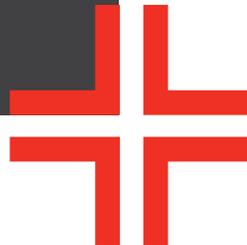




**FOR LEASE**

# High Exposure Retail Unit

830 Thurlow Street, Vancouver, BC



SHELDON SCOTT  
Personal Real Estate Corporation  
604.778.1225  
sheldon@sitings.ca

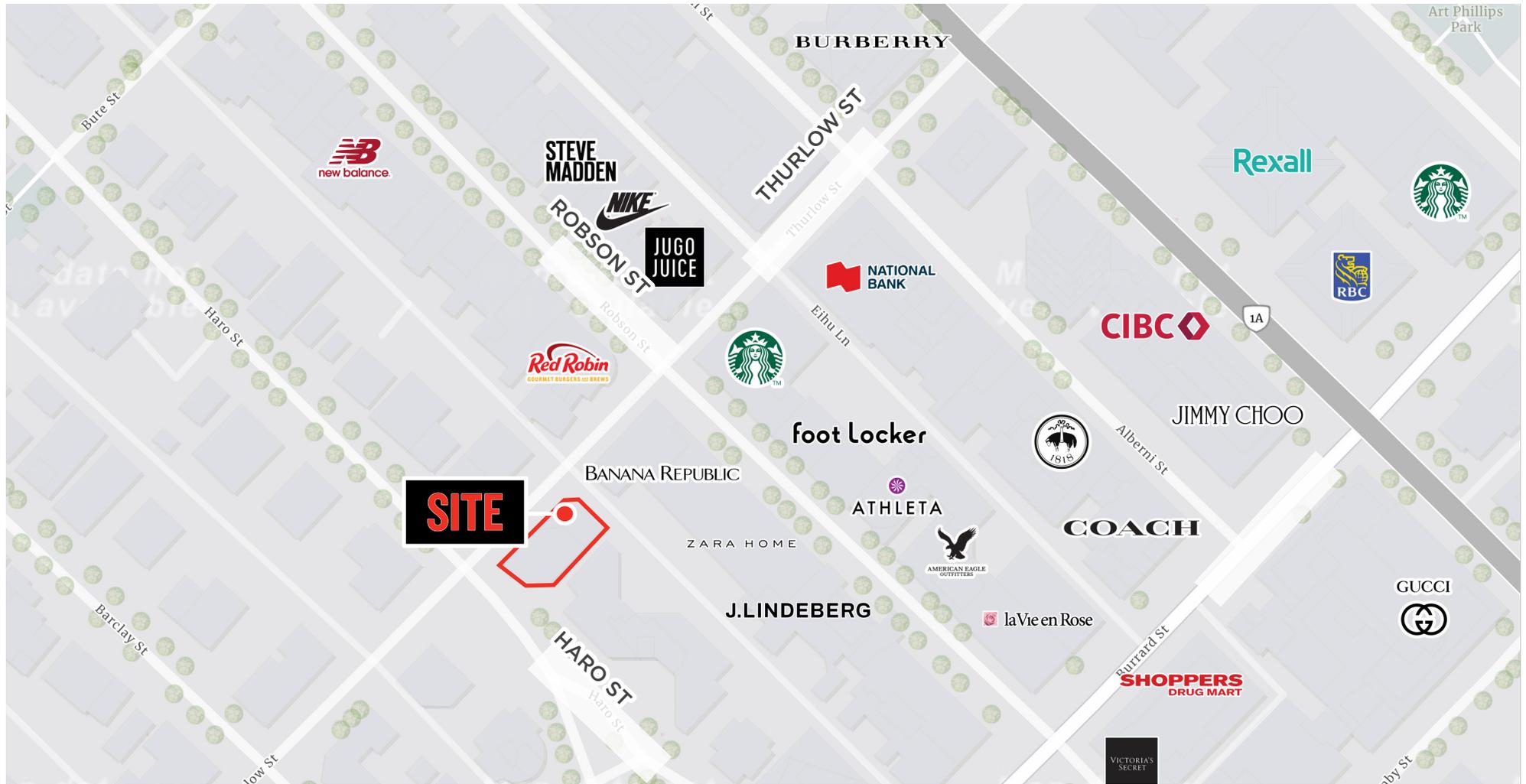
SITINGS REALTY LTD.  
SITINGS.CA / 604.684.6767  
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

# PROJECT SUMMARY

830 THURLOW STREET  
Vancouver, BC

The property comprises two buildings above a common underground parkade. 1045 Haro Street is a residential building comprised of approximately 160 residential suites, while the subject is a 3 storey retail/office building with of a net rentable area of approximately 16,373 SF.

There is currently one retail vacancy - a corner unit of approximately 2,243 SF (830 Thurlow St) that offers a tremendous amount of exposure and is located a 'stone's throw' from Robson Street.



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# DETAILS

- ✦ Current Commercial Tenants:
  - ✦ 838: GUU Original 1,272 SF
  - ✦ 850: Chard Development Apartment & Promo 2,367 SF
  - ✦ 842: College Educacentre 9,898 SF (2nd & 3rd floor)
  - ✦ 846: Kikuo Hair Studio 593 SF
- ✦ Current Availability:
  - ✦ 830: Available (corner) 2,243 SF (former quick service restaurant)

✦ Demolition: All leases are subject to a termination provision as follows:

- ✦ Effective after the 30th month of commencement
- ✦ 6 month prior notice
- ✦ Landlord must have applied for a development permit

✦ Zoning: DD - Downtown District (Areas E & G)

✦ Base Rent: Unit 830: \$35 PSF per year

✦ Additional Rent (2025 est): \$20.98 PSF Total

- ✦ CAM: \$12.65 PSF
- ✦ Property Tax: \$8.33 PSF

✦ Parking: Street parking and parking lots nearby. Staff parking on-site is subject to availability. Staff parking offered at fair market monthly rent.

# DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2024 Population	51,480	134,780	329,609
2029 Populations Projections	57,372	149,772	361,428
2024 Average HH Income	\$103,729	\$122,272	\$129,218
2029 Daytime Population	91,242	235,133	461,424

# AREA TENANTS

ARITZIA

ZARA



SUBWAY

BANANA REPUBLIC

# CONTACT

SHELDON SCOTT

Personal Real Estate Corporation  
Sitings Realty Ltd

604.788.1225  
sheldon@sitings.ca

# FLOOR PLAN



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# PHOTO GALLERY

