



510 Nicola Street, Vancouver, BC

High-Profile Waterfront Retail Space in Coal Harbour **for lease**

Kira Liu

Associate
+1 604 692 1076
kira.liu@colliers.com

Sherman Scott

Vice President
+1 778 388 2663
sherman.scott@colliers.com



Property Overview

Rare opportunity to lease a high-profile waterfront retail space in Downtown Vancouver's Coal Harbour neighbourhood. This space is located in the heart of Coal Harbour Marina, between Cardero Park and Coal Harbour Community Centre.

The unit fronts directly onto Vancouver's Seawall and is surrounded by many residential towers. This ground floor unit can be subject to the direct exposure from daytime foot traffic.

Salient Facts

Municipal Address Unit 160 - 510 Nicola Street, Vancouver, BC

Available Space 1,417 SF

- Access/Egress**
- 510 Nicola Street Garage: right in/out off of Broughton Street roundabout
 - Coal Harbour Community Centre: Right in/out off of Broughton Street roundabout
 - Ample nearby street parking

Availability Immediately

Additional Rent Contact Listing Agent

Asking Rent \$60.00 PSF



Highlights



Great foot traffic exposure along the Vancouver Seawall



Excellent immediate area demographics



Great views onto Coal Harbour Marina, Burrard Inlet, and North Shore Mountains


Unit Interior




Surrounding Area



Demographic Overview

2022 Demographics	1 km radius	2 km radius	3 km radius	5 Min Walk	10 Min Walk
 Population	45,366	125,739	182,653	9,715	25,537
 Households	25,442	70,401	99,482	5,036	14,294
 Average Household Income	\$99,292	\$102,892	\$105,078	\$115,732	\$105,118

Nearby Amenities

-  **510 Nicola Street**

- 2 Carderos Restaurant

- 3 Cavier Bistro

- 4 H Tasting Lounge

- 5 Tableau Bar Bistro

- 6 Mangez Mangez Cafe & Eatery

- 7 The Western Bayshore

- 8 Pinnacle Hotel Harbourfront

- 9 Fairmont Waterfront

- 10 Pan Pacific Vancouver

- 11 Coast Coal Harbour

- 12 Alouette Bistro

- 13 P2B Restaurant & Bar

- 14 Showcase Restaurant & Bar





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