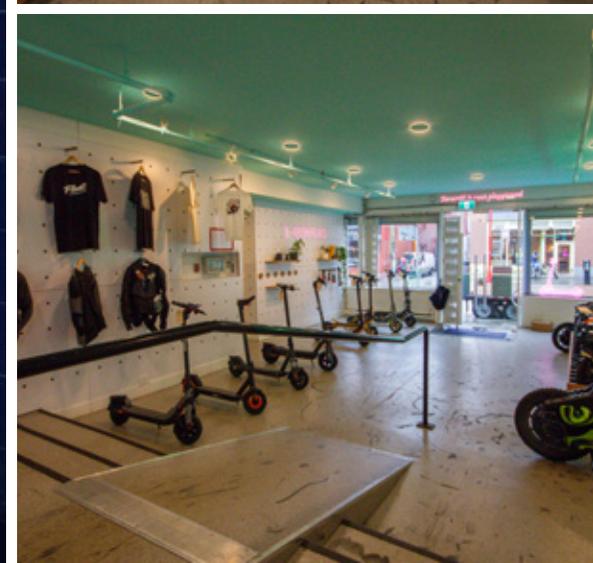
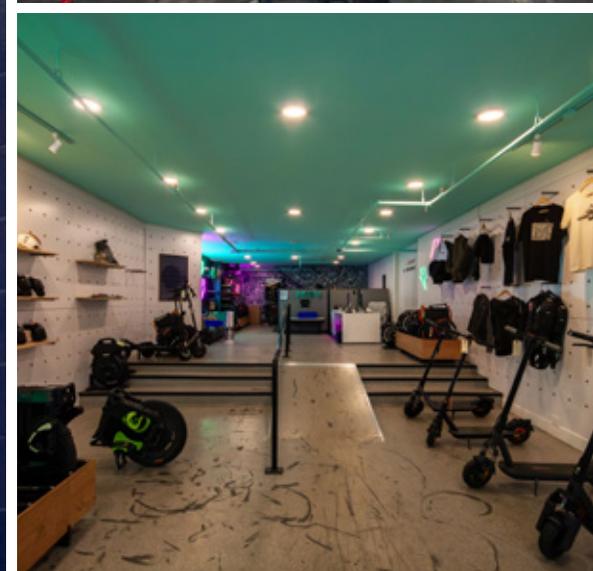
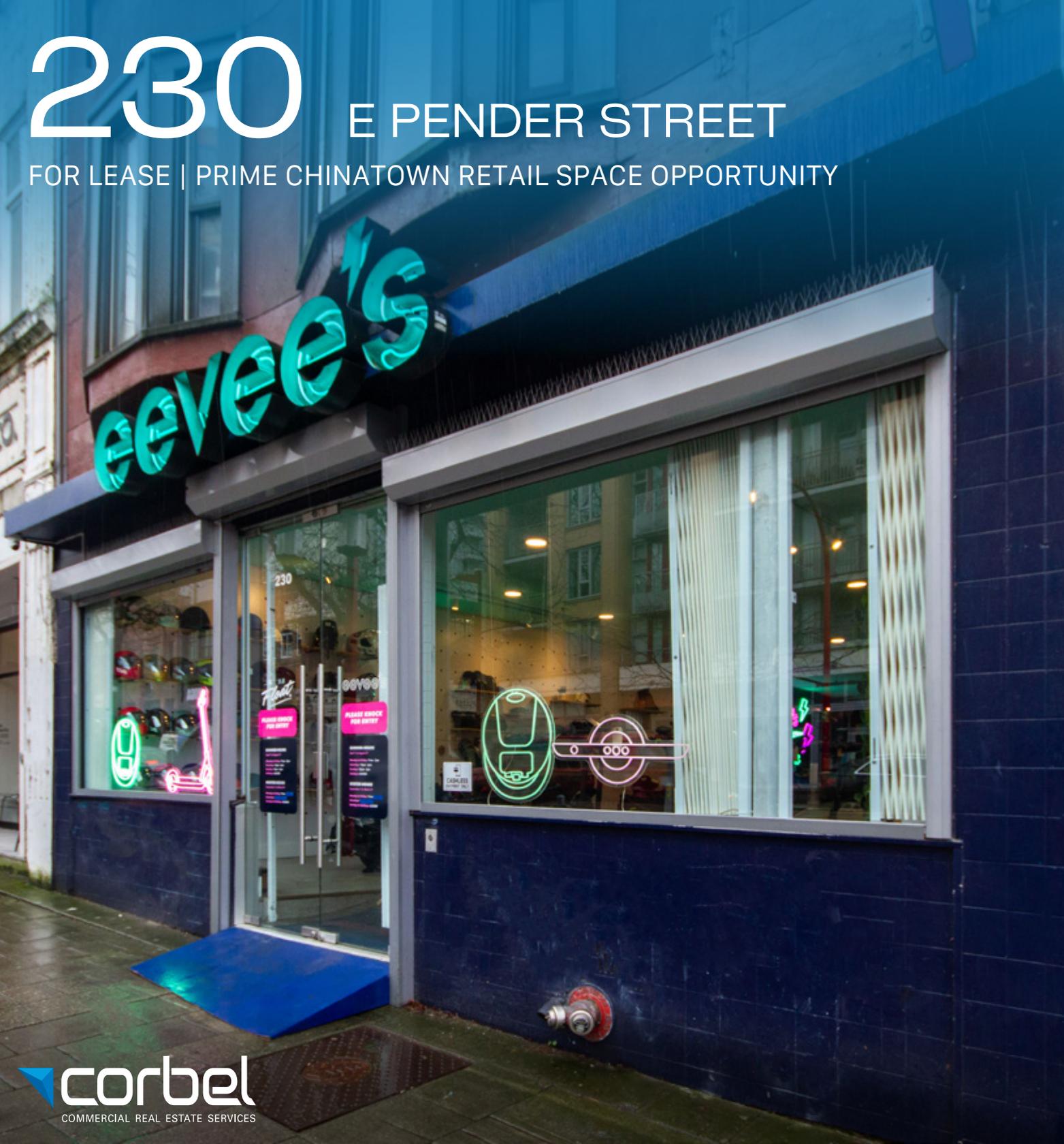


230 E PENDER STREET

FOR LEASE | PRIME CHINATOWN RETAIL SPACE OPPORTUNITY





THE LOCATION

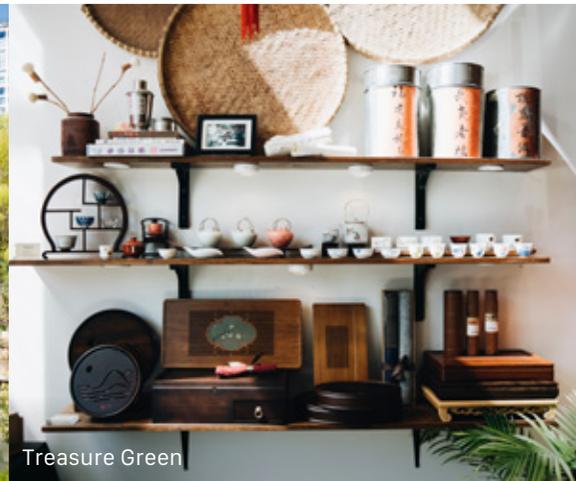
Chinatown is one of Vancouver's most exciting, emerging neighbourhoods, rich in history and filled with new and trendy places to live, work, and shop. The Chinatown district is home to a wide variety of boutique retailers, award-winning restaurants, and popular coffee shops. Located on East Pender Street, in between Main Street and Gore Avenue, the subject property is near renowned restaurants that include Kissa Tanto, Meo, COFU, 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.



St. Paul's Hospital & Campus



Dr. Sun Yat Sun Garden



Treasure Green



Mello

THE FEATURES



High exposure retail opportunity with exceptional pedestrian and vehicle exposure along E Pender Street



Large retail display windows with prominent signage potential



Bright and airy unit with recessed lighting throughout



Spacious lower level potentially used for storage or a unique underground concept



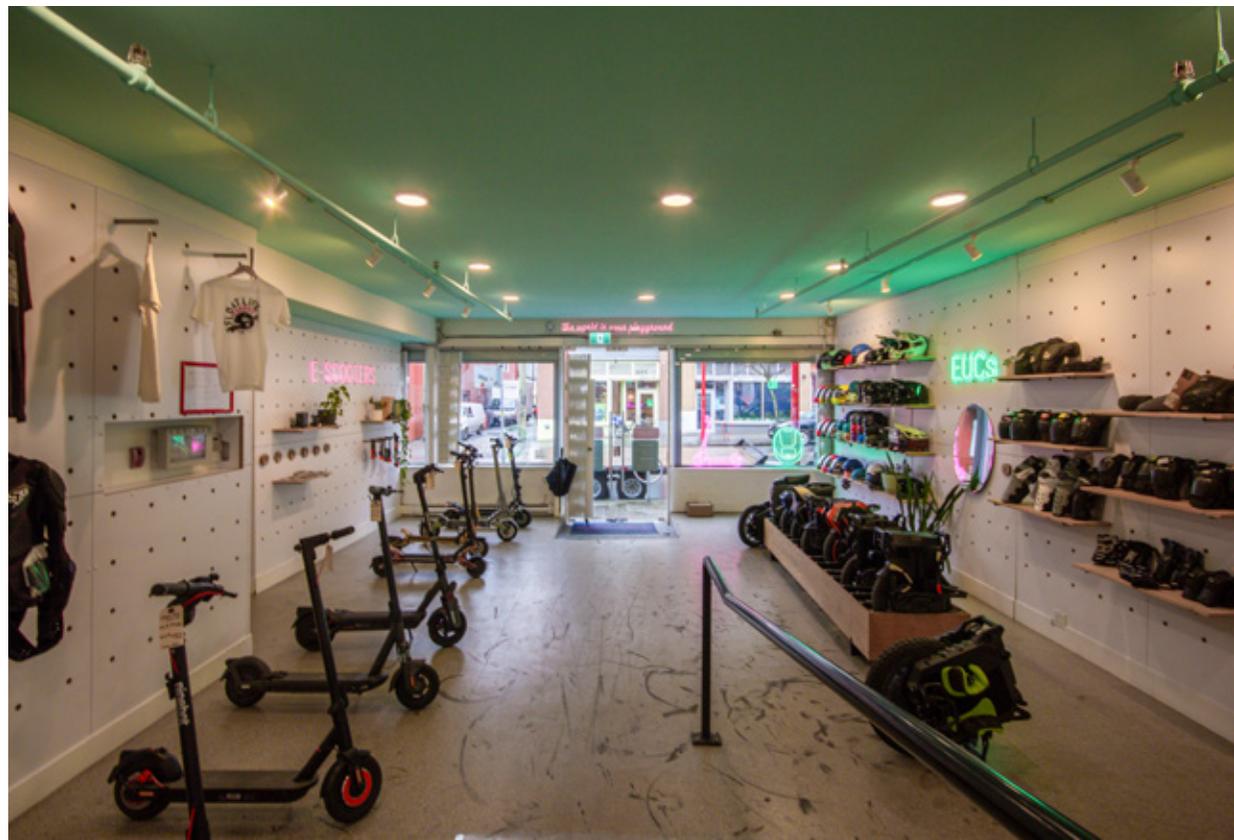
Dedicated private washroom



Located just steps from the future St. Paul's Health Campus and surrounded by numerous new residential developments driving long-term demand.

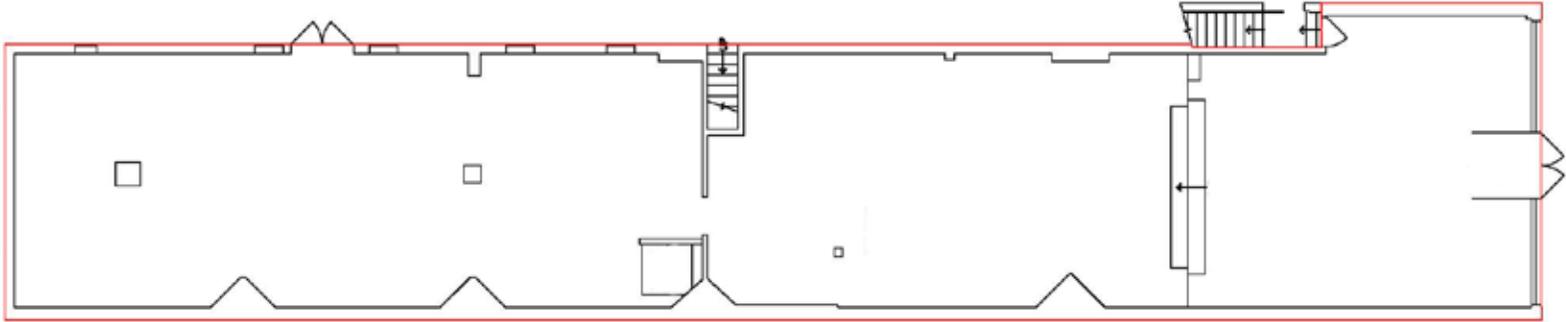


Positioned on one of Chinatown's most desirable streets and within a celebrated dining destination, surrounded by Michelin-recognized restaurants including Barbara, St. Lawrence, and Michelin-rated favourites such as Kissa Tanto, Phnom Penh, Fiorino, Bar Gobo, Bao Bei, and Ask for Luigi — all just steps away.

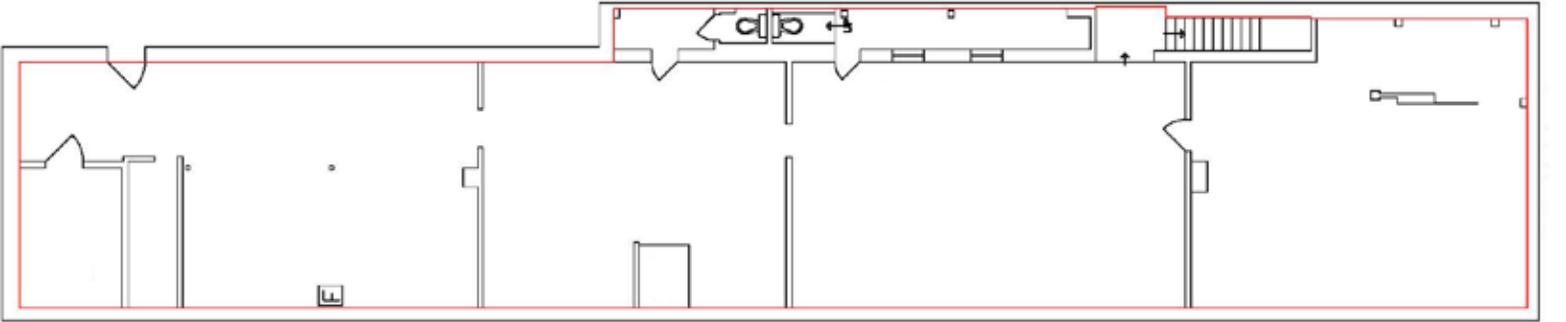


FLOOR PLAN & SALIENT FACTS

Main Floor



Lower Level



E Pender Street

SIZE (Approx.): ¹	BASIC RENT:	ADDITIONAL RENT:	ZONING:	AVAILABILITY
Main Level: 2,741 SF Lower Level: 2,912 SF Total: 5,663 SF	Please contact agent	\$10.18 (2026 est.)	HA-1A (Historic Chinatown)	Immediately

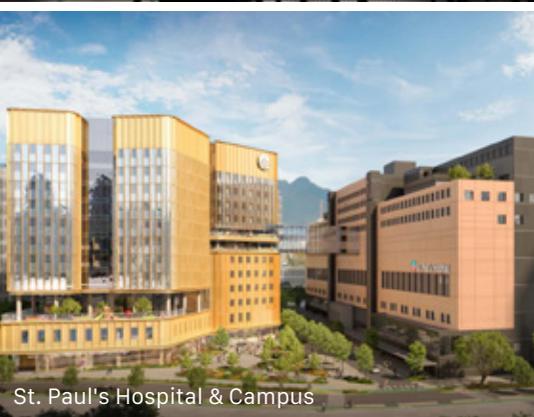
¹All sizes are approximate and subject to verification.
^{*}Floor plan may not be 100% accurate and is subject to verification.



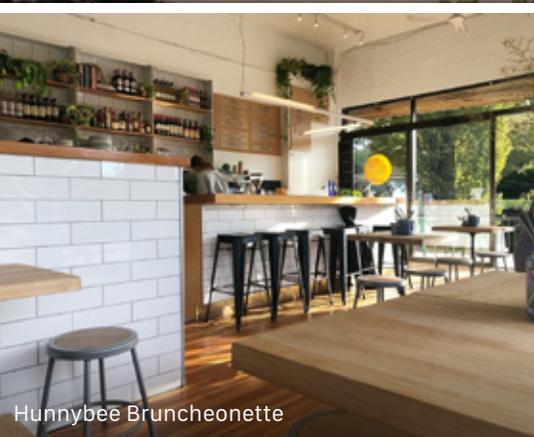
Chinatown BBQ



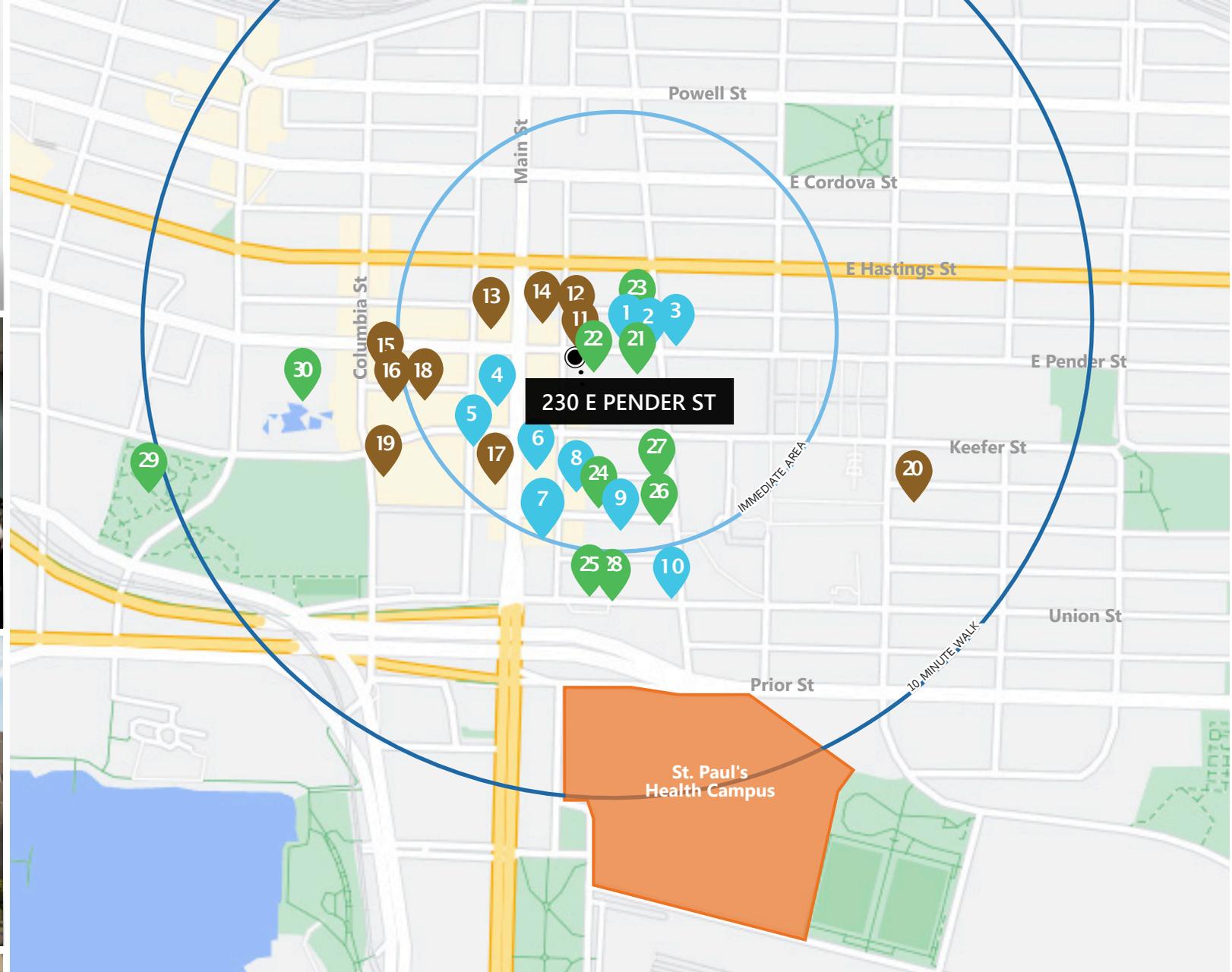
Kissa Tanto



St. Paul's Hospital & Campus



Hunnybee Bruncheonette



DINING + COCKTAILS

- 1. Kissa Tanto
- 2. Meo
- 3. COFU
- 4. MILA
- 5. Juke Fried Chicken
- 6. Los Sapos Tacos
- 7. Fiorino
- 8. Fat Mao Noodles
- 9. Phnom Penh
- 10. Hunnybee Bruncheonette

COFFEE + CASUAL FARE

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

SHOPPING & SERVICES

- 21. Diaz Combat Sports
- 22. Vegan Supply Chinatown
- 23. Team Hybridtraining
- 24. Treasure Green Tea Company
- 25. Hunter & Hare
- 26. Gore Street Vintage
- 27. Myodetox
- 28. Noize To Go Records
- 29. Andy Livingstone
- 30. Dr. Sun Yat-Sen Classical Chinese Garden

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