

WEST END RETAIL FOR LEASE  
#112 - 1030 DENMAN STREET  
VANCOUVER, BRITISH COLUMBIA



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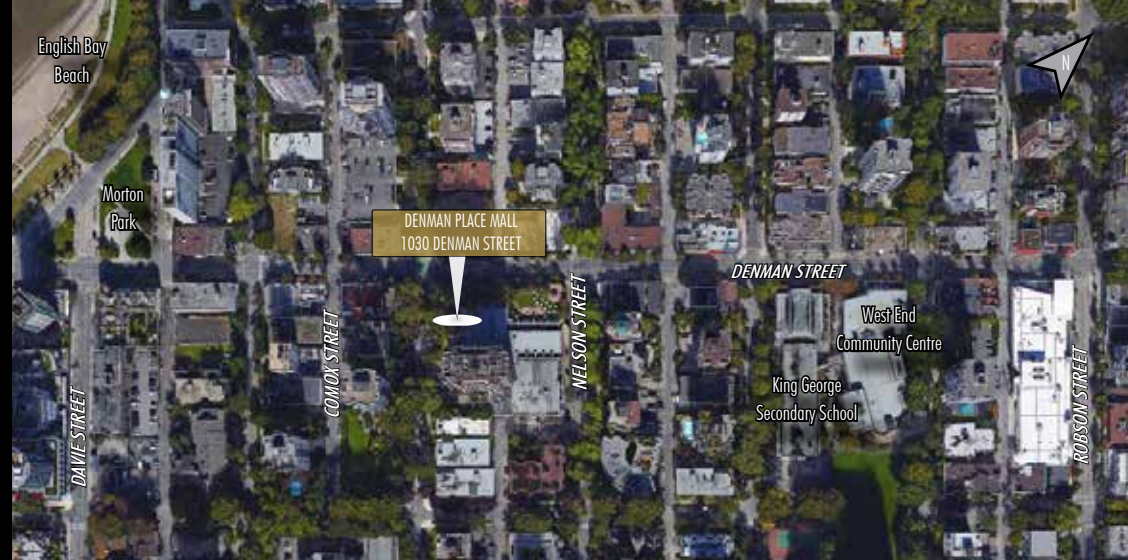
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## LOCATION OVERVIEW

The available retail unit is located within the Denman Place Mall. The property is situated on Denman Street between Nelson Street and Comox Street, in Vancouver's West End neighbourhood. This location is in close proximity to the popular Sea Wall, English Bay beach, and all the shops and services located along Denman Street. Area tenants include the Cactus Club Café, Vera's Burger Shack, Shoppers Drug Mart, HSBC Bank, No Frills, 7-Eleven, and Burger King and many others.

## PROPERTY OVERVIEW

<b>UNIT SIZE</b>	<b>ADDITIONAL RENT</b>
455 sq. ft.	\$16.00 per sq. ft. (estimate)
<b>LEASE RATE</b>	<b>ZONING</b>
\$55.00 per sq. ft.	CD-1 (537)*
<b>GROSS MONTHLY RENT</b>	<b>OCCUPANCY</b>
\$2,700.00	30 days notice

\*Tenant is responsible for verifying allowed uses as per the zoning

