



FOR LEASE

WEST 7TH AVENUE

Vancouver, BC

5,264 SF OF PRODUCTION
KITCHEN / RESTAURANT RETAIL
SPACE IN THE HEART OF
MOUNT PLEASANT



For more information, please contact:

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**CUSHMAN &
WAKEFIELD**

THE LOCATION

Situated directly on Jonathan Rogers Park, 177 West 7th Avenue offers a rare opportunity to 5,264 SF of ancillary restaurant zoned space, production kitchen/commissary space with ancillary retail in the heart of Mount Pleasant. High profile street and park exposure allows the vibrant neighbourhood to spill into the unit.

Mount Pleasant is home to some of Vancouver's best independent restaurants, coffee shops and craft breweries, catering to a growing population and unique daytime employee mix from nearby office and industrial tenants. The property provides close proximity to bike routes and major transit lines, including the Canada Line and the new Broadway line

Salient Details

Unit 100:

Production Kitchen	3,430 SF
Restaurant Retail	1,833 SF
Total	5,264 SF

Asking Net Rent:

Please contact listing agents

Additional Rent:

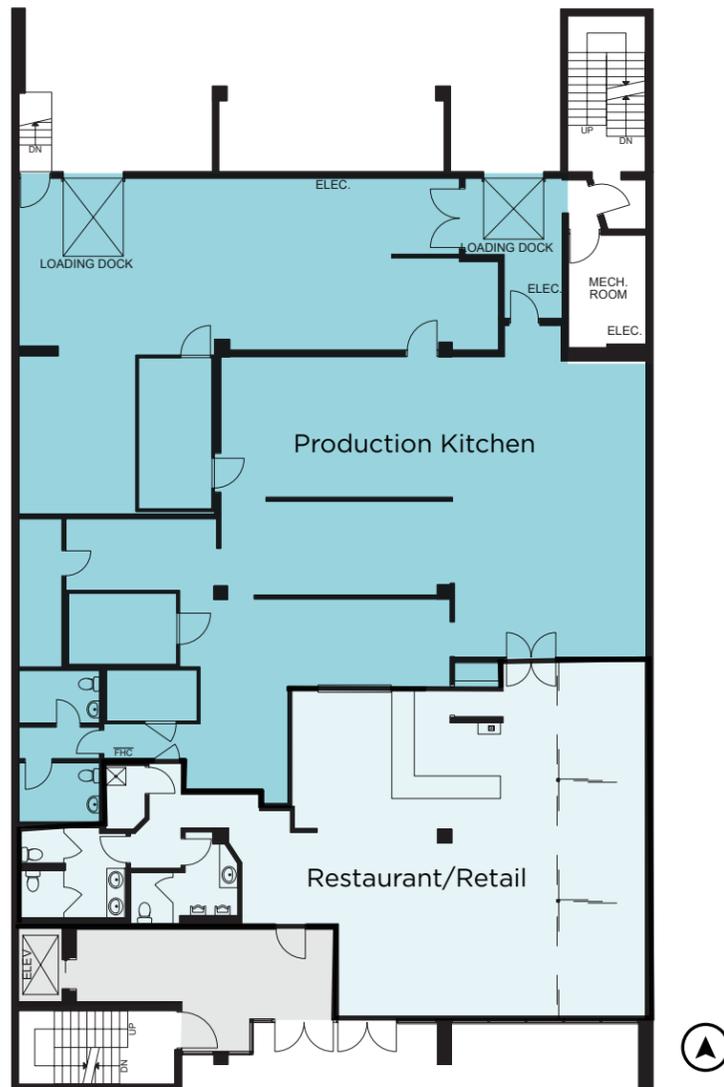
\$22.86 PSF, per annum (2026 estimate)

Occupancy:

Immediately



Floorplan - 5,264 SF



OPPORTUNITY HIGHLIGHTS

- Rarely available production kitchen/restaurant retail space with existing commissary improvements in place
- High exposure restaurant space, situated directly on Jonathan Rogers Park in the heart of Mount Pleasant
- Entire ground floor of the building, with access from common building lobby, direct streetfront entry and loading at rear
- Fully licensed for restaurant use, with 88-person seating capacity within the 1,833 sf of seating area with serving area fixtures in place
- Existing production kitchen improvements include venting infrastructure, three grease traps, and walk-in freezers and fridges
- Two (2) exclusive dock loading bays providing direct access to premises, with surface parking at rear
- Two (2) in-suite washrooms with stalls for customers, with two (2) separate staff washrooms within production kitchen
- Lofty high exposed ceilings throughout premises
- Prominent curb-side patio space with patio license opportunity
- Exterior signage opportunity
- Potential for liquor primary
- Three reserved stalls available at market rates (\$175/stall/month)
- Power capacity of 500amps, totalling 208/120V

DEMOGRAPHICS

Total Population
234,332
(within 3 km radius)

Daytime Population
450,419

Median Household Income
\$81,332

Median Age
39.3

I-1 Industrial The purpose of this zoning is to permit light industrial uses, including advanced technology industry and industry with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Commercial uses, including office and retail uses, which are compatible with or complementary to light industrial uses, are also permitted, subject to the limitations of the zoning schedule. Click [here](#) to view the zoning information from the City of Vancouver.

THE LOCATION



TRANSIT SCORE
RIDER'S PARADISE
90



BIKE SCORE
BIKER'S PARADISE
92



WALK SCORE
WALKER'S PARADISE
100



EAT & DRINK

1. Earnest Ice Cream
2. Ophelia
3. Craft Beer Market
4. Tap & Barrel
5. Fable Diner
6. Purebread
7. Tacofino
8. Elysian Coffee Roasters
9. Starbucks
10. Milano Coffee Roasters
11. 33 Acres Brewing Company
12. Electric Bicycle Brewing
13. Main Street Brewing Co
14. Red Truck Beer Company
15. Brewhall
16. Nook Olympic Village
17. Dear Gus Snack Bar
18. Tractor Everyday Healthy Foods
19. Field & Social
20. Fife Bakery



GROCERY & RETAIL

21. Whole Foods
22. BC Liquor Store
23. London Drugs
24. The Home Depot
25. Canadian Tire
26. Kingsgate Mall



FITNESS & AMENITIES

27. Altea Active
28. Mount Pleasant Community Centre
29. F45 Training False Creek
30. Creekside Community Centre
31. Anytime Fitness
32. CrossFit BC
33. Steve Nash Fitness World
34. Formation Studio
35. Modo Yoga Olympic Village
36. Monarc Boxing & Fitness
37. Rumble Boxing Studio Mount Pleasant
38. 604 Athletics
39. Tantra Fitness Mount Pleasant

DRIVE & WALK TIMES	Drive & Walk Times	
	Drive Time	Walk Time
Downtown Vancouver	10 mins	
Hwy 1	16 mins	
Vancouver International Airport	25 mins	
Olympic Village Station		16 mins
Broadway-City Hall Station		13 mins
Future Mt Pleasant Station		15 mins

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