

FOR LEASE

1780 FIR STREET

EXCEPTIONAL KITSILANO FLAGSHIP RETAIL/RESTAURANT OPPORTUNITIES



Where local favourites take shape

the opportunity.

central, connected, vibrant.

Strategically positioned on the premier northeast corner of Fir Street and West 2nd Avenue, 1780 Fir Street sits in the heart of Vancouver's Armoury District, just west of Granville Island and north of the High Street Kitsilano shopping corridor. The property benefits from strong surrounding amenities and transformative nearby developments, including the 10.5-acre Senkaw project delivering over 6,000 rental homes, Concord Pacific's planned 1.8 million square foot redevelopment of the Molson Brewery site, and additional residential towers by the Musqueam First Nation. The area is a well-established destination for high-end automotive showrooms, design studios, and specialty retailers, positioning the property within a dynamic Fairview commercial node supported by significant residential density, retail amenities, and prominent arterial exposure.

space highlights.



FLAGSHIP CORNER EXPOSURE

Prominent frontage along Fir Street and West 2nd Avenue provides exceptional visibility to both pedestrian and vehicular traffic, with strong branding and signage opportunities in a rapidly emerging high-density node.



CURATED RETAIL & RESTAURANT OPPORTUNITIES

Opportunities ranging from approximately 775 SF to 2,520 SF, suitable for flagship retail, boutique fitness, wellness, design showroom, café, and elevated food & beverage concepts. Flexible demising opportunities available.



EXPANSIVE GLAZING & NATURAL LIGHT

Modern storefront design featuring extensive glazing, strong street presence, and abundant natural light, ideal for experiential retail and hospitality users seeking an elevated customer environment.



PATIO & HOSPITALITY POTENTIAL

Select units feature commercial ducting access for commercial kitchen requirements, and opportunities for outdoor patio seating and hospitality-oriented layouts, ideally suited for restaurant, café, and customer experience-driven concepts.



BUILT-IN CUSTOMER BASE

100 market residential units above provide immediate daily foot traffic and a built-in neighbourhood customer base, complemented by significant surrounding residential growth.



PARKING & ACCESSIBILITY

27 underground commercial parking stalls together with secure bicycle storage provide convenient access for customers and staff in a highly walkable and transit-connected neighbourhood.



POSITIONED FOR LONG-TERM GROWTH

Located at the centre of Vancouver's next major urban node, the surrounding Senakw and Quantum Park developments are expected to introduce thousands of new residents, workers, and visitors into the immediate area, fundamentally elevating the district's retail and hospitality demand profile.

*Detailed floorplans and technical specifications available upon request.





salient facts.

UNIT	SIZE ¹ (Approx.)	BASIC RENT	ADDITIONAL RENT	ZONING	FCCDD
CRU 1	1,868 SF	\$65.00 PSFPA	Please contact agent	AVAILABILITY	Immediately
CRU 2	2,037 SF	\$65.00 PSFPA	Please contact agent		
CRU 3	825 SF	\$75.00 PSFPA	Please contact agent		
CRU 4	775 SF	\$75.00 PSFPA	Please contact agent		
Restaurant	2,477 SF +350 SF Covered Terrace	\$70.00 PSFPA	Please contact agent		

¹All sizes are approximate and subject to verification. Areas are subject to resurveying upon completion of the project.



transformational scale.

1780 Fir Street is positioned at the centre of one of Vancouver’s most significant emerging urban districts. Located between the Senakw development and Concord Pacific’s planned Quantum Park redevelopment, the property sits within a rapidly evolving high-density corridor connecting Kitsilano, False Creek, Burrard Bridge, and Downtown Vancouver.

Together, these transformative projects are expected to introduce thousands of new residents, workers, and visitors into the immediate area, fundamentally elevating the neighbourhood’s retail, restaurant, and lifestyle demand profile. As the district continues to evolve, 1780 Fir Street is uniquely positioned to benefit from the increasing density, connectivity, and economic activity reshaping the Armoury District.



Quantum Park by Concord Pacific

Former Molson Brewery Lands – Currently in planning phase

- Major mixed-use master-planned redevelopment by Concord Pacific on approximately 7.6 acres at the south end of the Burrard Street Bridge.
- Envisioned 1.8 million SF of development comprising residential, office, retail, and public amenities.
- Planned for approximately 3,000 residential homes across multiple high-rise buildings.
- Potential to Include roughly 300,000 SF of office and commercial space, supporting employment and daily population growth in the area.
- Designed to create a new high-density waterfront district with activated public realm, plazas, and retail streets.
- One of the largest remaining under-developed urban sites in Vancouver, setting new benchmarks for land values and density expectations throughout the Armoury District and South False Creek corridor.

Growing Daily Customer Base

Together, these master-planned developments are expected to deliver significant long-term population growth and increased consumer spending power, supporting sustained demand for retail, restaurant, wellness, and service-oriented businesses.

Emerging Flagship Retail Corridor

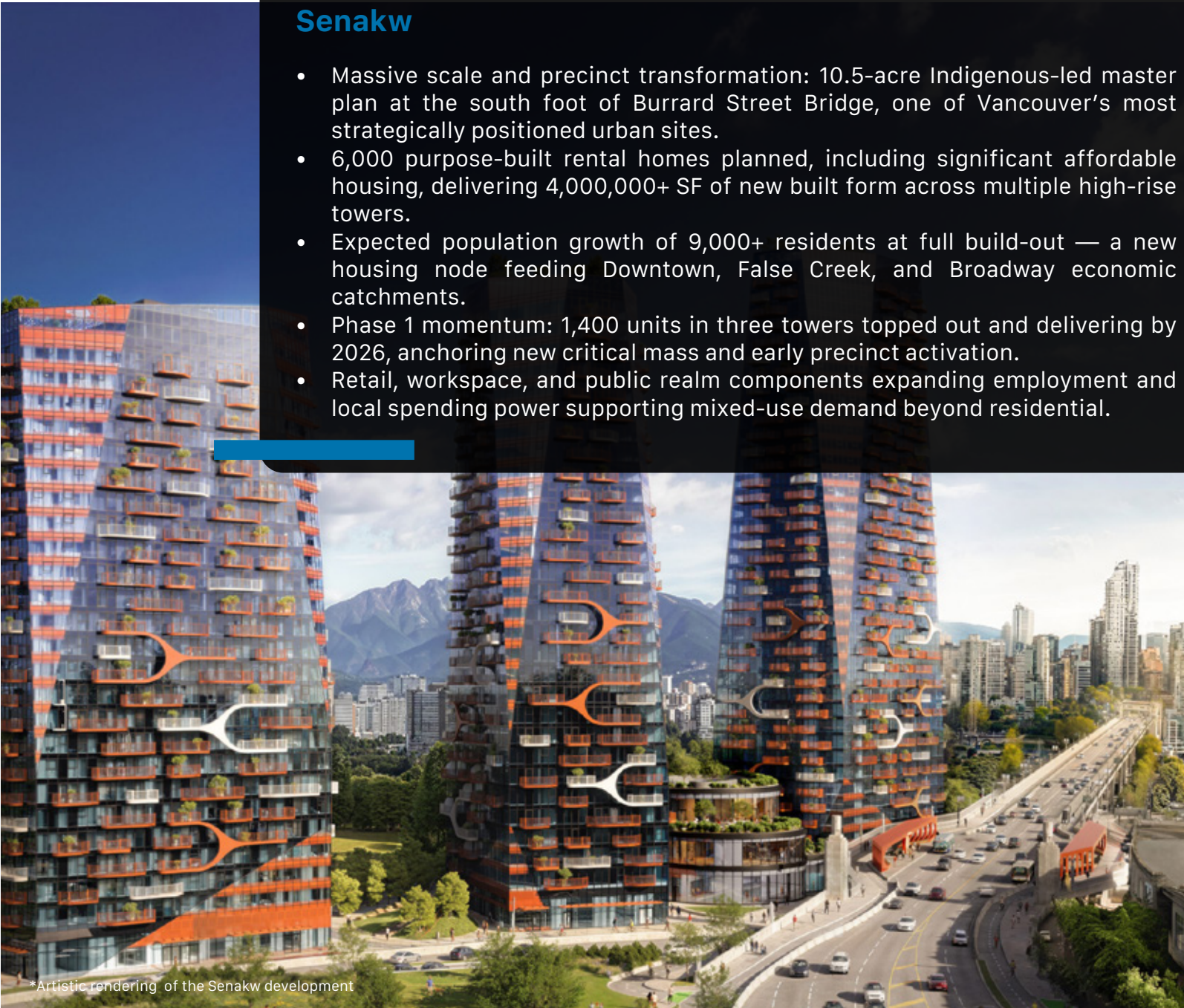
As the neighbourhood evolves, the Armoury District is increasingly attracting design-forward retail, hospitality, fitness, and experiential concepts seeking highly visible locations between Kitsilano, False Creek, and Downtown Vancouver.

Connected to Vancouver’s Lifestyle Districts

1780 Fir Street benefits from immediate proximity to Granville Island, West 4th Avenue, Burrard Bridge, Kits Beach, and the Broadway corridor — positioning the property within one of Vancouver’s most connected and affluent urban

Senakw

- Massive scale and precinct transformation: 10.5-acre Indigenous-led master plan at the south foot of Burrard Street Bridge, one of Vancouver’s most strategically positioned urban sites.
- 6,000 purpose-built rental homes planned, including significant affordable housing, delivering 4,000,000+ SF of new built form across multiple high-rise towers.
- Expected population growth of 9,000+ residents at full build-out — a new housing node feeding Downtown, False Creek, and Broadway economic catchments.
- Phase 1 momentum: 1,400 units in three towers topped out and delivering by 2026, anchoring new critical mass and early precinct activation.
- Retail, workspace, and public realm components expanding employment and local spending power supporting mixed-use demand beyond residential.



*Artistic rendering of the Senakw development

location.

Situated between the Burrard and Granville Street corridors, the Armoury District occupies one of the most strategically positioned enclaves in Vancouver, seamlessly linking Downtown, False Creek, Kitsilano, and the Broadway corridor. Long established as a hub for design-oriented retail, professional services, and luxury automotive showrooms, the district is now entering a new phase of transformation driven by two of the city’s most significant redevelopment initiatives.

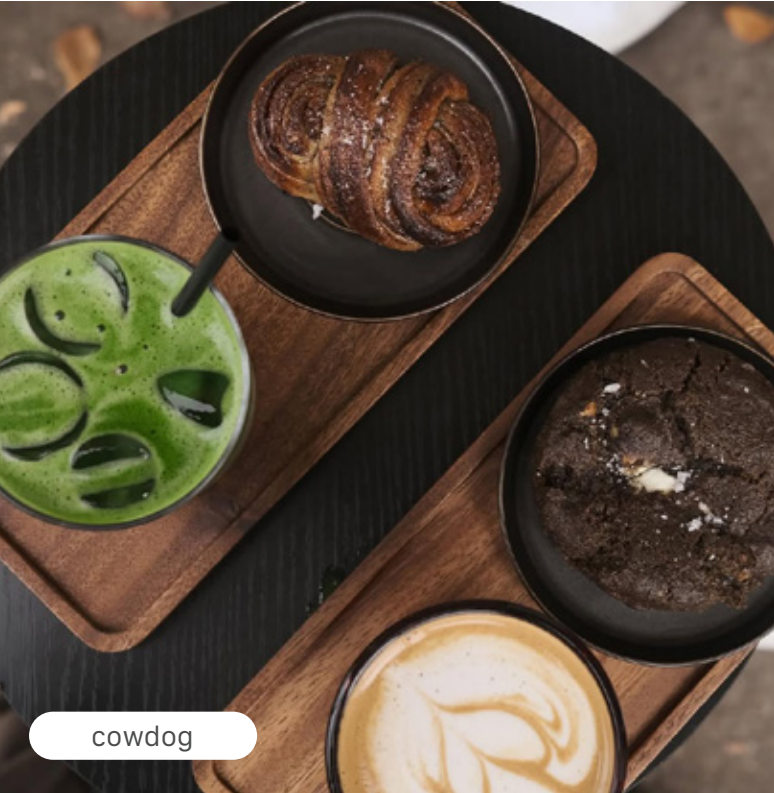
North-west of the property is the Senakw development, a landmark Indigenous-led, 10.5-acre master-planned community delivering over 6,000 rental homes and approximately 400,000 square feet of commercial space. As one of the largest rezonings in Vancouver’s history, Senakw is fundamentally reshaping land values, density expectations, and commercial demand throughout the Burrard Bridge and South False Creek gateway. Immediately to the north is Concord Pacific’s Quantum Park (the former Molson Brewery Lands), which will be redeveloped into a high-density, mixed-use waterfront district comprising residential, office, retail, and public amenities.

Together, these two projects will introduce tens of thousands of new residents, workers, and visitors into the surrounding area, permanently elevating the economic gravity and land value profile of the Armoury District.

1780 Fir Street is positioned within a rapidly emerging high-density urban spine connecting Downtown, Burrard Bridge, False Creek, and the Broadway Plan. As density and population intensify, properties in this corridor are increasingly being underwritten for both strong interim cash flow and long-term redevelopment potential, making this one of Vancouver’s most compelling growth precincts.



AnnaLena



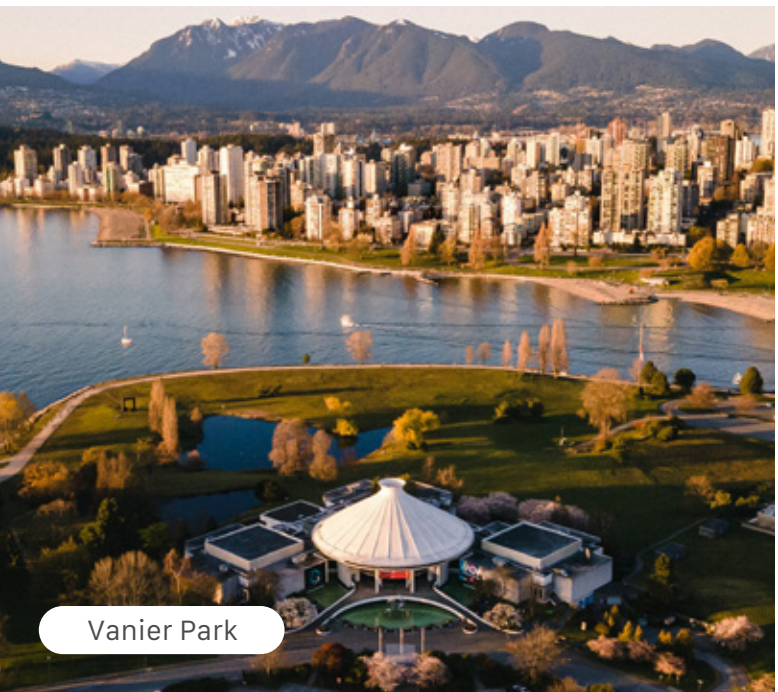
cowdog



Kits Beach



Granville Island



Vanier Park



Kits Beach Coffee



west elm

At the centre of Vancouver's next major node.



Ellipsis Café



Tokoyan



Be Fresh Local Market



99

Walker's Paradise

Daily errands do not require a car



79

Excellent Transit

Transit is convenient for most trips



Biker's Paradise

Daily errands can be accomplished on a bike

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