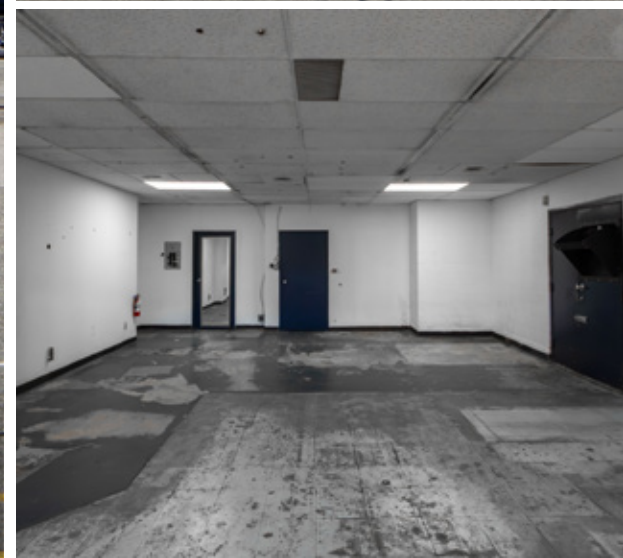
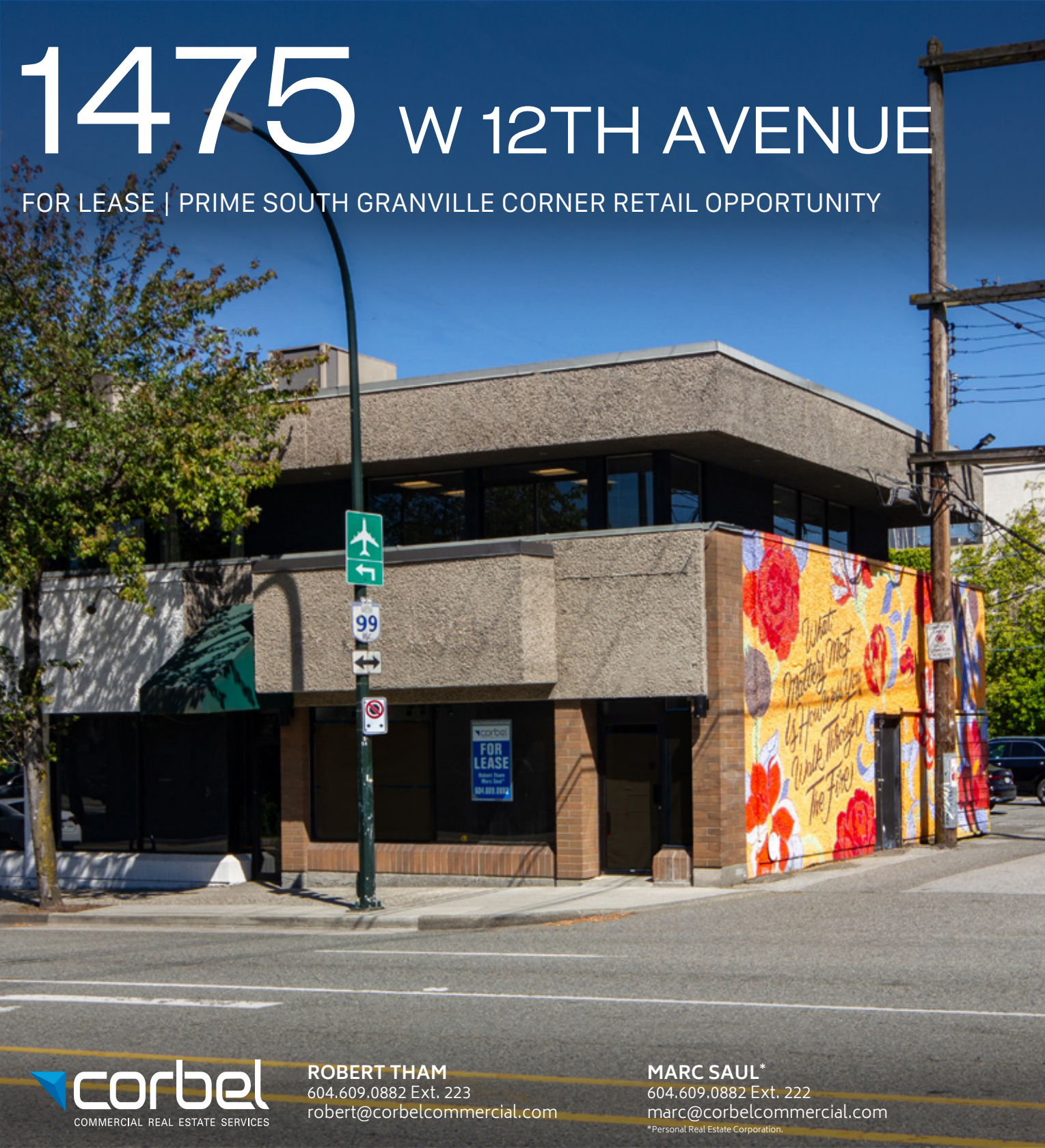


# 1475 W 12TH AVENUE

FOR LEASE | PRIME SOUTH GRANVILLE CORNER RETAIL OPPORTUNITY





## THE LOCATION

Set at the corner of West 12th Avenue and Granville Street, this distinguished property sits in the heart of South Granville—one of Vancouver’s most coveted destinations for elevated shopping, dining, and design. The neighbourhood blends timeless charm with modern sophistication, offering a curated mix of fashion boutiques, home décor stores, award-winning restaurants, and contemporary art galleries. Nearby retailers include Indigo, Restoration Hardware, Pottery Barn, Williams Sonoma, west elm, and Michelin Bib Gourmand recommended Gary’s.

Just steps away are well-known names like Indigo, Restoration Hardware, Pottery Barn, Williams Sonoma, west elm, and Michelin Bib Gourmand recommended Gary’s. As the city evolves, South Granville is poised for transformation with the Broadway Plan in motion, the future Granville Broadway Subway Station on the horizon, and PCI’s landmark 39 storey mixed use development already underway at 1477 West Broadway.

Positioned in one of Vancouver’s most established and affluent neighbourhoods, this property offers a rare opportunity to be part of a vibrant district entering its next chapter of growth and revitalization.





# THE FEATURES



Prime corner retail opportunity situated in the heart of South Granville



Large retail display windows, with excellent signage potential and abundant natural light



Excellent pedestrian and vehicular exposure along W 12th Ave



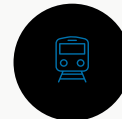
Private washroom



2 dedicated parking stalls at prevailing market rates

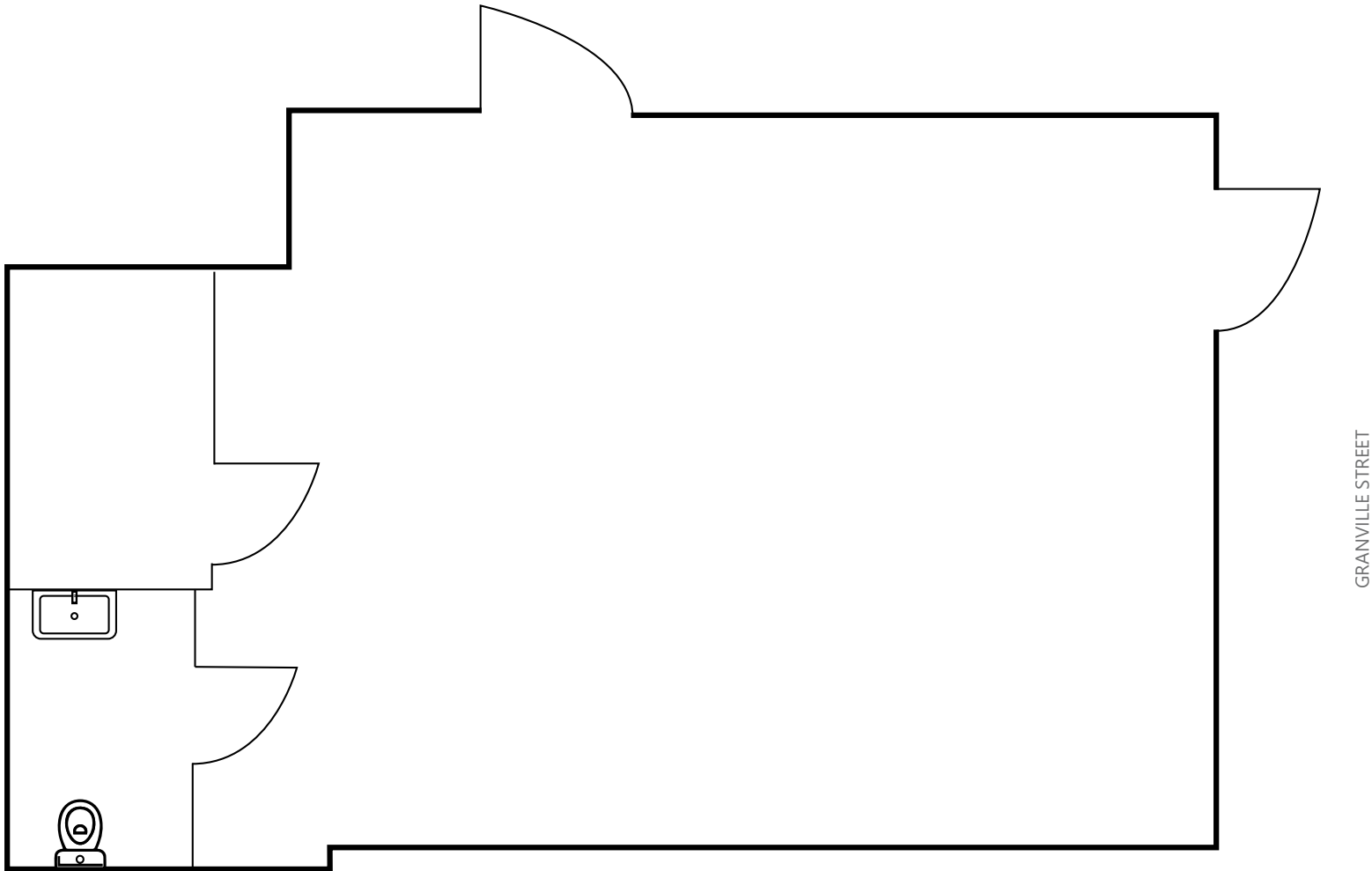


Numerous restaurants, shops and amenities in the immediate area with street parking and access to transit



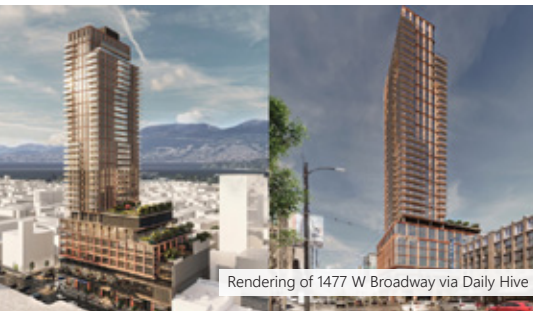
Access to transit and steps from the future Broadway Subway Station Line

# FLOORPLAN + SALIENT FACTS



SIZE: <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: <sup>2</sup>	ZONING:	AVAILABILITY:
883 SF (Approx.)	\$60.00 PSFPA	\$23.00 (2025 est.)	\$6,107.42/month + GST	C-3A (Commercial)	Immediately

<sup>1</sup>All sizes are approximate and subject to verification.  
<sup>2</sup>Gross 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.



#### RESTAURANTS & BARS

1. Gary's
2. The Stable House
3. Mangia's Sandwiches
4. Earls Kitchen + Bar
5. Happy Lamb Hot Pot
6. Breakfast Table
7. Bin 4 Burger
8. Cactus Club Cafe
9. JINYA
10. Suika

#### CAFÉ + CASUAL FARE

11. Nero Belgian Waffle Bar
12. Breakfast Table
13. Small Victory Bakery
14. Fable Café
15. Blenz Coffee
16. Starbucks
17. Small Victory Bakery
18. Trees Organic Coffee
19. Bean Around the World
20. Murchie's

#### SHOPPING + SERVICES

21. Bacci's
22. Boboli
23. Free People
24. Hill's Dry Goods
25. Pottery Barn
26. EILEEN FISHER
27. Shoppers Drug Mart
28. Williams-Sonoma
29. west elm
30. Le Creuset

**ROBERT THAM**  
604.609.0882 Ext. 223  
robert@corbelcommercial.com

**MARC SAUL\***  
604.609.0882 Ext. 222  
marc@corbelcommercial.com

\*Personal Real Estate Corporation.

**corbel**  
COMMERCIAL REAL ESTATE SERVICES

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

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.