

FOR LEASE

141 E PENDER STREET

Character Commercial Space in Chinatown's Landmark Fortune Sound Club Building





THE LOCATION

Position your business in the iconic Fortune Sound Club building, in the heart of Vancouver's historic Chinatown. This distinctive address offers a compelling setting for a boutique retailer, café or bar concept, surrounded by independent shops, acclaimed restaurants and an established nightlife scene.

Along East Pender Street and the surrounding blocks, traditional merchants sit alongside destinations such as Kissa Tanto, Bao Bei, Phnom Penh, DD Mau and the new upcoming Bar Supernova . This mix of dining, shopping and culture gives the neighbourhood an identity that appeals to both locals and visitors.

Adding to the neighbourhood's continued evolution is the new \$2.27 billion St. Paul's Hospital, scheduled to open in 2027. Located nearby in the False Creek Flats, this landmark health campus is expected to introduce significant employment, investment, and pedestrian activity, further strengthening Chinatown's appeal as a place to live, work, and explore.



St. Paul's Hospital & Campus



Dr. Sun Yat Sun Garden



Fortune Sound Club



Mello

THE FEATURES



Located in the iconic Fortune Sound Club building, home to one of Vancouver's preeminent nightlife destinations and a landmark of Chinatown's music, arts and cultural scene.



Large retail display windows with prominent signage potential.



Distinctive storefront, exposed brick and timber beams, offering a compelling setting for a boutique retailer, café or bar concept within an established dining, shopping and nightlife destination.



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.

* All proposed uses are subject to Landlord approval and applicable zoning, licensing, permitting and building requirements.



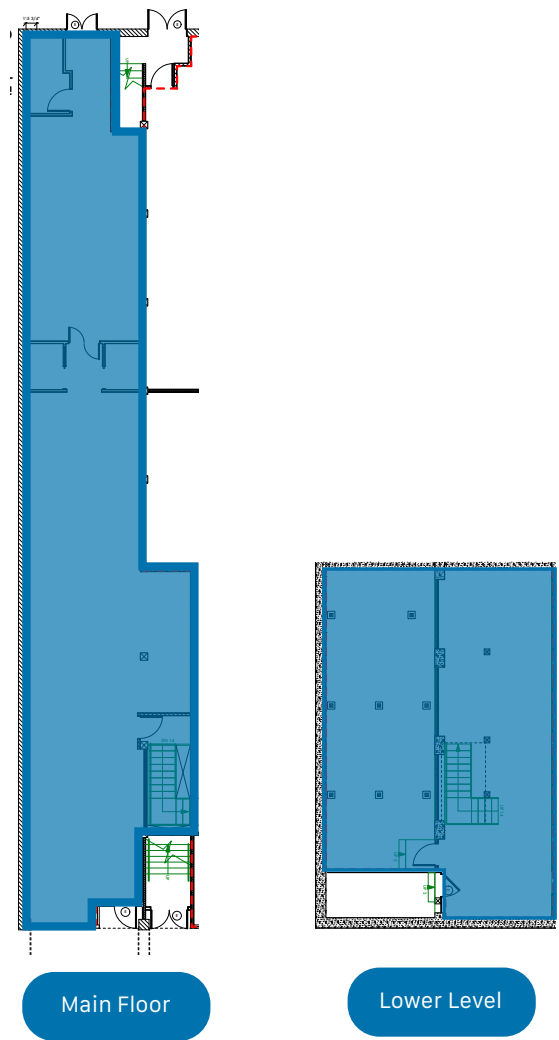
2,024 SF MAIN FLOOR +
1,363 SF LOWER LEVEL



ICONIC ADDRESS.
STANDOUT POTENTIAL.



FLOOR PLAN & SALIENT FACTS



SIZE (Approx.): ¹	BASIC RENT:	ADDITIONAL RENT:	ZONING:	AVAILABILITY
Main Level: 2,024 SF Lower Level: 1,363 SF Total: 3,387 SF	Please contact agent	\$14.99 (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.



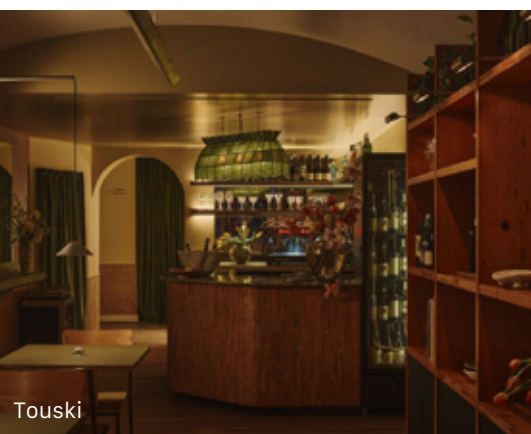
UCHU



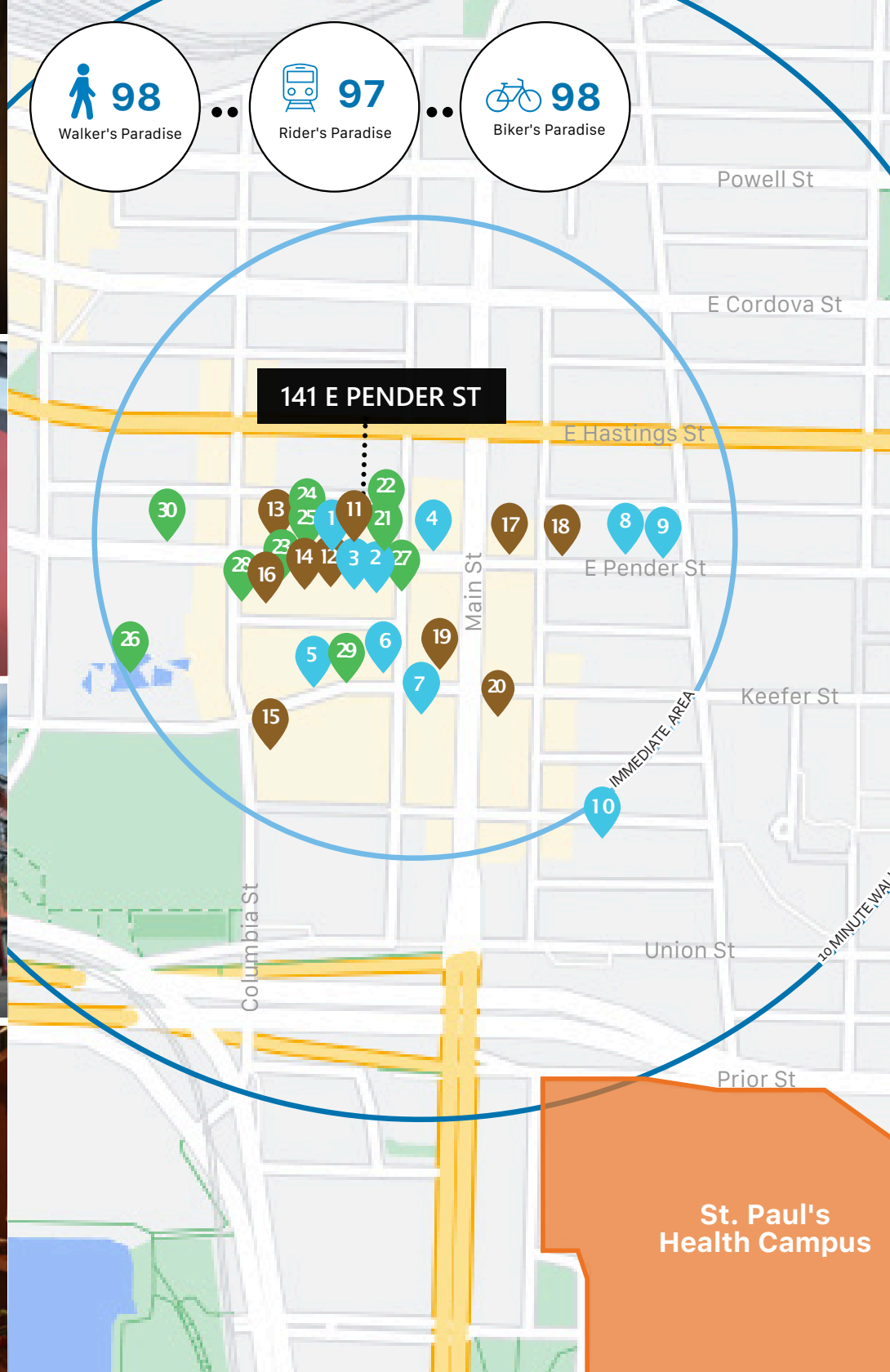
Annabelle's Café



Chinese Canadian Museum



Touski



AROUND THE NEIGHBOURHOOD

DINING + COCKTAILS

1. Jade Dynasty
2. UCHU
3. Touski
4. Pizza Coming Soon
5. The Keefer Bar
6. Bao Bei
7. The Chickadee Room
8. Kissa Tanto
9. Meo
10. Phnom Penh

COFFEE + CASUAL FARE

11. DD MAU
12. Say Hey Cafe
13. Between 2 Buns
14. New Town Bakery
15. Annabelle's
16. Chinatown BBQ
17. Propaganda Coffee
18. Mello
19. Virtuous Pie
20. Los Sapos Tacos

SHOPPING & SERVICES

21. Fortune Sound Club
22. DecoAmi
23. Montauk Sofa
24. Ai & Om
25. Vancouver Chinatown Foundation
26. Dr. Sun Yat-Sen Garden
27. STRETCH Studio
28. Flatspot Longboard
29. Keefer House
30. Chinese Canadian Museum

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