FOR LEASE

2270 MANITOBA STREET

DISTINCTIVE MOUNT PLEASANT COMMERCIAL SPACE FOR YOUR NEXT CONCEPT

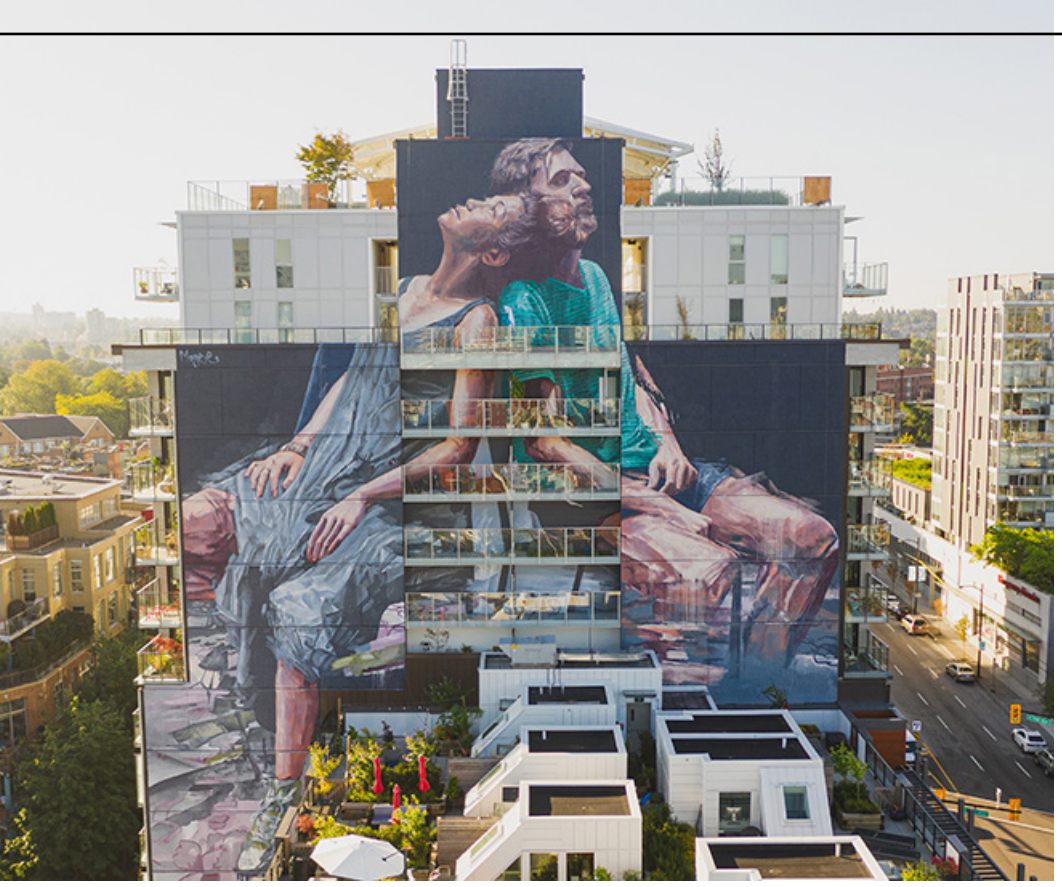
Showroom / Retail / Potential Café, Restaurant & Bar Opportunity*







corbel
COMMERCIAL REAL ESTATE SERVICES



An Exceptional Mount Pleasant Setting

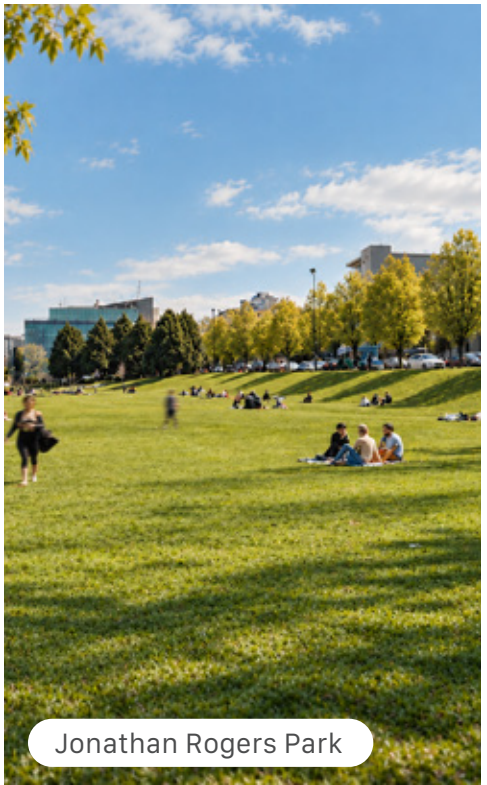
Located kitty-corner to Jonathan Rogers Park, 2270 Manitoba Street offers a distinctive address within Mount Pleasant's established community of independent cafés, restaurants, breweries and creative businesses. Just off West 7th Avenue and a short walk from Main Street, the property combines a neighbourhood setting with convenient access to the surrounding dining, shopping and employment district.

A glazed roll-up garage entry door, generous windows and an open interior give the premises a memorable identity and offer an appealing starting point for a variety of concepts. Alongside retail and showroom uses, the space presents an opportunity to explore a café, restaurant, bar or other hospitality concept, subject to applicable approvals.

Proximity to the Broadway corridor, False Creek and Downtown Vancouver further strengthens this central Mount Pleasant location.



Como Taperia



Jonathan Rogers Park



Dear Gus Snack Bar







The Features

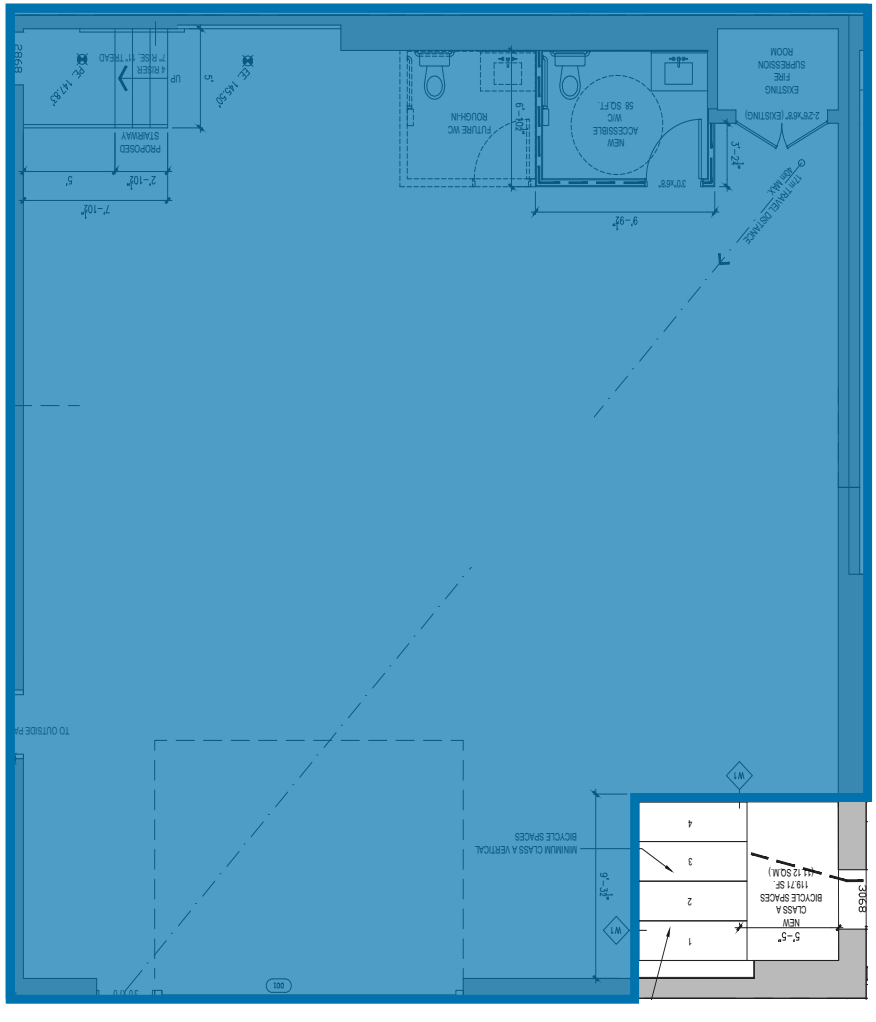
- Exceptional location kitty-corner to Jonathan Rogers Park
- Distinctive glazed roll-up garage entry door, creating a strong street presence and potential for an open-front concept, subject to approvals
- Flexible open interior with exposed structural elements, offering a distinctive backdrop for a range of business concepts
- Potential café, restaurant, bar and hospitality uses, subject to applicable approvals
- Large windows providing abundant natural light
- Fully distributed HVAC and a private accessible washroom

Salient Facts

Size[1]	2,166 SF (Approx.)
Basic Rent	$45.00 PSFPA
Additional Rent	$20.00 (2026 est.)
Gross Rent	$11,732.50/month + GST
Zoning	I-1 (Industrial)
Availability	July 1, 2027

[1]All sizes are approximate and subject to verification.
*Alternative uses subject to applicable zoning, City approvals and landlord approval.

Floor Plan



Manitoba Street





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



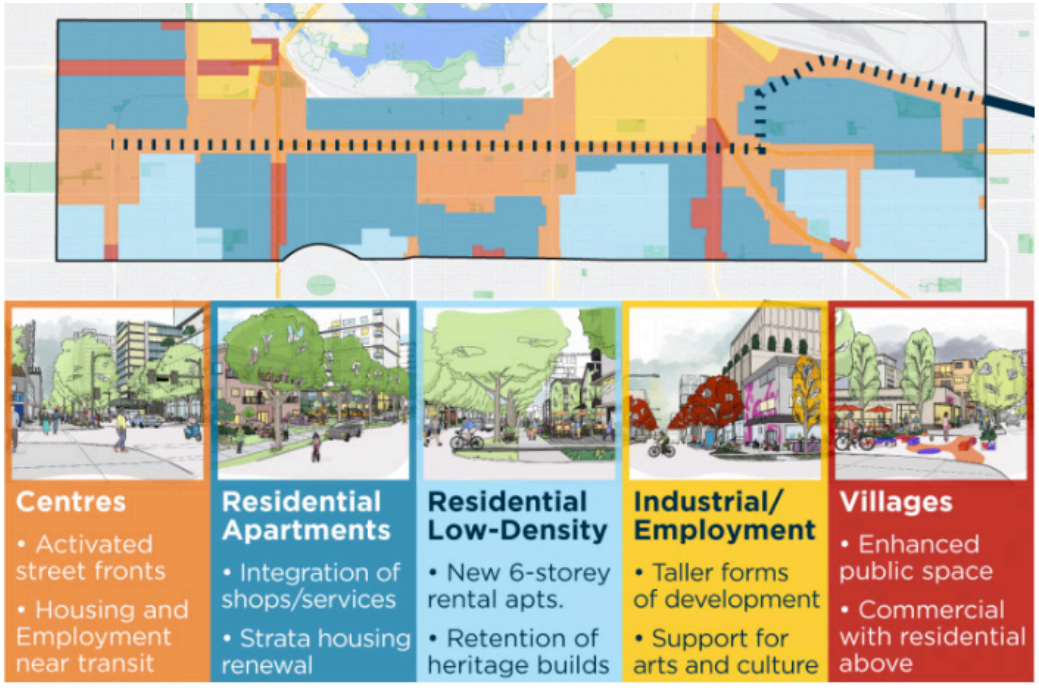
Rendered detail of the Broadway Plan area. From east to west from Clark Drive to Vine Street, and south to north from 16th Avenue to First Avenue. *Image Source: City of Vancouver*

Broadway Plan

A City-Shaping Growth Corridor

The City of Vancouver's Broadway Plan is transforming the Broadway Corridor into one of the city's most significant growth areas. Council has approved rezonings across portions of the corridor, introducing new low-rise, mid-rise, and high-rise residential district schedules to support long-term intensification.

Anchored by the Broadway Subway and new SkyTrain stations, the plan will deliver substantial residential and employment growth, enhanced transit access, and a more active, pedestrian-oriented streetscape. For retailers along East Broadway, this evolution translates into a rapidly expanding customer base, sustained foot traffic, and long-term visibility within one of Vancouver's most dynamic urban corridors.



Vancouver City Council has approved a framework plan for the next 30 years of development of a massive surrounding the Broadway Subway currently under construction. *Image Source: consturctconnect*



Image Source: broadwaysubway.ca

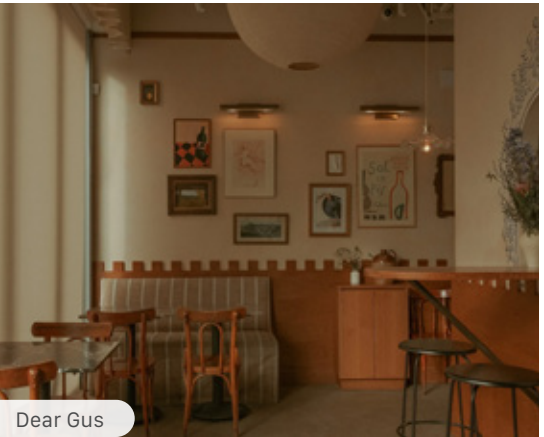


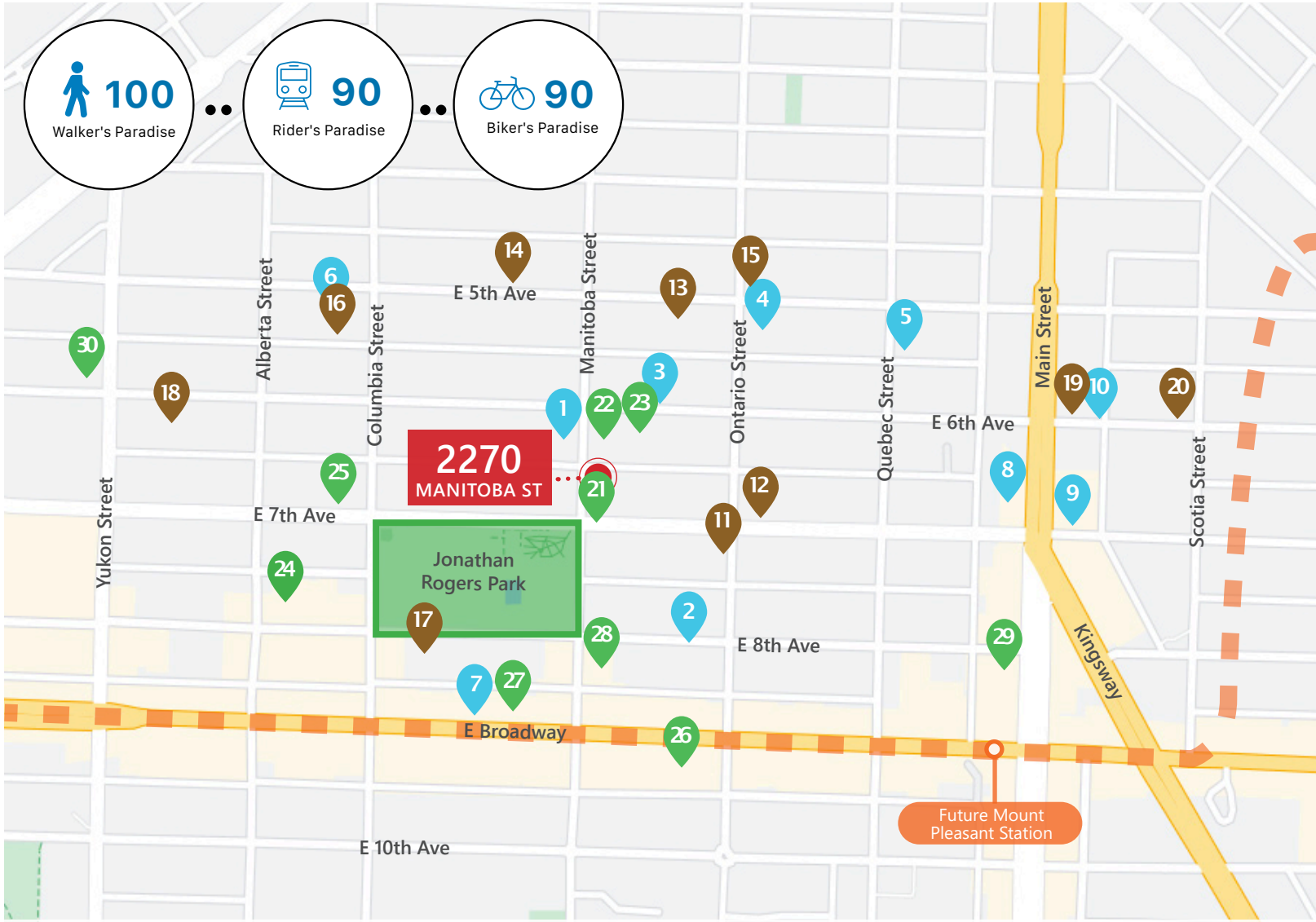
Image Source: City of Vancouver


Casa Molina


Leah Alexandra Jewelry


La Fabrique St. George


Dear Gus



RESTAURANTS & BARS

1. Casa Molina
2. 33 Acres Brewing
3. Mount Pleasant Vintage
4. Tacofino Ocho
5. Dear Gus
6. Please Beverage Co
7. Tayybeh
8. Steamworks
9. Como Taperia
10. Giusti

CAFÉ + CASUAL FARE

11. Elysian Coffee
12. La Fabrique St-George
13. The Juice Truck
14. Just Another
15. Purebread
16. Prototype Coffee
17. Milano Coffee Roasters
18. Small Victory
19. Cream Pony
20. Hiyori Coffee

SHOPPING + SERVICES

21. Leah Alexandra Jewelry Flagship
22. Lonsdale Leather
23. Beazu
24. Pottery: HiDe
25. Studio North
26. Sport Chek
27. Fjällräven
28. Decade Studio
29. 8th & Main
30. Altea

Millenium Line Broadway Extension



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