

FOR LEASE

1 UNIT LEFT!

# 819 COMMERCIAL DRIVE

Premier Grandview-Woodland Restaurant/Retail Opportunity



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# The Location

Located along the high-visibility Adanac Street corridor, 819 Commercial Drive is part of a thirty-eight unit rental development with approximately 4,000 SF of commercial retail space on the main floor. Positioned at the crossroads of East Vancouver's most vibrant neighbourhoods including Grandview-Woodland, Strathcona, and the Port Town district. The property benefits from excellent visibility, a strong residential base, and steady foot and bike traffic from the nearby Union-Adanac bike route.

The surrounding community is home to a diverse mix of independent retailers, service providers, and some of the city's most beloved culinary destinations including Pepino's, Kin Kao, Lunch Lady, East Van Brewing Company, and Earnest Ice Cream. With the recently implemented Grandview-Woodland Community Plan, the City of Vancouver has established a carefully considered framework to accommodate an anticipated population growth of 10,000 people, while preserving the neighbourhood's unique character.

Well-connected by major transit routes and bike infrastructure, the property is just 6 minutes from the new St. Paul's Hospital and 9 minutes from Downtown Vancouver, offering both accessibility and long-term growth potential in one of Vancouver's most dynamic east side communities.



6  
MIN

New St.  
Paul's Hospital

9  
MIN

Downtown  
Vancouver

20  
MIN

Northshore

10  
MIN

Highway 1



New St. Paul's Hospital & Health Campus



# The Features



Brand new boutique market rental development just off the Drive featuring 38 brand new rental homes, developed by Vandwell Developments



New concrete construction with exceptional ceiling heights throughout, and brand-new building systems including HVAC, mechanical, plumbing and power supply



Exceptional corner location with fantastic visibility, oversized glass facade - providing excellent natural light and high-impact signage exposure



Potential access to commercial ducting enabling for class 1 kitchen requirements



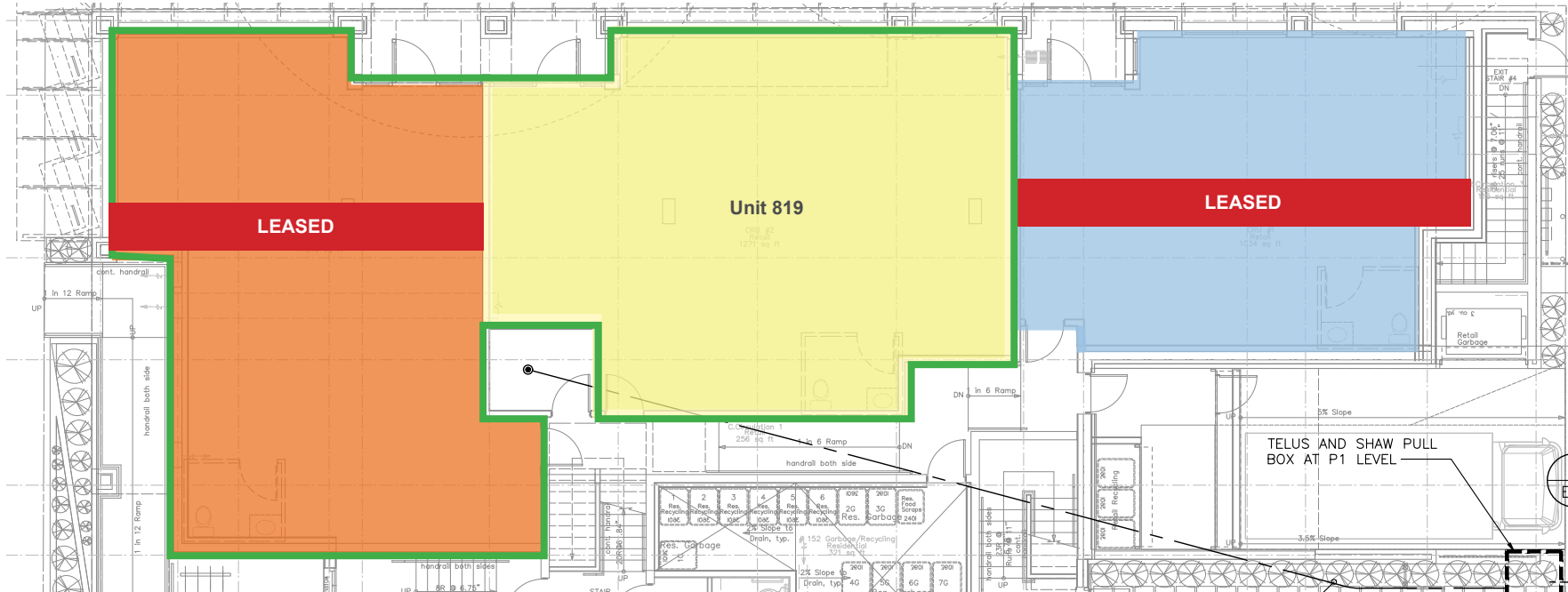
Premier retail/restaurant space in the highly sought after Grandview-Woodland neighbourhood



Conveniently located near main arterial roads surrounded by a mix of boutique retailers, eateries, micro-breweries, and coffee shops

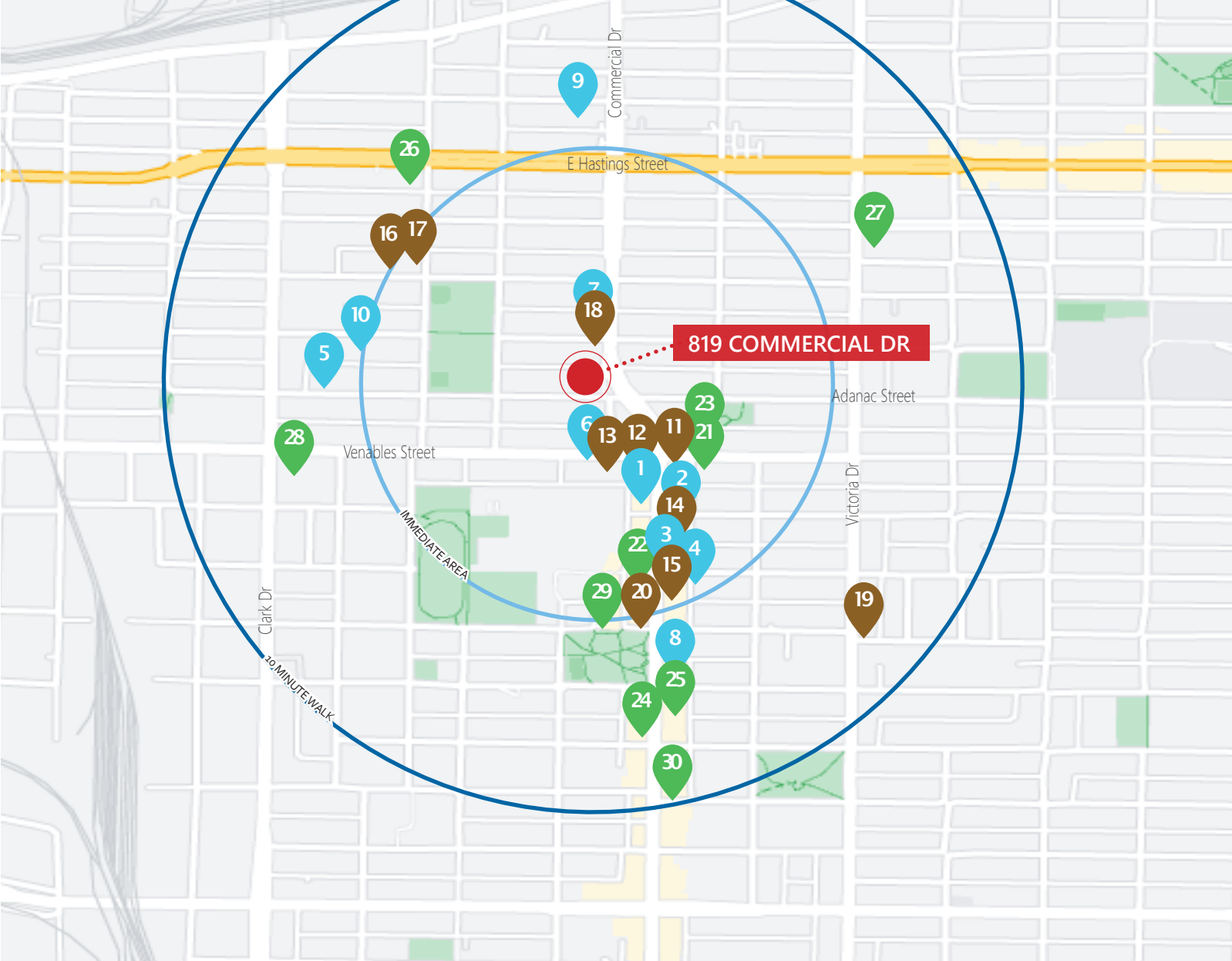


# Floor Plans & Salient Facts



UNIT:	SIZE (Approx.): <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	ZONING:	AVAILABILITY:
813 Commercial Drive		<b>LEASED</b>		CD-1 (794) Comprehensive Development	Immediately
819 Commercial Drive	1,424 SF	\$50.00 PSFPA	\$18.00 (2026 est.)		
825 Commercial Drive		<b>LEASED</b>			

<sup>1</sup>All sizes are approximate and subject to verification and remeasurement.  
<sup>2</sup>Floor plans may not be 100% accurate and are subject to verification.



### DINING + COCKTAILS

1. Kin Kao
2. Absinthe Bistro
3. Bombay Kitchen + Bar
4. Lunch Lady
5. Off The Rail Brewing
6. East Van Brewing Company
7. Pepino's Spaghetti House
8. Magari by Oca
9. Resurrection Spirits
10. Takenaka

### COFFEE + CASUAL FARE

11. Bump N Grind Cafe
12. Downlow Chicken Shack
13. The Bunny Cafe
14. Mogu Fried Chicken
15. Moja Coffee
16. Earnest Ice Cream
17. Timbertrain Coffee Roasters
18. Caffè La Tana
19. Via Tevere Pizzeria
20. Community Taps + Pizza

### SHOPPING & SERVICES

21. Liquid Amber Tattoo & Art Collective
22. Choices Markets
23. Era Design
24. Studio Full Bloom
25. Exposure Clothing
26. NOFRILLS
27. Bosa Foods
28. Fujiya Foods
29. Britannia Community Centre
30. Soulessentials Records



## Contact Us

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