

FOR LEASE | RETAIL SPACE IN YALETOWN
1146 PACIFIC BOULEVARD
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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CELEBRATING OVER
50
YEARS IN VANCOUVER

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Zoning

CD-1 (324) – allows for a wide range of retail uses.

Features

- ▶ High vehicular and pedestrian traffic
- ▶ Affluent Yaletown neighbourhood
- ▶ 12' ceiling height
- ▶ 25' of frontage on Pacific Boulevard
- ▶ Commercial parking and unrestricted street parking

Available Space

766 SF

Lease Rate

\$80.00 PSF NNN

Additional Rent

\$39.50 (2026 estimate)

Availability

Immediate



Location

Located in the affluent downtown community of Yaletown, Aquarius is a mixed-use development (residential/office/retail) anchored by Urban Fare, Starbucks, HSBC, and a BC Liquor Store. The subject unit fronts Pacific Boulevard with over 25 feet of frontage. Furthermore, the unit is just steps away from world-class restaurants, the Seawall, and the Yaletown-Roundhouse Canada Line Station.