

2079 DUNDAS STREET

For Lease | Prime Grandview-Woodland Restaurant/Retail Opportunity

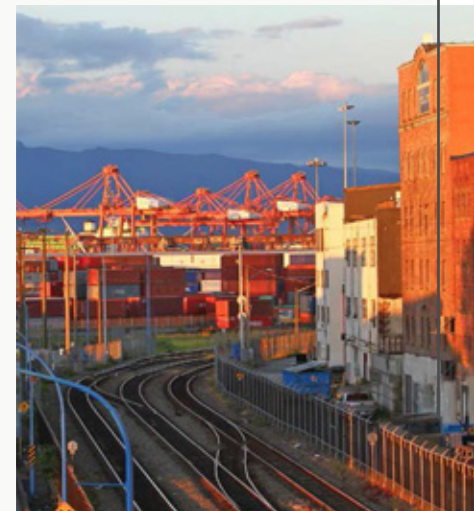




THE LOCATION

The subject property is situated in the heart of Vancouver's vibrant Grandview-Woodland neighbourhood, one of the city's original industrial hubs. Just two blocks north of the innovative Ironworks Development by Conwest, the area has evolved into a hotspot, drawing influence from the nearby Gastown and Railtown markets. This thriving district is now brimming with chic restaurants, cafés, distilleries, microbreweries, and creative spaces. Visit standout spots like Aleph Eatery and Niwa for a unique meal, or unwind with a handcrafted beer at popular breweries such as Parallel 49, Andina, or Powell Street Brewery. Stop by local favorites like JJ Bean Coffee Roasters, Pallet Coffee Roasters, or Far Out Coffee Post for a perfectly brewed cup.

The area is full of eclectic charm and character, dense with low to mid high-rise apartment buildings. With the recently implemented Grandview-Woodland Community Plan, the city has devised a thoughtfully managed framework for the anticipated population growth of 10,000 people moving into the area in the decades to come while still protecting the neighborhood's character. The neighbourhood is well-served by transit and bike routes and is just 10 minutes from the new St. Paul's Hospital and 15 minutes from Downtown Vancouver. This is an ideal location for businesses looking to be part of a dynamic and growing neighbourhood.



THE FEATURES



Exceptional opportunity to lease a prime restaurant/retail space in the Grandview-Woodland neighbourhood



Expansive storefront windows offering abundant natural light and prominent signage visibility



Ample on-site and street parking available



1 private handicap accessible washroom



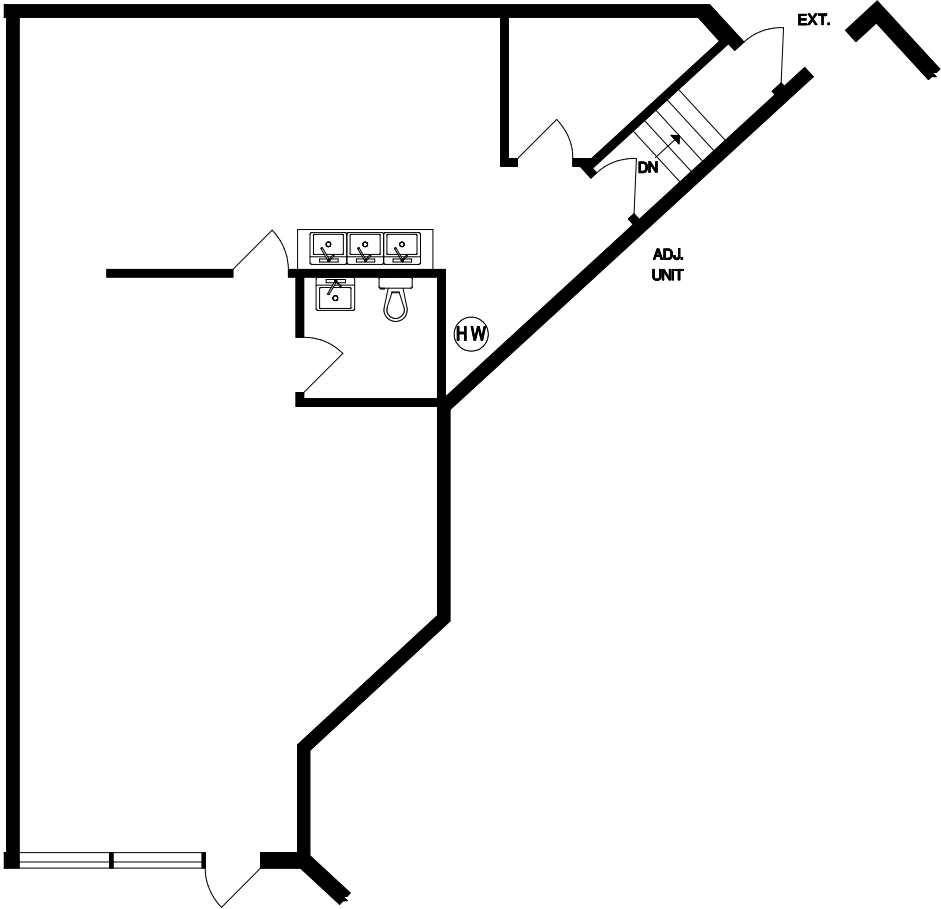
Ideal for quick service restaurant or a variety of retail uses



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

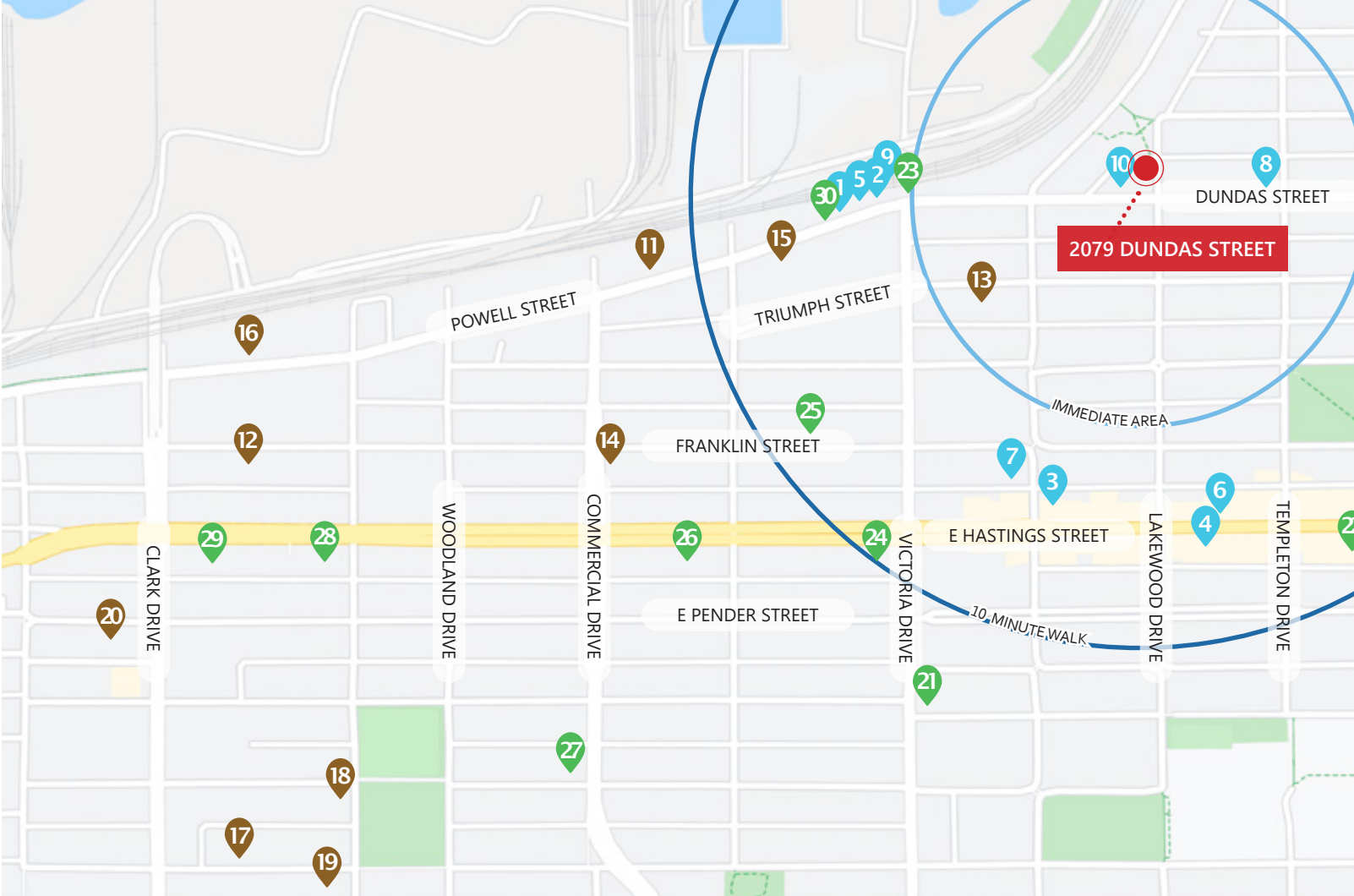


FLOORPLAN + SALIENT FACTS



SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	ZONING:	AVAILABILITY:
1,224 SF (Approx.)	\$30.00 PSFPA	\$21.86 (2025 est.)	\$5,376.15/month + GST	C-2 (Commercial)	Immediately

¹All sizes are approximate and subject to verification.
²Gross rent currently equates to this amount plus GST. Lease to be fully triple net.
*Floor plan may not be 100% accurate and is subject to verification.



CAFÉS + RESTAURANTS

1. Niwa
2. Aleph Eatery
3. Yama Cafe
4. The Red Wagon
5. Nero Tondo
6. The Saigonville
7. Pallet Coffee Roasters
8. Far Out Coffee Post
9. El Compa
10. Pho Dundas

CRAFT BREWERIES

11. Odd Society Spirits
12. Callister Brewing Co.
13. Parallel 49 Brewing Company
14. Storm Brewing
15. Slow Hand Beer Company
16. Powell Brewery
17. Off The Rail Brewing Co.
18. East Van Brewing Company
19. Bomber Brewing
20. Superflux Beer Company

SHOPPING + AMENITIES

21. Bosa Foods
22. Windsor Meats
23. Studio Roslyn
24. Shell
25. Blue Light Studio
26. Mudlab Pottery
27. York Theatre, The Cultch
28. Sahota's No Frills
29. The Gourmet Warehouse
30. Homecoming Candles

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