



2235 Granville Street | Vancouver, BC

## FOR LEASE | Ground Floor Retail Space

This 2,451 SF ground floor 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, the space features an open layout with high ceilings, high quality laminate floors, and excellent street frontage—ideal for a variety of high-end retail, showroom, or studio uses. Surrounded by established retailers, design boutiques, and luxury lifestyle brands, this location offers strong foot traffic and visibility in one of Vancouver’s most sought-after retail neighbourhoods.



## 2235 Granville Street Vancouver, BC

### Unit Features

- ▶ Track lighting
- ▶ Two (2) large lightbox signs on Granville St
- ▶ Two (2) in suite washrooms
- ▶ Street front exposure on Granville St
- ▶ Surface parking at rear

### Property Details

**Available Area**  
2,451 SF

**Basic Rent**  
Contact Listing Agent

**Additional Rent**  
\$21.75/SF (2025 est.)

**Availability**  
30 days notice

**Zoning**  
C-3A - Commercial



## Prime South Granville Location

Situated in the heart of the vibrant South Granville shopping district, 2235 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

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