

FOR LEASE

1509 W 12TH AVENUE

PRIME SOUTH GRANVILLE RESTAURANT OPPORTUNITY
2,426 SF | Commercially Vented | Kitchen Equipment in Place



corbel
COMMERCIAL REAL ESTATE SERVICES



THE LOCATION

Located just off Granville Street on West 12th Avenue, 1509 West 12th sits in the heart of South Granville, one of Vancouver's premier destinations for shopping, dining, art and design. Established galleries and independent boutiques sit alongside leading Canadian retailers, including Indigo, EQ3, Urban Barn, & The Latest Scoop, complemented by Restoration Hardware, Pottery Barn, Williams Sonoma and West Elm. Nearby dining destinations include Michelin Bib Gourmand recognized Gary's, adding to the neighbourhood's appeal for a distinctive restaurant concept.

Directly across the street, the Stanley BFL CANADA Stage, Arts Club Theatre Company's flagship venue, anchors South Granville's cultural identity. Its acclaimed productions draw audiences to the neighbourhood, creating a natural opportunity for pre show dining, post show drinks and a lasting connection to Vancouver's arts community.

South Granville's next chapter is taking shape through the Broadway Plan, the future South Granville SkyTrain Station and PCI's landmark 39 storey mixed use development, The Stories at South Granville Station. These investments are positioned to bring more residents, employment and transit access to the district, strengthening an established destination surrounded by some of Vancouver's most affluent neighbourhoods.





THE FEATURES



CHARACTER SPACE

Approximately 2,426 SF with high ceilings, warm wood floors, a fireplace and expansive windows that fill the dining room with natural light.



DIRECT LEASE

Direct new lease with potential to transfer the existing business licence, subject to City approval.



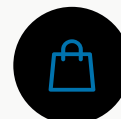
EXISTING COMMERCIAL KITCHEN

Commercially vented, with restaurant equipment in place, giving operators a valuable starting point.



PROMINENT STORE FRONT

Prominent West 12th Avenue frontage in the heart of South Granville with exceptional signage potential.



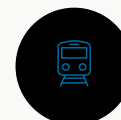
DELIVERY-FRIENDLY LAYOUT

Separate side-door entry creating the potential for a dedicated pickup flow, with nearby loading access, easing mobile delivery fulfillment (subject to confirmation).



ESTABLISHED DINING DESTINATION

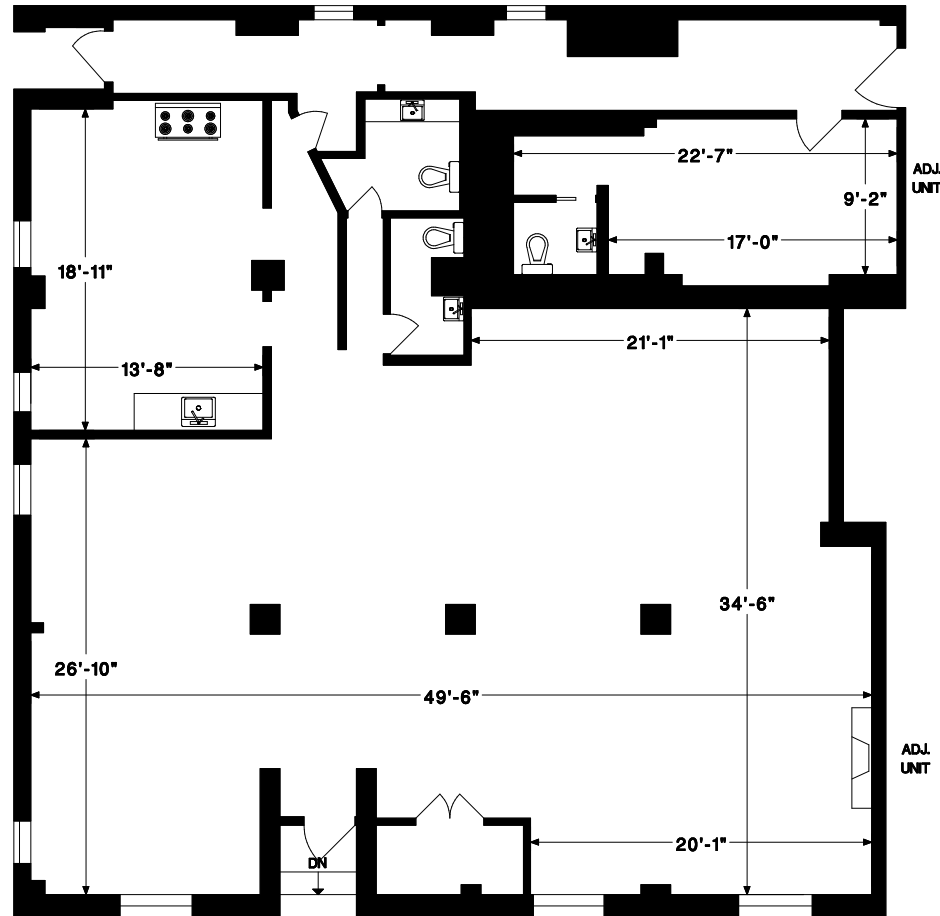
Surrounded by restaurants, shops and amenities.



TRANSIT FRIENDLY

Convenient transit access and steps from the future South Granville Station nearby.

FLOORPLAN + SALIENT FACTS

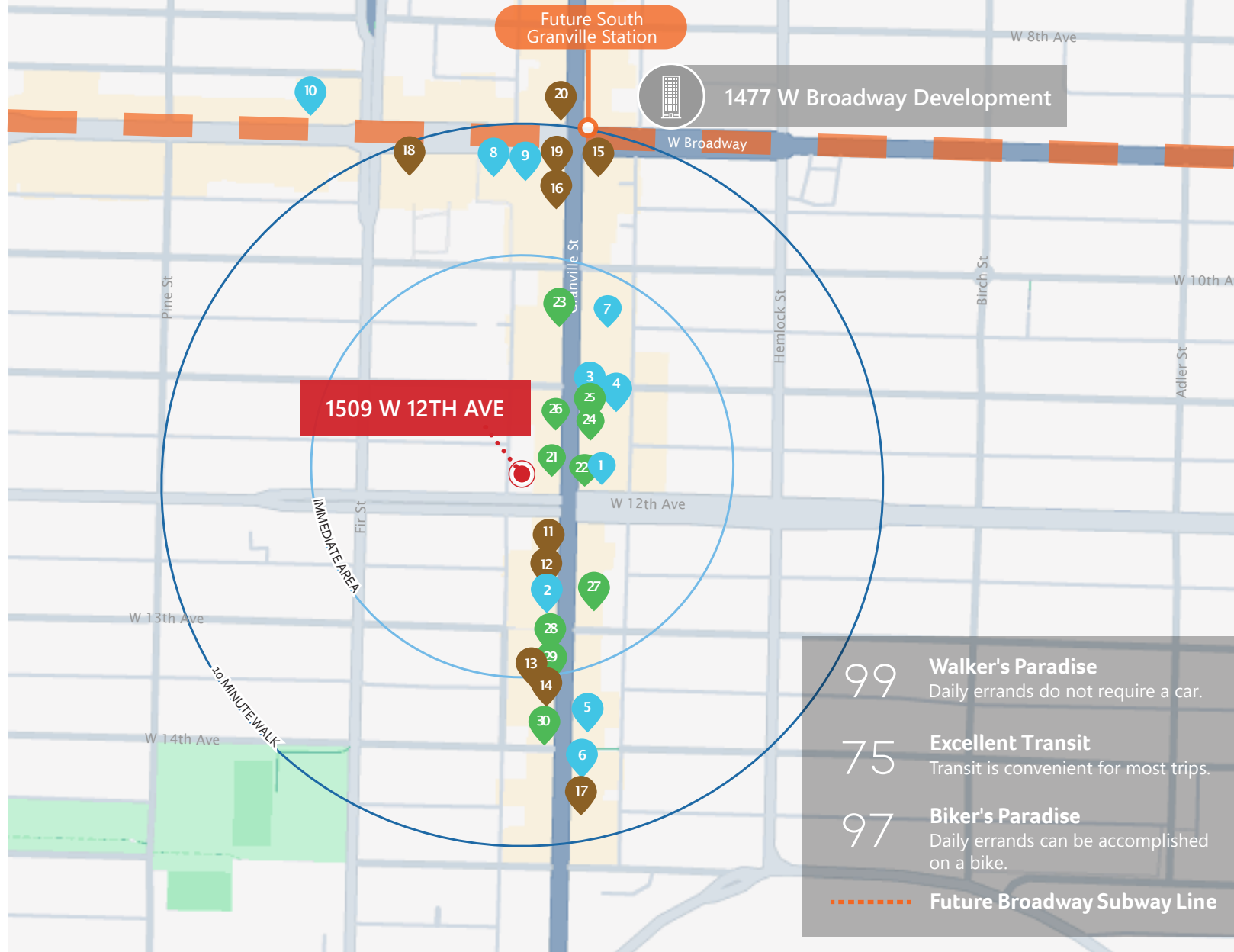


SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	ZONING:	AVAILABILITY:
2,426 SF (Approx.)	\$59.00 PSFPA	\$33.78 (2026 est.)	\$18,757.00/month + GST	C-3A (Commercial)	Immediately

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.



RESTAURANTS & BARS

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

CAFÉ + CASUAL FARE

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

SHOPPING + SERVICES

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

Contact Us

ROBERT THAM
Principal

604.609.0882 Ext. 223

robert@corbelcommercial.com

MARC SAUL PREC
Principal

604.609.0882 Ext. 222

marc@corbelcommercial.com

DENVER MENDOZA
Brokerage Coordinator

604.609.0882 Ext. 221

denver@corbelcommercial.com

NATHAN ARMOUR PREC
Senior Associate

604.609.0882 Ext. 226

nathan@corbelcommercial.com

[INFO@CORBELCOMMERCIAL.COM](mailto:info@corbelcommercial.com) | [WWW.CORBELCOMMERCIAL.COM](http://www.corbelcommercial.com) | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

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