

FOR SUBLEASE

8615 GRANVILLE STREET, VANCOUVER, B.C.

3,679 SF CORNER UNIT IN MARPOLE



Mario Negris
Personal Real Estate Corporation
Senior Managing Director
(604) 675-5252
Mario.Negris@MarcusMillichap.com

Michelle Chang
Senior Associate
(604) 675-5242
Michelle.Chang@MarcusMillichap.com

Marcus & Millichap

FOR SUBLEASE

8615 GRANVILLE STREET, VANCOUVER, B.C.

OPPORTUNITY

Marcus & Millichap is pleased to present the rare opportunity to sublease a high-exposure retail unit located in Vancouver's southernmost neighbourhood of Marpole. 8615 Granville Street (the "Subject Site") is strategically positioned on the corner of Granville Street and W 70th Avenue, offering 3,679 SF of ground level retail space and street-level frontage facing both arterial roads. The Subject Site benefits from its proximity to three bridges and a light rapid transit line across the Fraser River making Marpole a bustling gateway to the downtown core from the south while also having direct egress to Richmond and Vancouver International Airport.

SALIENT DETAILS

Municipal Address:	8615 Granville Street, Vancouver, B.C.
Unit Size:	3,679 SF
Parking:	9 stalls
Zoning:	C-2
Availability:	Immediately
Asking Rates:	Please Contact Listing Agents
Additional Rent:	Approx. \$28.98 PSF



LOCATION OVERVIEW

The Subject Site is located on the corner of Granville Street and West 70th Avenue, Vancouver's south-west side neighbourhood of Marpole, an actively growing riverfront community with a population of 31,455 people, fore-casted to grow by 14.1% by 2027. The area is comprised of 13,149 households that are serviced heavily by the retailers and offices situated along the Granville corridor with a traffic count of 46,511 vehicles passing through the Granville Street and West 70th Avenue intersection per day. Notable nearby retailers include: Safeway, Starbucks, BC Liquor Store, RBC Royal Bank, CIBC, Scotiabank, and many more.

HIGHLIGHTS



Corner unit in a high traffic area



Two prominent sides of road frontage on Granville Street and W 70th Avenue



Excellent signage opportunity



Direct access to the 20 bus route with arrival to Marine Drive Station within 10 minutes by public transport

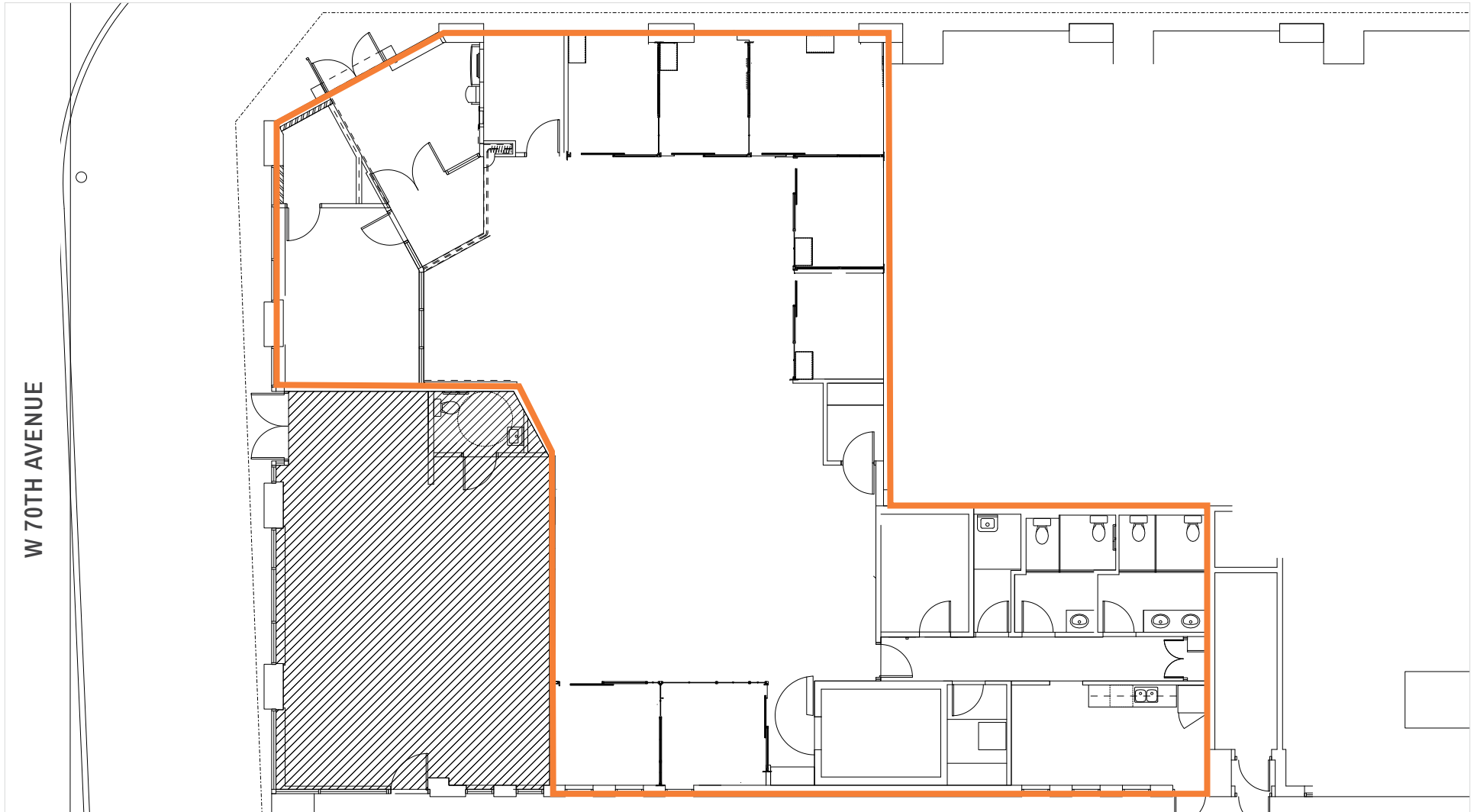


5-minute drive to Richmond and Vancouver International Airport and a 20-minute drive to Downtown Vancouver

FOR SUBLEASE

8615 GRANVILLE STREET, VANCOUVER, B.C.

SITE PLAN



FOR SUBLEASE

8615 GRANVILLE STREET, VANCOUVER, B.C.

Demographics	1KM	3KM	5KM
Population	15,556	64,995	216,547
Households	7,246	25,155	80,385
Average Household Income	\$88,132	\$115,123	\$152,215
Growth Rate (2022-2027)	9.7%	14.8%	11.8%



1. **Subject Property**
2. RBC Royal Bank
3. BC Liquor Store
4. Oxygen Yoga & Fitness
5. Safeway, Starbucks
6. The Yard Cafe
7. Grand Marpole Market
8. CIBC
9. Salvation Army Thrift Store
10. BMO Bank of Montreal
11. Subway
12. Shell Gas Station
13. Chevron Gas Station
14. Dollarama
15. Cafe de l'Orangerie
16. Oriole Cafe
17. McDonald's

Marcus & Millichap

Marcus & Millichap
1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3

T (604) 638-2121
F (604) 638-2122

MarcusMillichap.ca

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2023 Marcus & Millichap. All rights reserved.