

FOR LEASE

GASTOWN

62 East Cordova St.

Downtown Vancouver, BC

AREA

±5,000 SF

NET RENT

\$30.00 PSF

POSSESSION

Immediate

GRADE / LOWER

3,000 / 2,000 SF

ADDITIONAL RENT

Est. \$15.00 PSF

USE

F&B · Retail · Service · Wellness

FOR INFORMATION, PLEASE CONTACT

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NEWMARK

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PROPERTY OVERVIEW

A flexible flagship on the next chapter of Gastown.

62 East Cordova is not just blank slate; it is an opportunity to create the next enduring hospitality address in Vancouver. With its heritage character, freestanding identity, and substantial two-level configuration, the space is built for an operator with a clear point of view and the ambition to make a mark.

Define What's Next.



SALIENT DETAILS

The Deal, at a Glance.

ADDRESS	62 East Cordova Street, Vancouver, BC V6A 1K2
SUBMARKET	Gastown
ZONING	HA-2
YEAR BUILT / RENO	1901 / 2010, 2025
CONSTRUCTION	Brick and beam, freestanding
AVAILABLE	±5,000 SF (indivisible)
AT GRADE	~3,000 SF
LOWER LEVEL	~2,000 SF included
NET RENT	\$30.00 PSF
ADDITIONAL RENT	Estimated \$15.00 PSF
CONCESSIONS	Available for qualified applicants, please inquire
POSSESSION	Immediate
TERM	Flexible / negotiable
LEASE TYPE	Triple Net

Equivalent to \$50.00 PSF net if measured on 3,000 SF grade only. 2026 property tax \$52,599.10.

PROPERTY HIGHLIGHTS

- ❑ Licensed 92 seats, 7 days, 9:00 AM to 12:00 AM
- ❑ Full commercial kitchen with wood-fired oven (wood only)
- ❑ Multiple walk-in coolers, Offices, Private Dining Room with A/V
- ❑ Rear loading, three-phase power
- ❑ Alarm, handicap access, secured building, 4 washrooms
- ❑ Existing improvements and premium equipment in place; inclusion subject to lease



The Foundation of Your Defining Concept.

Kitchen platform

Wood-fired oven (wood only, no gas-flame cooking), full commercial line, multiple walk-in coolers, extensive equipment.

Front of house

92-seat licensed dining room and bar, high ceilings, dimmable lighting, wine storage, numerous small wares including custom high-end furniture.

Private room

Dedicated room with A/V for private dining, dedicated plumbing + drain, water and power station for private events, or office conversion.

Back of house

Secured Offices, Staff area with lockers, storage, rear loading bay, three-phase power, separate meter, tech tech wiring, sound system, safe, more etc.

Existing improvements and premium equipment in place; inclusion subject to lease. Concept is not restricted to pizza.

THE PREMISES

A True Brick & Beam Brownstone.



Bar and dining



Dining room



62 East Cordova Street (former fascia remains; incoming tenant signage subject to HA-2)

THE MARKET TAILWIND

Gastown is being rebuilt.

In April 2026, Vancouver City Council unanimously approved the Gastown Public Spaces Plan, repositioning the district from a pass-through corridor into a pedestrian-first retail destination.

\$35M

Public realm investment planned for Gastown

Cordova

Converted to permanent two-way traffic

Water St.

Pedestrianized multimodal retail corridor

1.32M

Annual cruise ship visitors to Vancouver

Source: City of Vancouver, Gastown Public Spaces Plan (April 2026). Cruise data: Port of Vancouver 2024.



Five credible use cases.

- 1 Food and beverage**

Licensed 92-seat room, commercial kitchen, bar. Chef-driven, QSR+, or destination dining. Oven is a feature, not a concept lock. a concept lock.
- 2 Service**

Street-level identity for a high-touch service user that wants heritage frontage and back-of-house support.
- 3 Wellness**

Lower-level support plus grade presence for clinic, recovery, or wellness retail that needs loading and private rooms. rooms.
- 4 Experiential**

Members, programmed events, tasting, or hybrid hospitality using the private room and lower level.
- 5 Destination retail**

3,000 SF grade flagship with 2,000 SF stockroom included. HA-2 heritage storefront.

LOCATION

One block off Water Street.

- ❑ Gastown HA-2 heritage district, Downtown Vancouver
- ❑ Water Street retail spine and steam clock
- ❑ Waterfront Station and Canada Place cruise terminal
- ❑ Downtown office core immediately south and west
- ❑ Cordova Street converted to permanent two-way under the Gastown Public Spaces Plan



Hotel Europe and the Gastown heritage core

CONTACT

A Great Room Deserves a Great Operator. Is That You?

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