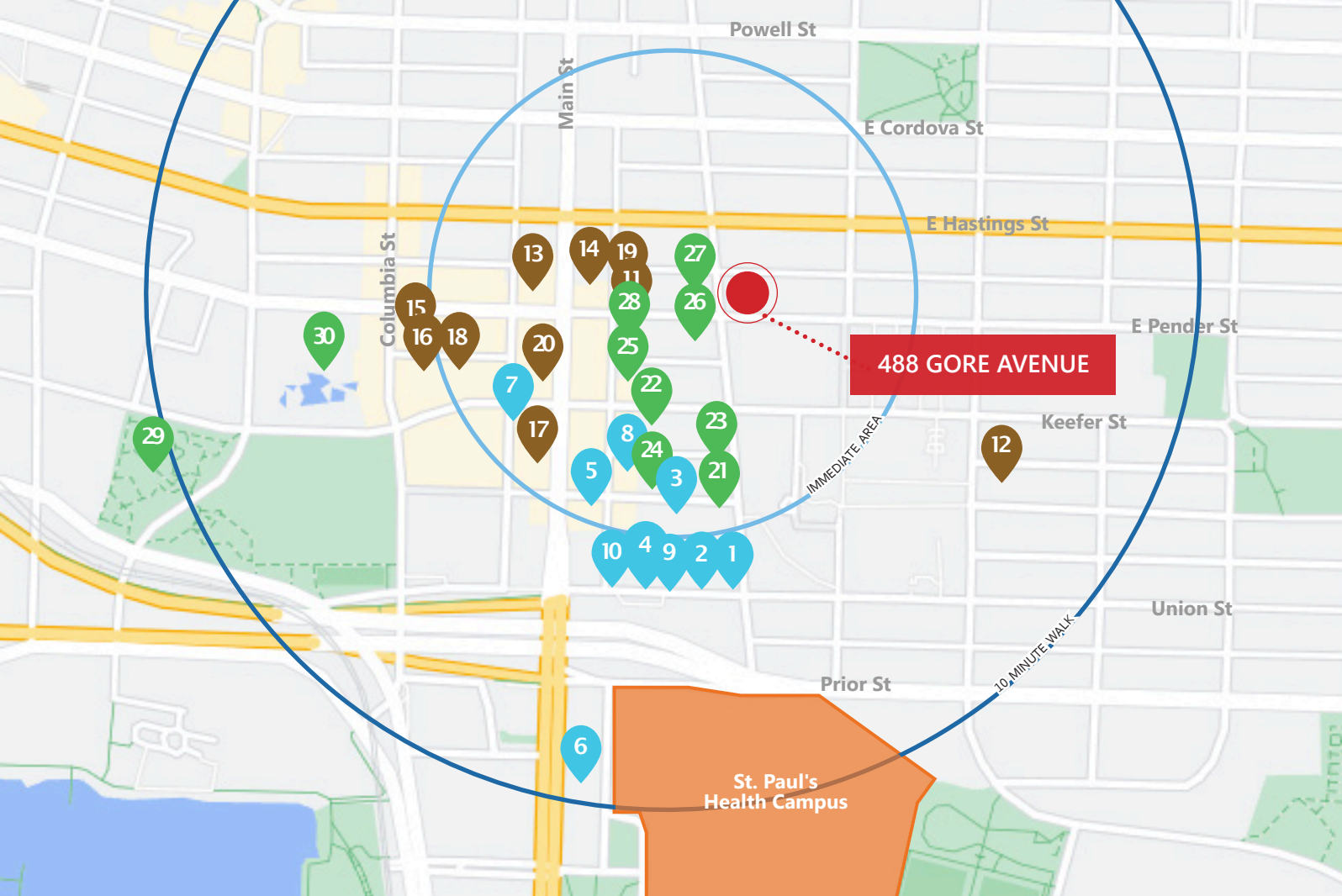
Accessible Transit

15 minute walk to Stadium-Chinatown Station



New St. Paul's Hospital Development





#### DINING + COCKTAILS

1. Hunnybee Brunchonette
2. Harvest
3. Phnom Penh
4. Hunter & Hare
5. Fiorino
6. Torafuku
7. Juke Fried Chicken
8. Fat Mao Noodles
9. Bar Gobo
10. Miso Taco

#### COFFEE + CASUAL FARE

11. The Ramen Butcher
12. Finch's Market
13. Pizza Coming Soon
14. Propaganda Coffee
15. Between 2 Buns
16. Chinatown BBQ
17. DALINA
18. New Town Bakery & Restaurant
19. Mello
20. Virtuous Pie

#### SHOPPING + SERVICES

21. Gore Street Vintage
22. Eastside Boxing Club
23. Myodetox
24. Treasure Green Tea Company
25. Naturally Urban
26. Diaz Combat Sports
27. Team Hybridtraining
28. Vegan Supply Chinatown
29. Andy Livingstone
30. Dr. Sun Yat-Sen Classical Chinese Garden

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