

# FOR LEASE | RETAIL

1208-1234 GRANVILLE STREET  
VANCOUVER, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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### THE OPPORTUNITY

Lee & Associates Vancouver is pleased to offer the opportunity to lease retail spaces centrally located in the dynamic Entertainment District. The property is surrounded by premier theatres, vibrant nightlife, and top-tier cinemas, with the chic neighborhood of Yaletown just a short stroll away.



### AVAILABLE AREAS

Address	Size
1208 & 1216 Granville Street	2,300-5,500 SF
1216 Granville Street (lower)	6,000 SF

### BASIC LEASE RATE

Contact brokers

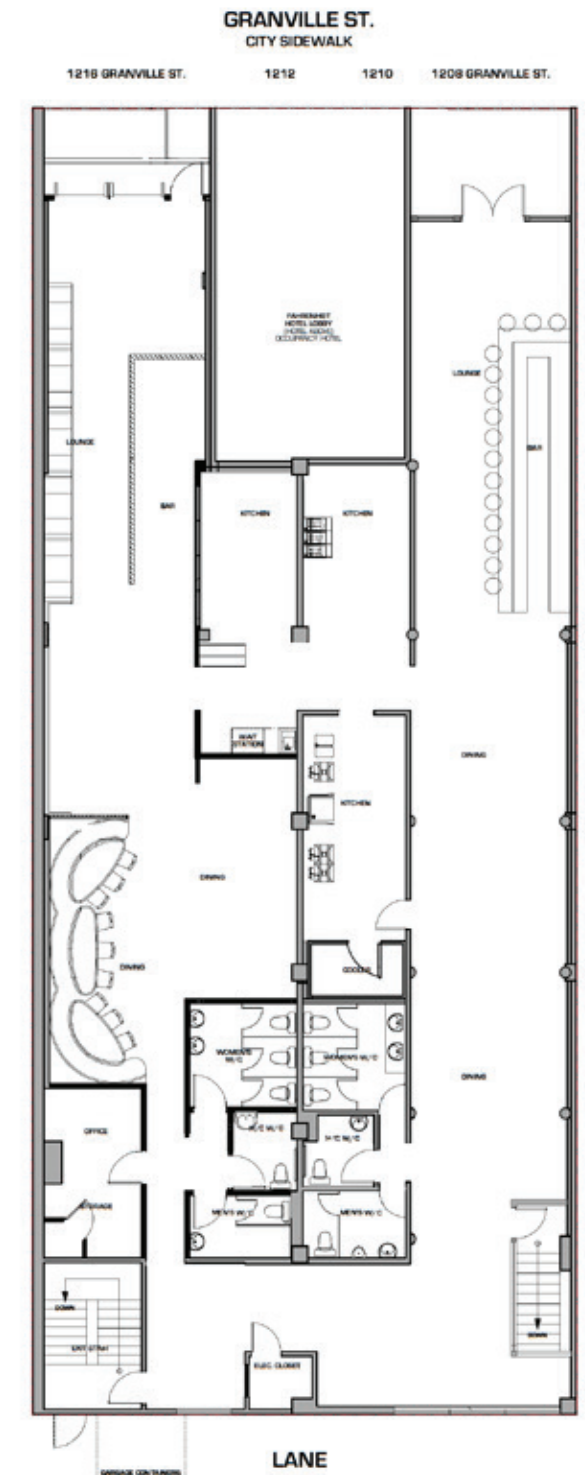
### TAXES & OPERATING COSTS

\$36.00 PSF (2026 estimate)

### AVAILABILITY

Immediate

### FLOOR PLAN



### FEATURES

- » High volume of pedestrian and vehicle traffic
- » Walking distance to SkyTrain stations
- » Proximity to Yaletown, the West End, and the Beach District
- » DD (Downtown District) zoning
- » 1208 & 1216 Granville is improved as lounge/pub



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### AVAILABLE AREAS

Address	Size
1228 Granville Street	1,100 SF
1230 Granville Street	900 SF
1234 Granville Street	1,800 SF
Total	3,800 SF

### BASIC LEASE RATE

Contact brokers

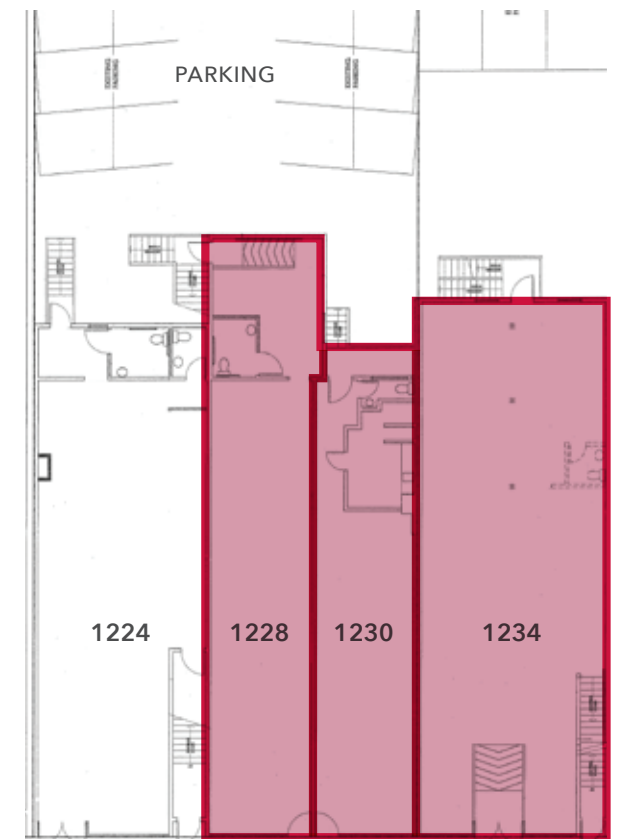
### TAXES & OPERATING COSTS

\$36.00 PSF (2026 estimate)

### AVAILABILITY

Immediate

### SITE PLAN



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### LOCATION

Located in the vibrant Granville Entertainment District, this property sits mid-block on Granville Street between Davie and Drake Streets in Downtown Vancouver. Just steps away, you'll find a lively mix of dining, shopping, and entertainment options at your doorstep. This prime location boasts excellent public transportation links, including close proximity to the SkyTrain, providing seamless access to the rest of Metro Vancouver.

- » Prime downtown Vancouver address in the entertainment district
- » Excellent access to SkyTrain stations and major transit routes
- » High-density, amenity-rich neighbourhood with strong professional presence

**WALK SCORE**  
**99**  
WALKER'S PARADISE

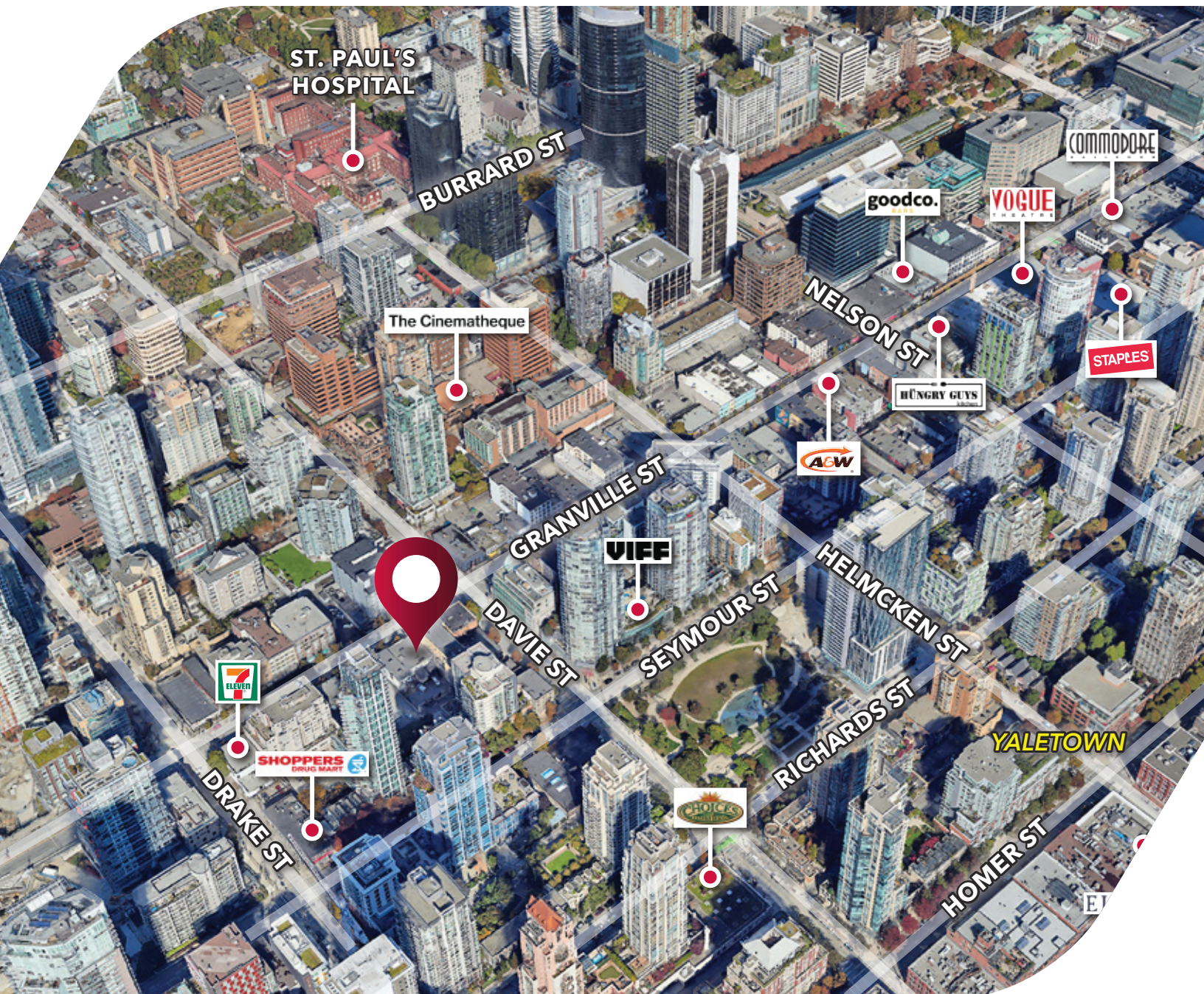
**BIKE SCORE**  
**89**  
VERY BIKEABLE

**TRANSIT SCORE**  
**99**  
RIDER'S PARADISE



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