



FOR SALE | HIGH PROFILE STREET FRONT  
**1047 DENMAN STREET**

Vancouver, BC

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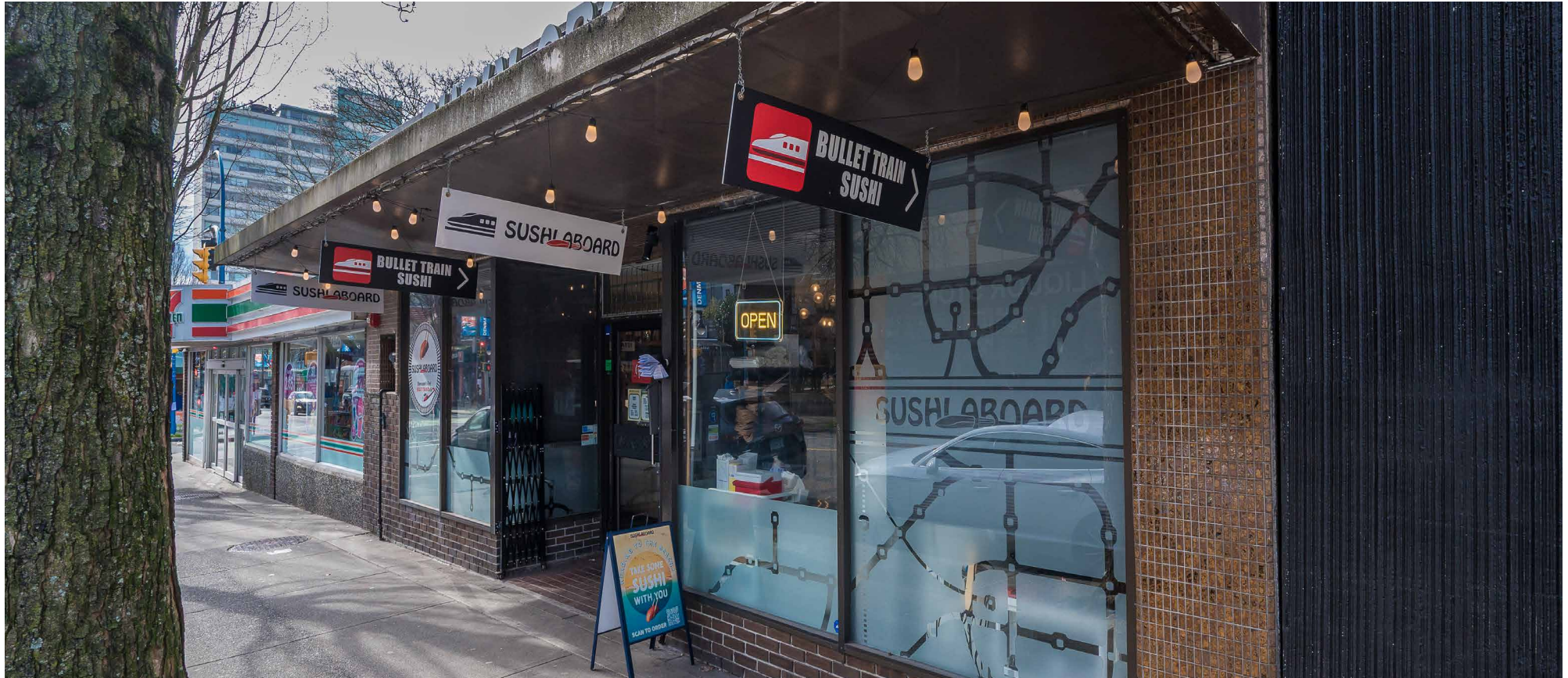
# PROJECT SUMMARY

1047 DENMAN STREET  
Vancouver, BC

Nestled in the heart of Vancouver's vibrant West End, 1047 Denman Street presents a rare opportunity to secure a high-traffic commercial space in one of the city's most sought-after retail corridors. Surrounded by renowned dining destinations, boutique shops, and just moments from Stanley Park and English Bay, this property enjoys a steady flow of both locals and tourists year-round. With a strong history of commercial success and a prime location on one of Vancouver's most dynamic streets, this is an exceptional chance to establish a presence in a thriving neighborhood with unlimited potential.

## Property Highlights:

- Excellent visibility to steady pedestrian and traffic volumes
- Extensive frontage along Denman Street
- Strong neighbouring tenants
- Prominent Signage
- Perfectly situated within Vancouver's most densely populated neighbourhood



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## DETAILS

✚ Area:	1,780 SF
✚ Asking Price:	\$3,295,000
✚ NOI:	\$70,013.33 (January 1, 2026 - December 31, 2026)
✚ Lease Expiry:	August 31, 2029
✚ Land Size:	32 x 66 Ft
✚ Assessed Value (2025):	\$2,807,000
✚ Property Taxes:	\$27,153.80
✚ Parking:	Street parking available
✚ OCP Designation:	<ul style="list-style-type: none"> <li>West End Community Plan - Derman Village</li> <li>Denman Village permits density up to 2.2 FSR</li> <li>Building Heights to a maximum of 60 feet</li> </ul>
✚ Zoning:	C5 Permitted uses: <ul style="list-style-type: none"> <li>Professional</li> <li>Restaurants</li> <li>Retail</li> <li>Fitness</li> <li>Education</li> </ul>

## AREA TENANTS



## DEMOGRAPHICS

Drive Time	3 MIN	5 MIN	10MIN
2024 Population	43,445	88,201	276,944
2029 Population Projections	46,113	98,195	302,907
2024 Average HH Income	\$101,077	\$115,134	\$128,622
2029 Average HH Income Projections	\$121,730	\$139,866	\$153,657

## CONTACT

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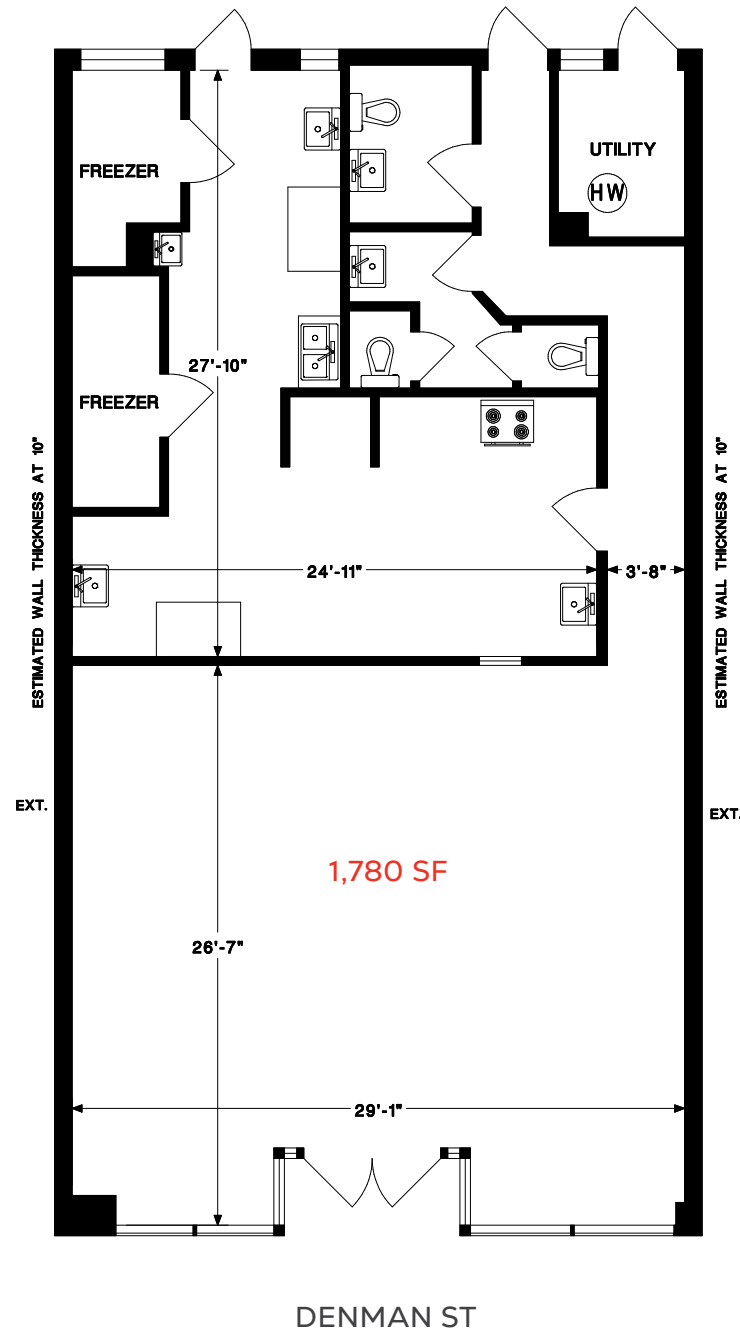
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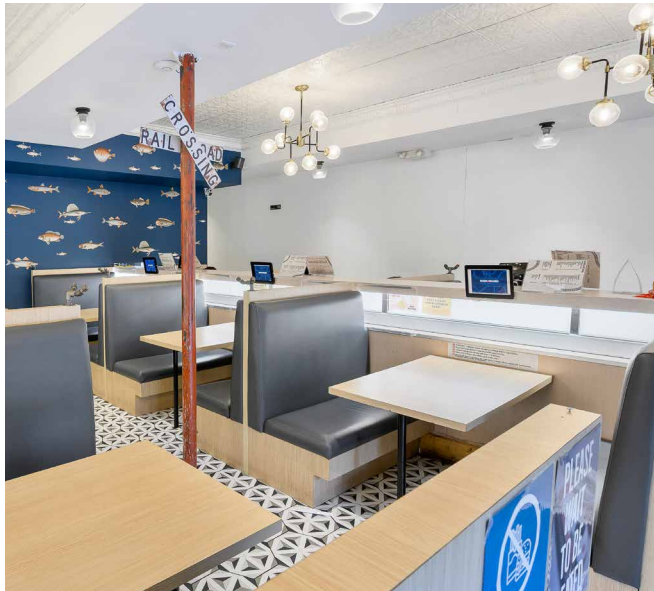
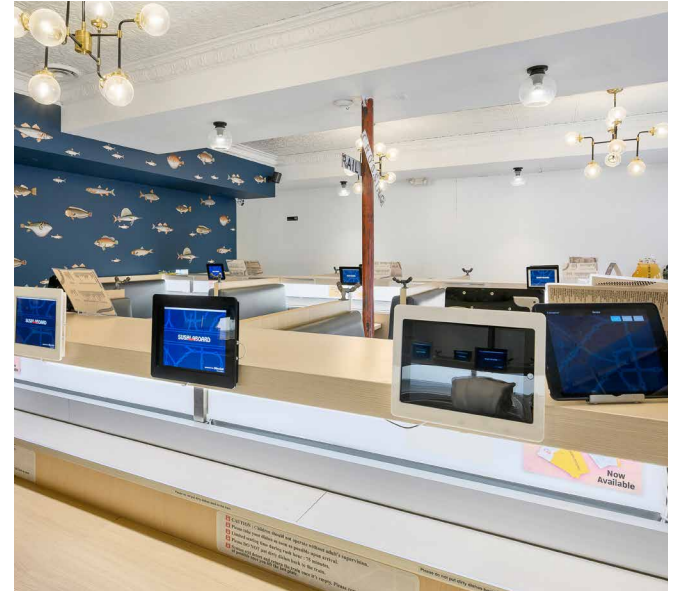
# FLOOR PLAN

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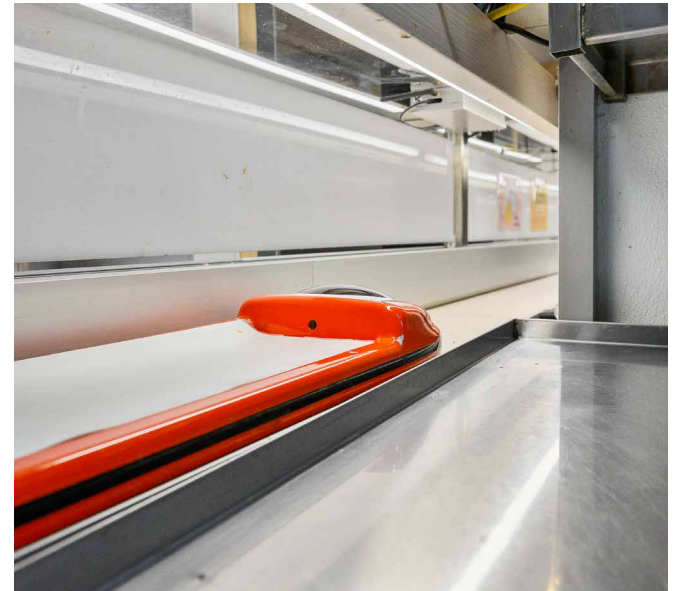


# INTERIOR





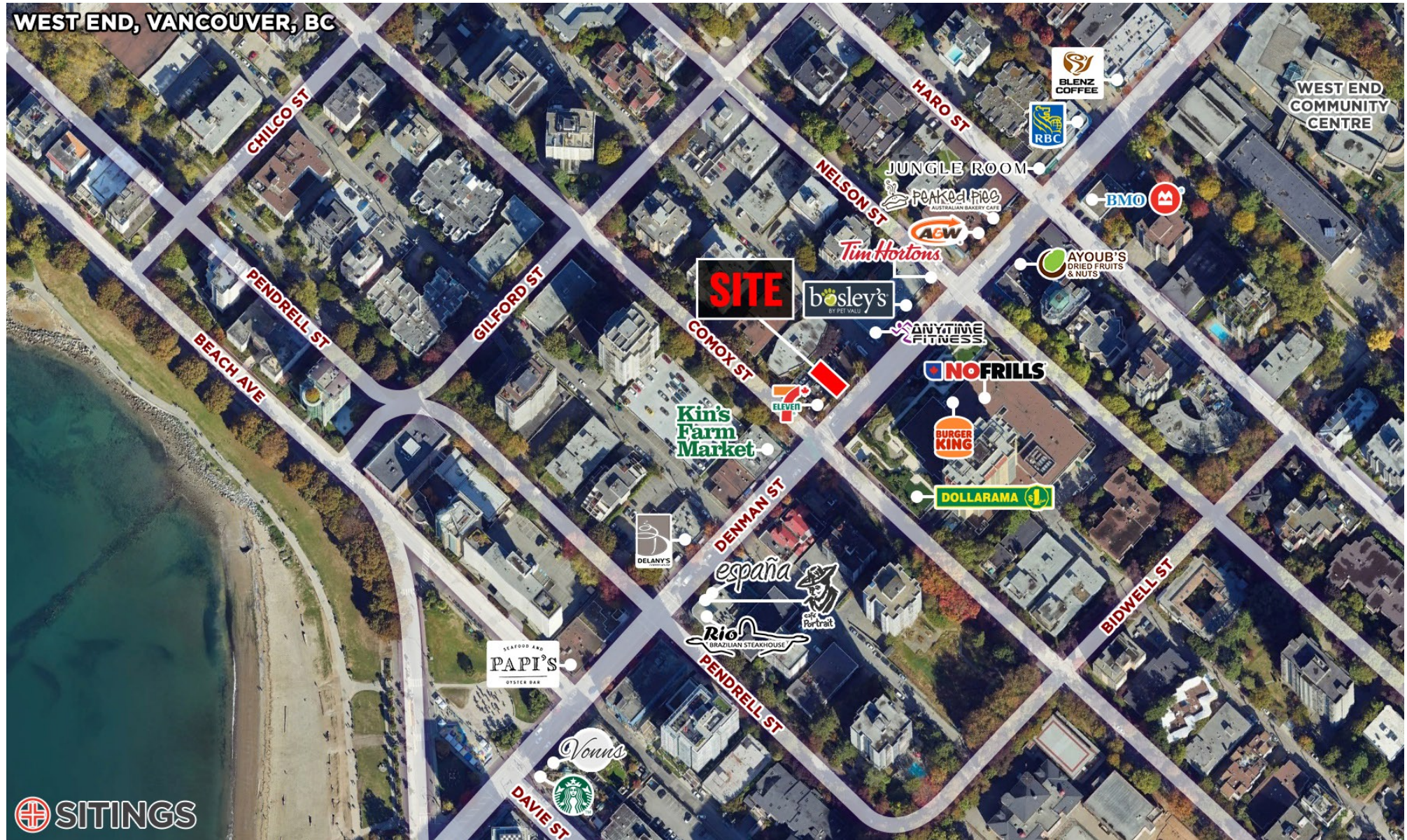
# KITCHEN





# AERIAL

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