

FOR LEASE

EAST VANCOUVER RETAIL OPPORTUNITY  
FIRST AVENUE MARKETPLACE  
2800 EAST 1<sup>ST</sup> AVENUE, VANCOUVER, BC



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**CBRE**

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VANCOUVER, BRITISH COLUMBIA

## LOCATION OVERVIEW

Located at the south west corner of Renfrew Street and East 1st Avenue, First Avenue Marketplace has been serving the Hastings-Sunrise neighbourhood since 1987. Minutes away from the Trans Canada Highway, First Avenue Marketplace is highly visible on the busy 1st Avenue throughfare to and from Downtown Vancouver.

Co-tenants include T&T Supermarket, Scotiabank, 1st Ave Liquor Store, Fortune City Seafood Restuarant, East One Restaurant, Kumon Math & Reading, 1st Avenue Bakery, Freedom Mobile, Pharmasave and more.

There are two levels of parking with ample stalls available, as well as parking on the cross streets of Renfrew and Kaslo Streets.

## PROPERTY OVERVIEW

Unit	Area (SF)	Lease Rate	Additional Rent*	Available
240	3,405	\$22.00 per sq. ft.	\$14.00 per sq. ft. (estimate)	Immediately
314	1,725	\$18.00 per sq. ft.	\$14.00 per sq. ft. (estimate)	Immediately
324	3,127	\$18.00 per sq. ft.	\$14.00 per sq. ft. (estimate)	Immediately

## ZONING

CD-1 (183)\*\*



\*Includes Operating Costs, Property Tax Recovery plus Per Linear Foot Sign Rent and 5% Promotion Fee

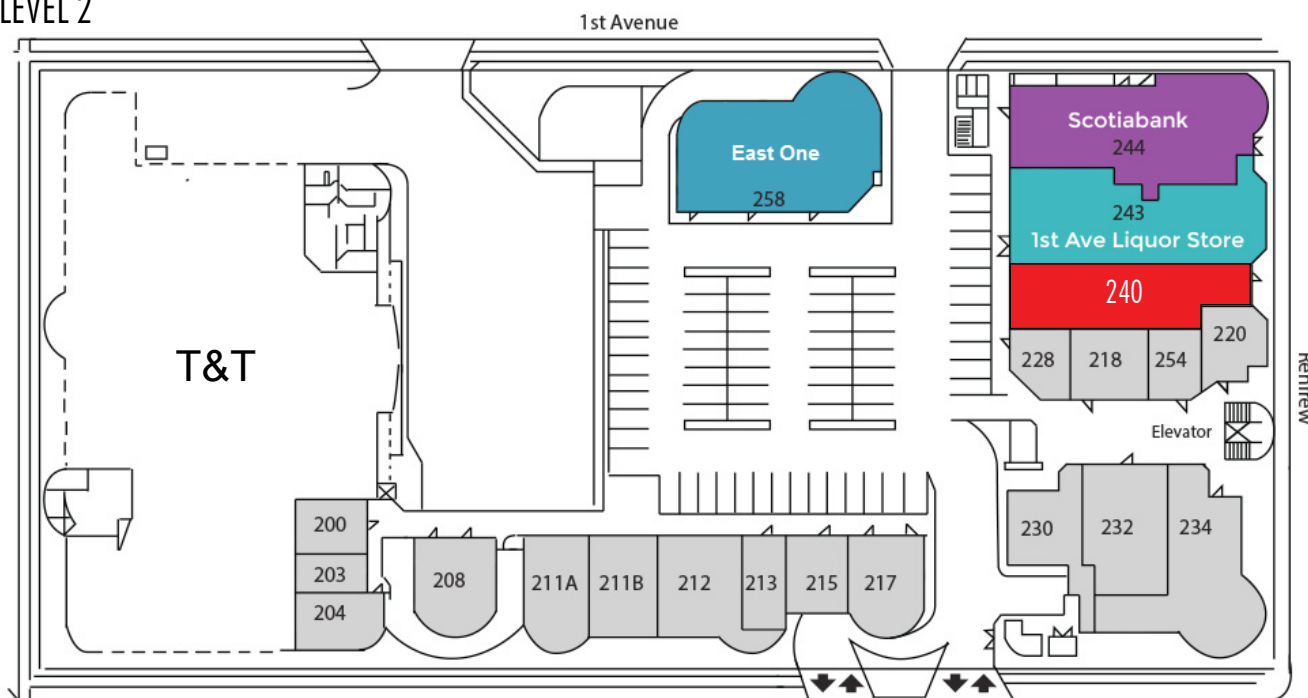
\*\*Tenant is responsible for verifying allowed uses as per the zoning

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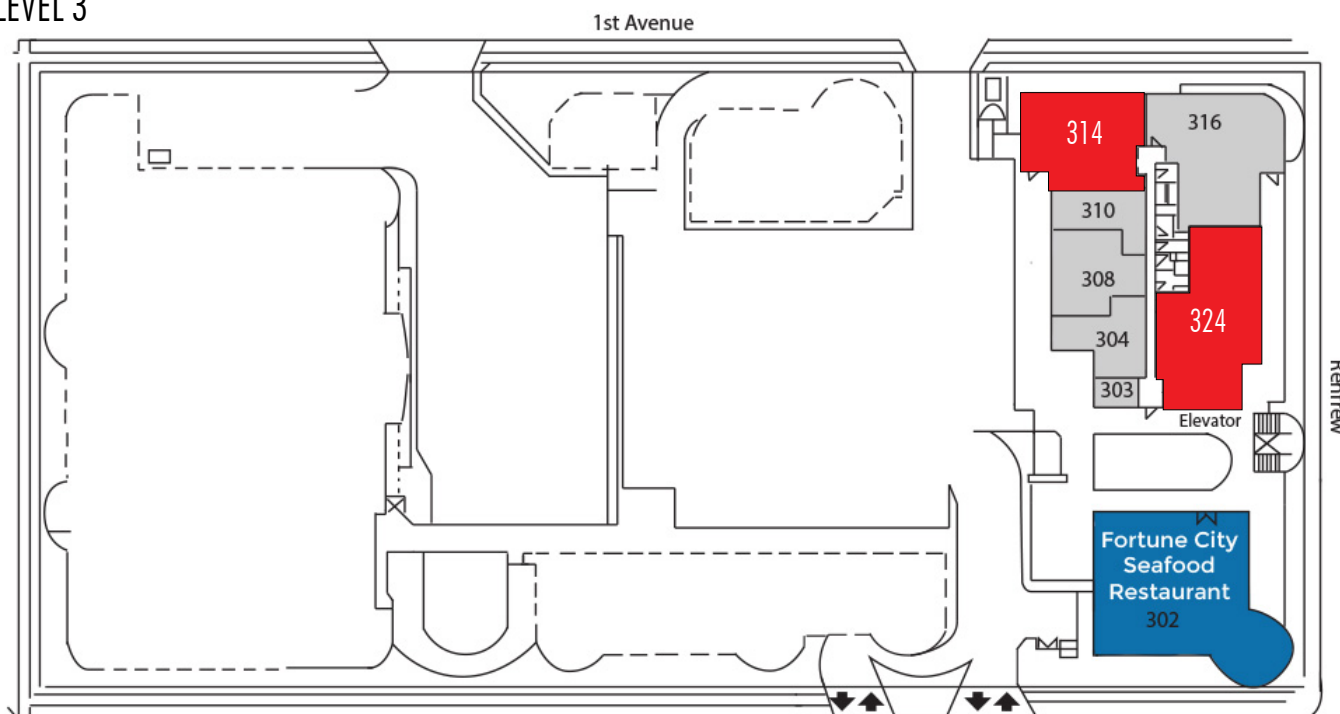
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## FLOOR PLANS

### LEVEL 2

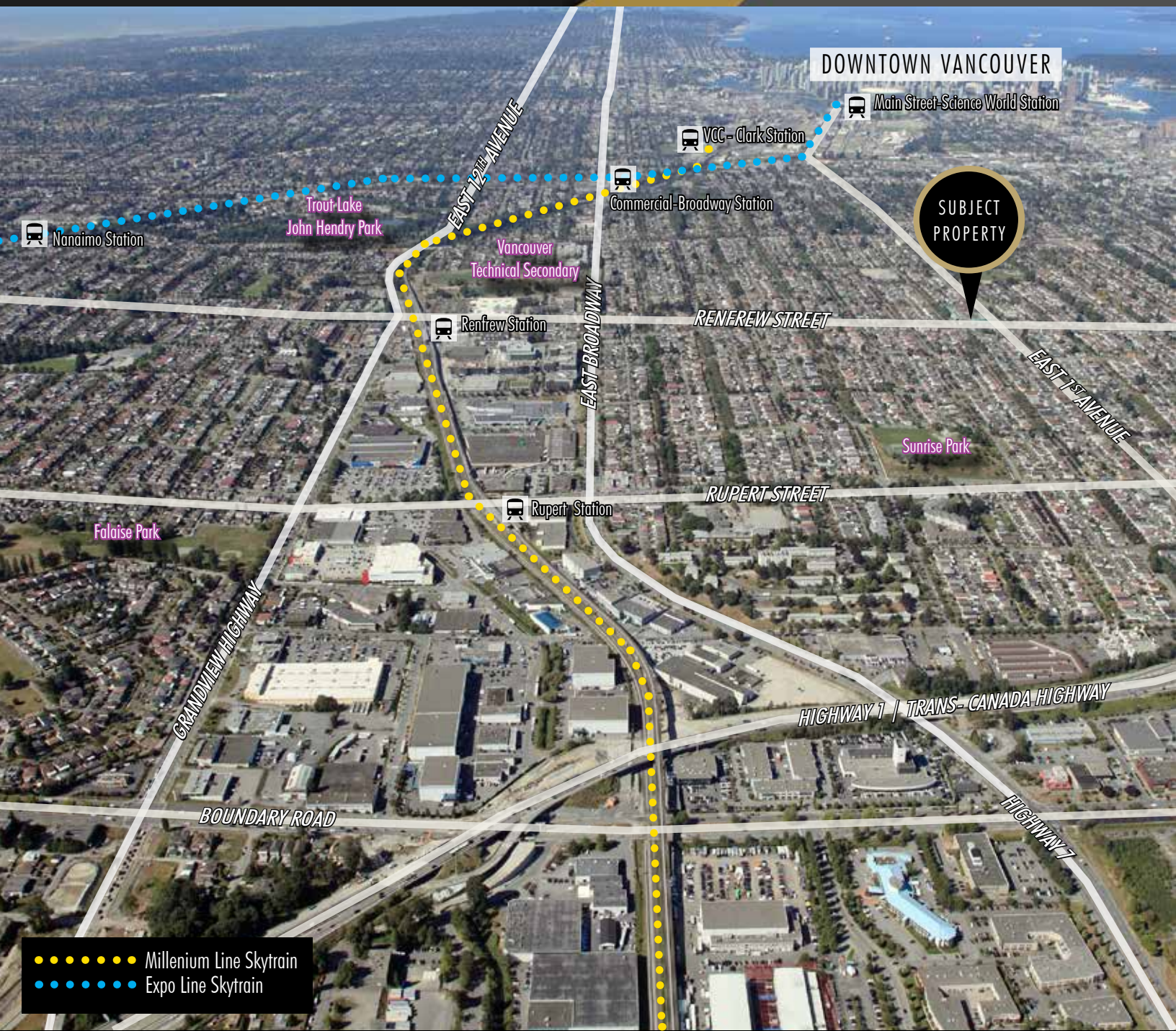


### LEVEL 3



# FIRST AVENUE MARKETPLACE

2800 EAST 1<sup>ST</sup> AVENUE  
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- Millenium Line Skytrain
- Expo Line Skytrain

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