



FOR LEASE | COMMERCIAL DRIVE RETAIL UNITS

1146 COMMERCIAL DRIVE, VANCOUVER, BC

Marcus & Millichap

OPPORTUNITY OVERVIEW

Ideal opportunity to lease retail units located on the northeast corner of Commercial Drive and William Street in a vibrant area known as “The Drive” in the city of Vancouver. The units have exceptional frontage and street level exposure onto Commercial Drive. This area benefits from ease of access via vehicle or public transportation and is just minutes from Downtown Vancouver.

SALIENT DETAILS

Available Area:	1146 Commercial Drive: 1,835 SF* 1146A Commercial Drive: 1,729 SF*
Asking Rent:	\$60.00 PSF
Additional Rent:	\$17.00 PSF (2025 estimate)*
Zoning:	C-2C1**
Parking:	Six rear parking stalls
Available:	Immediately

*Approximate and subject to confirmation.

**Tenant is responsible for verifying permissible uses as per the zoning.



LOCATION OVERVIEW

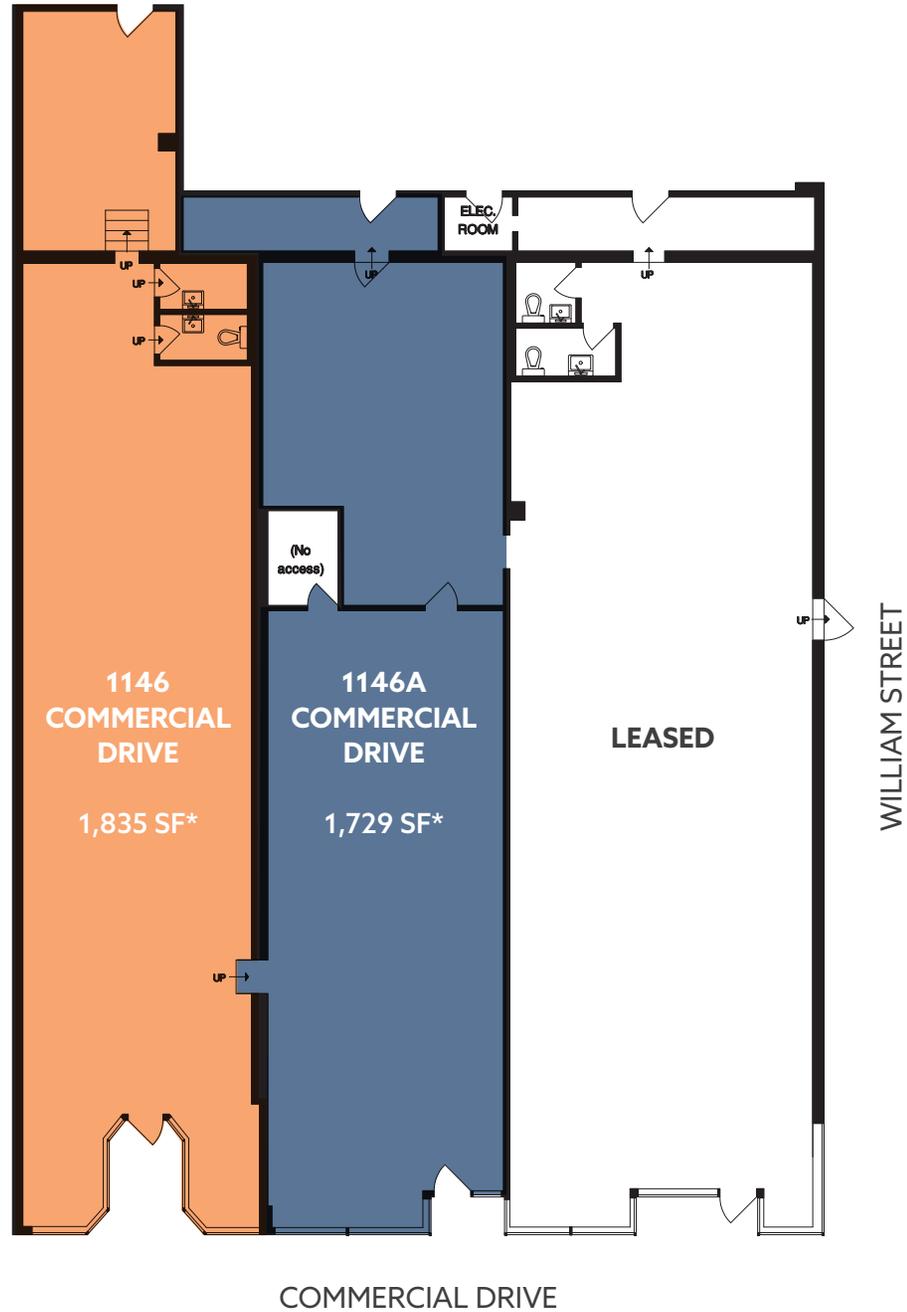
The property is located in Vancouver's Grandview-Woodland neighbourhood in the northeastern portion of the city, with convenient access to Downtown Vancouver and Highway 1. The area is known for its diverse mix of cultures, independent shops, coffee houses, restaurants, and strong artistic community, as well as parks and green spaces. Grandview-Woodland is home to Commercial Drive, one of the city's most beloved shopping and dining districts for locals and tourists alike.

Commercial Drive, often called "The Drive", is one of Vancouver's most vibrant and culturally diverse streets. Stretching from Venables Street to East Broadway, this historic street is a hub for arts, food, and community life. The main commercial area of Commercial Drive comprises 22 blocks with over 300 retailers including clothing boutiques, vintage stores, cafes, restaurants, gelato shops, delis, and more.

Area tenants include Pepino's Spaghetti House, Eternal Abundance, The Lunch Lady, Moja Coffee, Yoga Commercial Drive, Sing Sing, Havana, The Flamingo Room, Mum's The Word, Exposure Clothing, Velveteen Vintage, Rosemary Rock Salt, Harbour Oyster + Bar, and more.



FLOOR PLAN

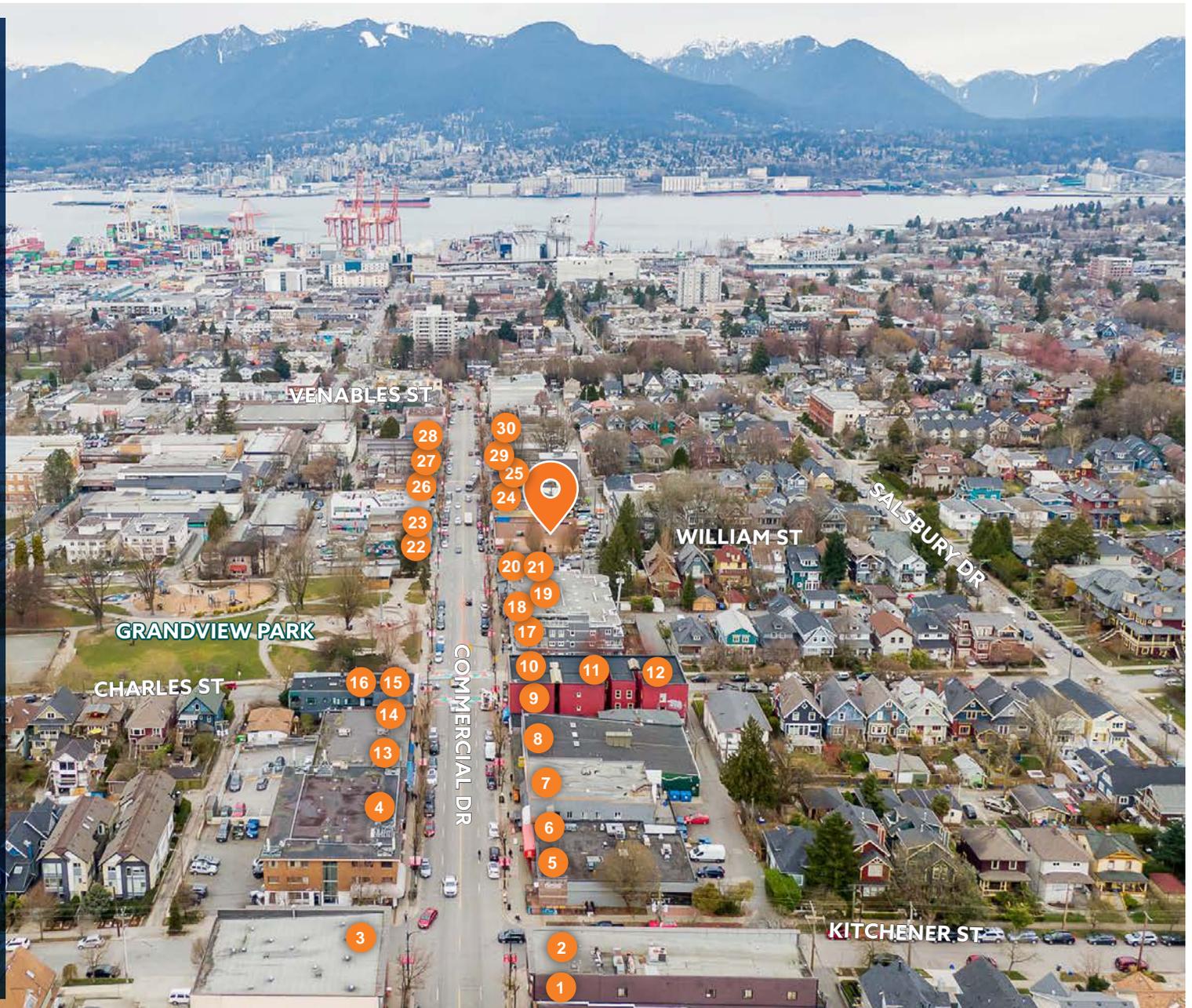


*Approximate and subject to confirmation.

AERIAL MAP

LEGEND

1. Harbour Oyster + Bar
2. Marcello Ristorante & Pizzeria
3. Paris Bakery
4. Cafe Du Soleil
5. Famoso Italian Pizzeria
6. Rosemary Rocksalt
7. Memphis Blues BBQ House
8. Santa Barbara Market
9. Pharmasave
10. Exposure Clothing
11. Arts Off Main
12. Home N Art Plus
13. Cafe Soccavo
14. Don Oso's
15. Velveteen Vintage
16. Mum's The Word
17. Turks Coffee Bar
18. Magara by Oca
19. Mocktails
20. The Flamingo Room
21. Havana Vancouver
22. Sing Sing
23. Dilly Dally Toy Store
24. Sula Indian Restaurant
25. Moja Coffee
26. Yoga Commercial Drive
27. Choices Markets
28. External Abundance Organic Market
29. The Lunch Lady
30. Bombay Kitchen + Bar



FOR LEASE

1146-1150 COMMERCIAL DRIVE, VANCOUVER, BC

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