



2250 GRANVILLE ST

Vancouver, BC

Located on South Granville, two blocks from
future South Granville SkyTrain Station



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PROJECT SUMMARY

The project is strategically located on the northwest corner of Granville Street and West 7th Avenue. It is located in one of the most desirable neighbours in Vancouver. The South Granville neighbourhood is centrally located in close proximity to Downtown Vancouver, Granville Island, Vancouver International Airport (YVR), and the University of British Columbia (UBC).

- Open concept with washroom
- Close to future rapid transit station
- Frontage on Granville Street
- Hip shopping area of South Granville



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DETAILS

✦ <u>Size:</u> 477 SF	✦ <u>Available:</u> August 1, 2024
✦ <u>Base Rent:</u> Contact listing agent	✦ <u>Additional Rent:</u>
	✦ <u>CAM:</u> \$13.39 PSF
	✦ <u>Property Tax:</u> \$16.84 PSF
	✦ <u>Total:</u> \$30.23 PSF
✦ <u>Daily Vehicle Count:</u> 24,313 VPD	✦ <u>Zoning:</u> C-3A (Commercial District)
✦ Prominent Signage Available	✦ Floor to Ceiling Glazing

AREA TENANTS



DEMOGRAPHICS

Drive Time	3 MIN	5 MIN	10MIN
2023 Population	57,818	150,249	424,149
2028 Populations Projections	61,028	158,614	460,903
2023 Daytime Population	69,383	189,516	566,134
2023 Average HH Income	\$123,236	\$129,157	\$130,766

CONTACT

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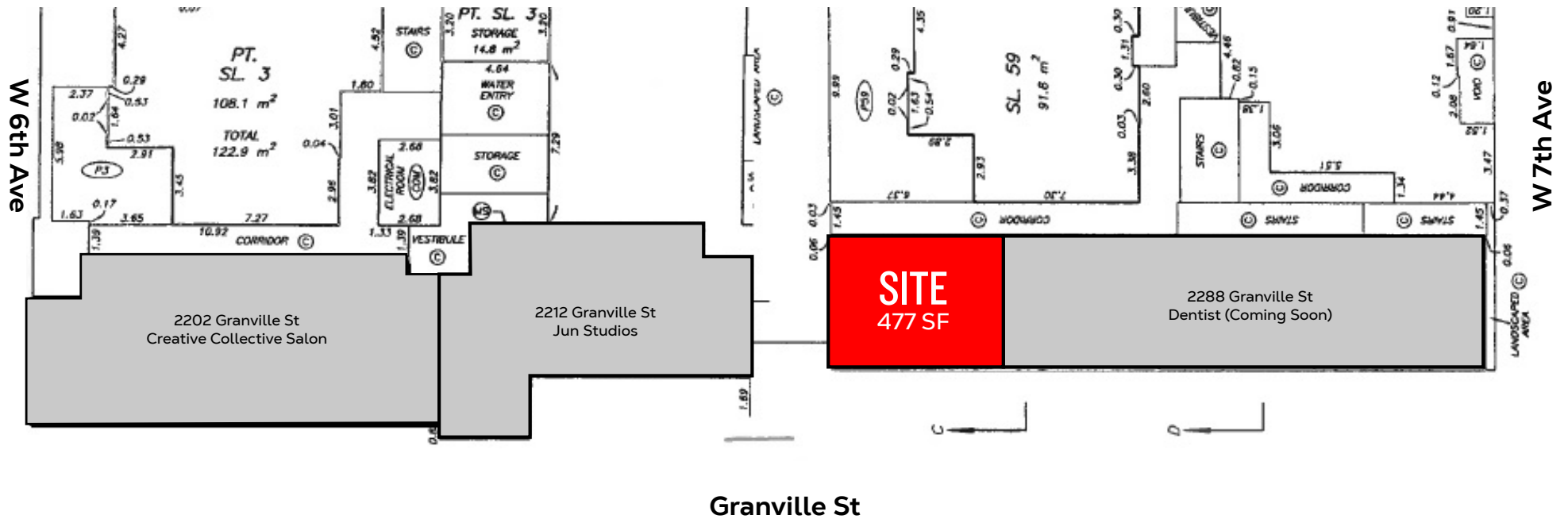
LOCATION OVERVIEW

2250 Granville Street benefits from great exposure along Granville Street. The unit is in the South Granville Shopping area, an known area among locals to go for hip shopping, art galleries, and dining.

Just two blocks to the south of the property is the future South Granville SkyTrain Station which is anticipated to be ready by 2026.



SITE PLAN



AERIAL



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