

FOR LEASE

# 534 & 536 Seymour Street

VANCOUVER, BC

**Move-In Ready Ground Floor Retail Units - Below Market Rents**



## Contact Agent

**Alain Rivère**

Personal Real Estate Corporation  
Senior Vice President, The HTFG

alain.riviere@cbre.com | 604 662 5110

**CBRE**



Ready for new tenant improvements!

# Property Overview



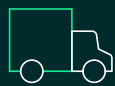
Central downtown location



Large open area with high ceilings



Great streetfront exposure with glass windows



Shared loading in rear of building



Numerous amenities just steps away



Steps away from Waterfront SkyTrain station, providing seamless connection to the Expo, Millenium, Canada Line & West Coast Express

# Property Details



Retail Units  
**534 Seymour Street - 2,274 SF**  
**536 Seymour Street - 2,160 SF**



Asking Rent  
**Low Gross Rent - Contact Listing Agent**



Taxes & Op. Costs (2025 est.)  
**\$14.31 per sq. ft. (2025 est.)**



Occupancy  
**Immediate**



Lease Term  
**Flexible - Contact Listing Agent**

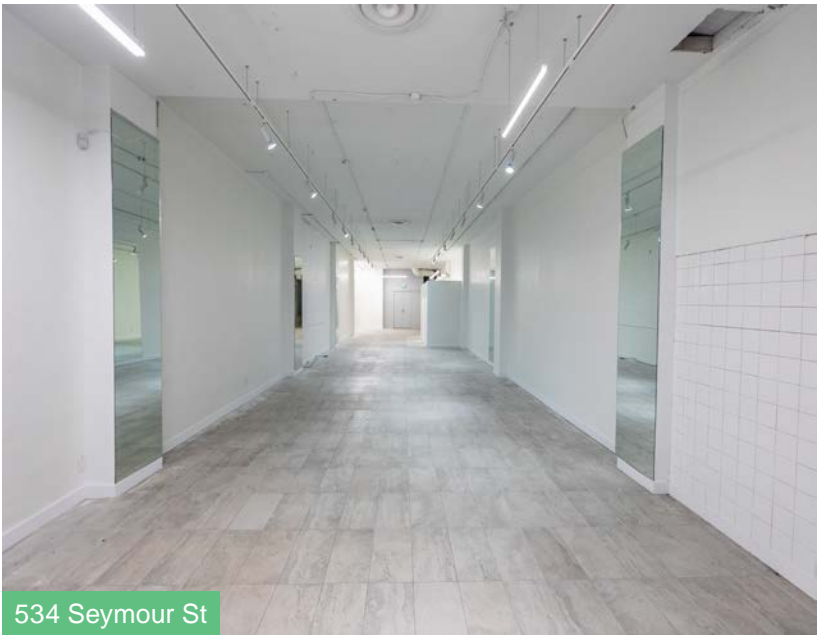


534 Seymour St

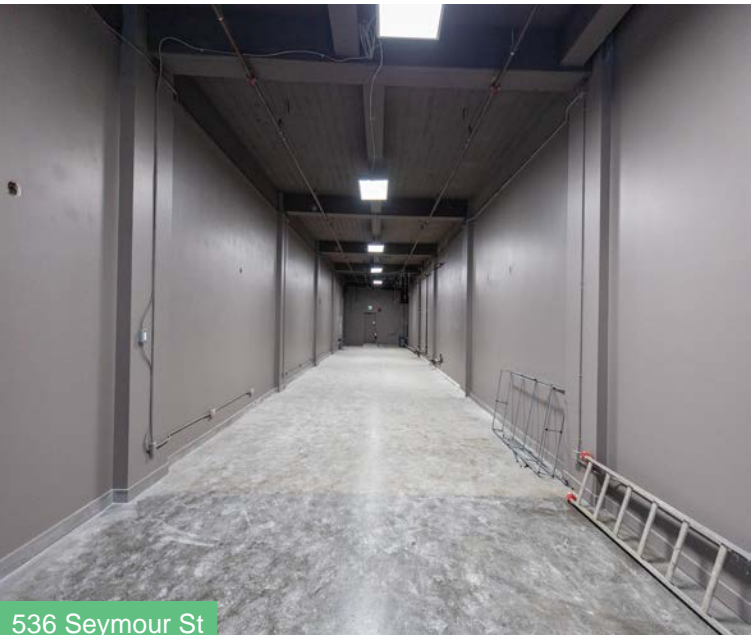


534 Seymour St

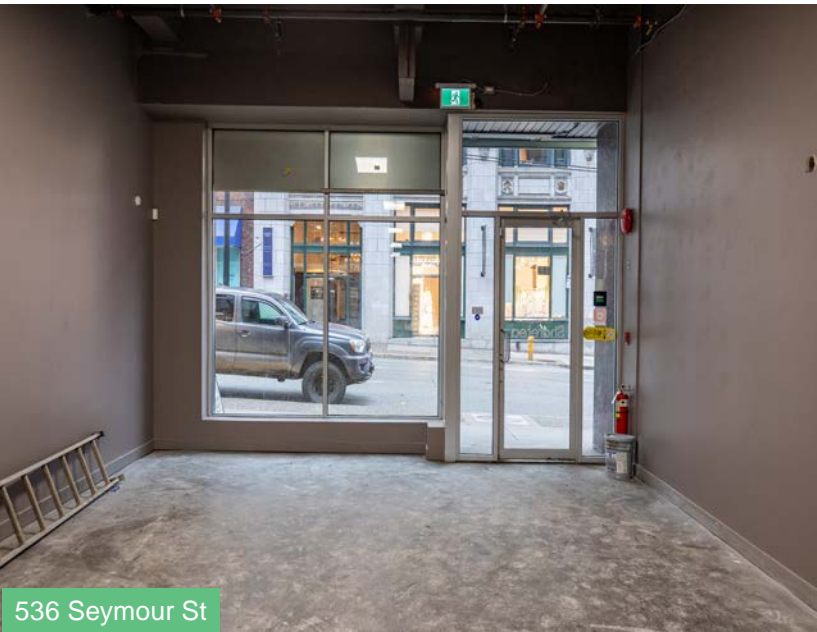
## Flexible Uses, Bring Your Next Retail Idea!



534 Seymour St



536 Seymour St



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# THE LOCATION

534 and 536 Seymour Street is located in the heart of Downtown Vancouver’s central business district. This location is commuter friendly with Waterfront SkyTrain Station, the West Coast Express commuter train and the Sea Bus ferry a 4-minute walk away. The surrounding area has an unparalleled number of amenities.

### Food (1 Block Radius)

- Cafe Artigiano
  - Chickpea Food Truck
  - Fatburger
  - Greenday Salad Bar
  - JJ Bean
  - Lions Pub
  - Miku
  - Mink Chocolate Café
  - Moose’s Down Under
  - Peqish Food Co.
- Quantum Coffee
  - Railtown Cafe
  - Rogue Kitchen & Wetbar
  - Sciue Italian Bakery Caffe
  - SMAK Healthy Fast Food
  - Tacofino
  - The Butcher and Bulluck
  - Tractor
  - Trees Organic Coffee

### Services (2 Block Radius)

- Bank of Montreal
  - CIBC
  - Club 16 Trevor Linden Fitness
  - HSBC Bank
  - Royal Bank of Canada
  - Steve Nash Fitness World & Sports
- TD Bank
  - Orangetheory Fitness
  - YWCA Health + Fitness Centre



100  
Rider’s  
Paradise



98  
Walker’s  
Paradise



85  
Bikeable

walkscore.com



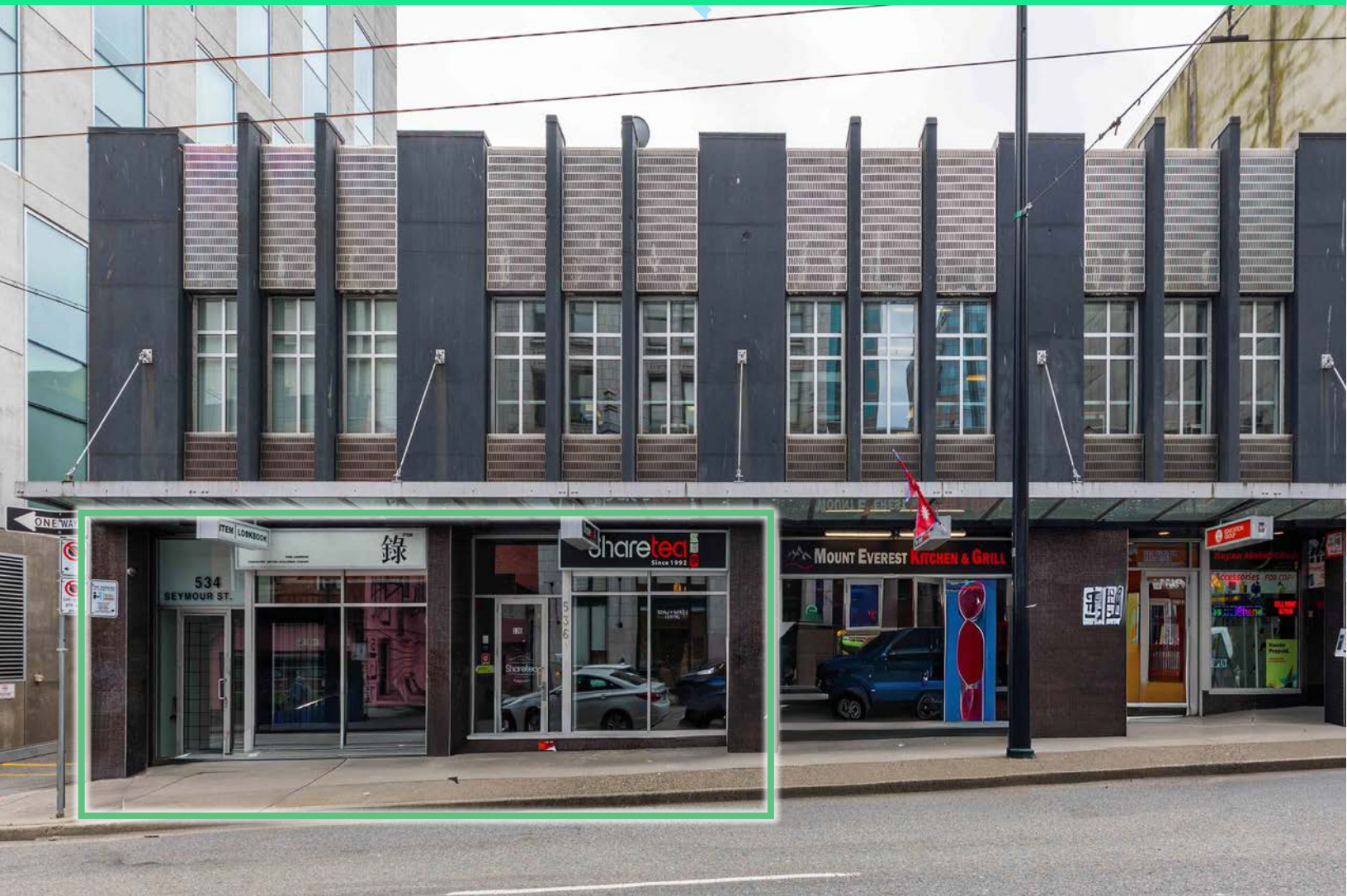


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