



2245 Granville Street | Vancouver, BC

## FOR LEASE | Retail Space

This 835 SF retail space presents a rare opportunity to secure a prominent presence in the heart of the South Granville shopping district. Currently improved as an art gallery, this high-exposure unit is located at the main entrance of the building, providing excellent visibility.



## 2245 Granville Street Vancouver, BC

### Unit Features

- ▶ Improved as an Art Gallery
- ▶ Laminate hardwood flooring
- ▶ High ceilings
- ▶ Insuite washroom
- ▶ One reserved parking stall
- ▶ Street front exposure

### Property Details

**Available Area**  
835 SF

**Basic Rent**  
\$55/SF or \$3,827.08/month

**Additional Rent**  
\$23.62/SF or \$1,643.56/month  
(2026 est.)

**Availability**  
Immediately

**Parking**  
1 reserved stall

**Zoning**  
C-3A - Commercial



## Prime South Granville Location

Situated in the heart of the vibrant South Granville shopping district, 2245 Granville Street offers exceptional exposure along one of Vancouver's most prestigious retail corridors. This high-traffic location benefits from strong pedestrian and vehicle visibility, surrounded by a dynamic mix of fashion boutiques, home décor showrooms, cafes, and upscale restaurants. With convenient access to public transit and major arterial routes, this area attracts a steady stream of local residents, professionals, and visitors. Just minutes from Downtown Vancouver and adjacent to some of the city's most affluent neighbourhoods, this is an ideal location for retailers looking to position themselves in a premium urban setting.



KITSILANO

DOWNTOWN

GRANVILLE ISLAND

Conor Finucane\*  
Commercial Sales & Leasing  
604 691 6604  
cfinucane@naicommercial.ca  
\*Personal Real Estate Corporation

**NAI**Commercial

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**NAI Commercial**  
1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535  
naicommercial.ca