

FOR LEASE

DOWNTOWN

FITNESS/RETAIL OPPORTUNITY



1340 GRANVILLE STREET, VANCOUVER

CBRE



RARELY AVAILABLE FITNESS / RETAIL OPPORTUNITY

Retail unit available for lease with exceptional frontage onto Granville Street between Drake Street and Vancouver’s newly constructed Neon Street.

Formerly occupied by a boutique ballet studio, this bright and open 1,549 SF unit is ideally suited for fitness, wellness, dance, or similar uses, featuring full-length studio mirrors, an accessible change room, shower, and private washroom, and washer/dryer hookup.

THE DETAILS

AREA

1,549 SF

ZONING

CD-1 (482)

AVAILABILITY

January 1, 2026

PARKING

1 secured underground stall

ADDITIONAL RENT

\$23.24 PSF

ASKING NET RENT

\$45.00 PSF

UNIT FEATURES



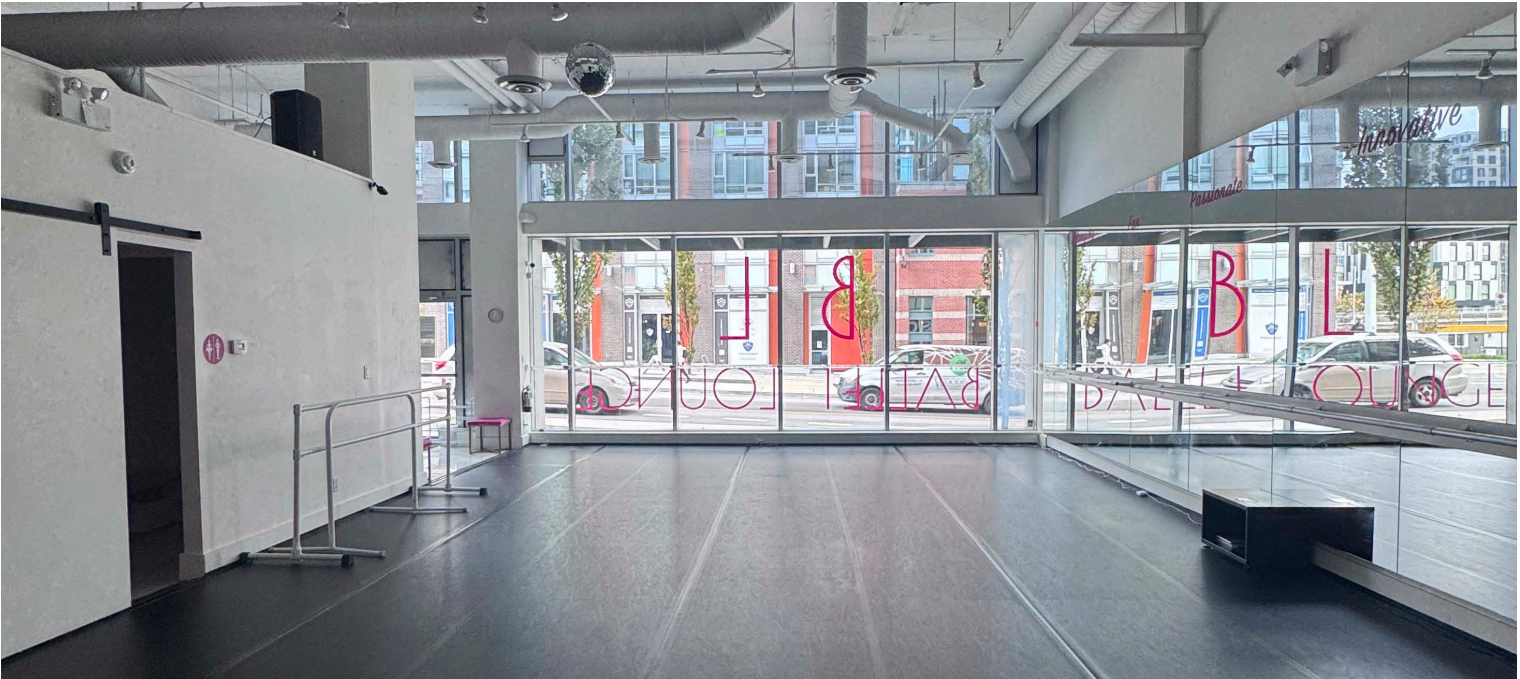
Washer/dryer hookup



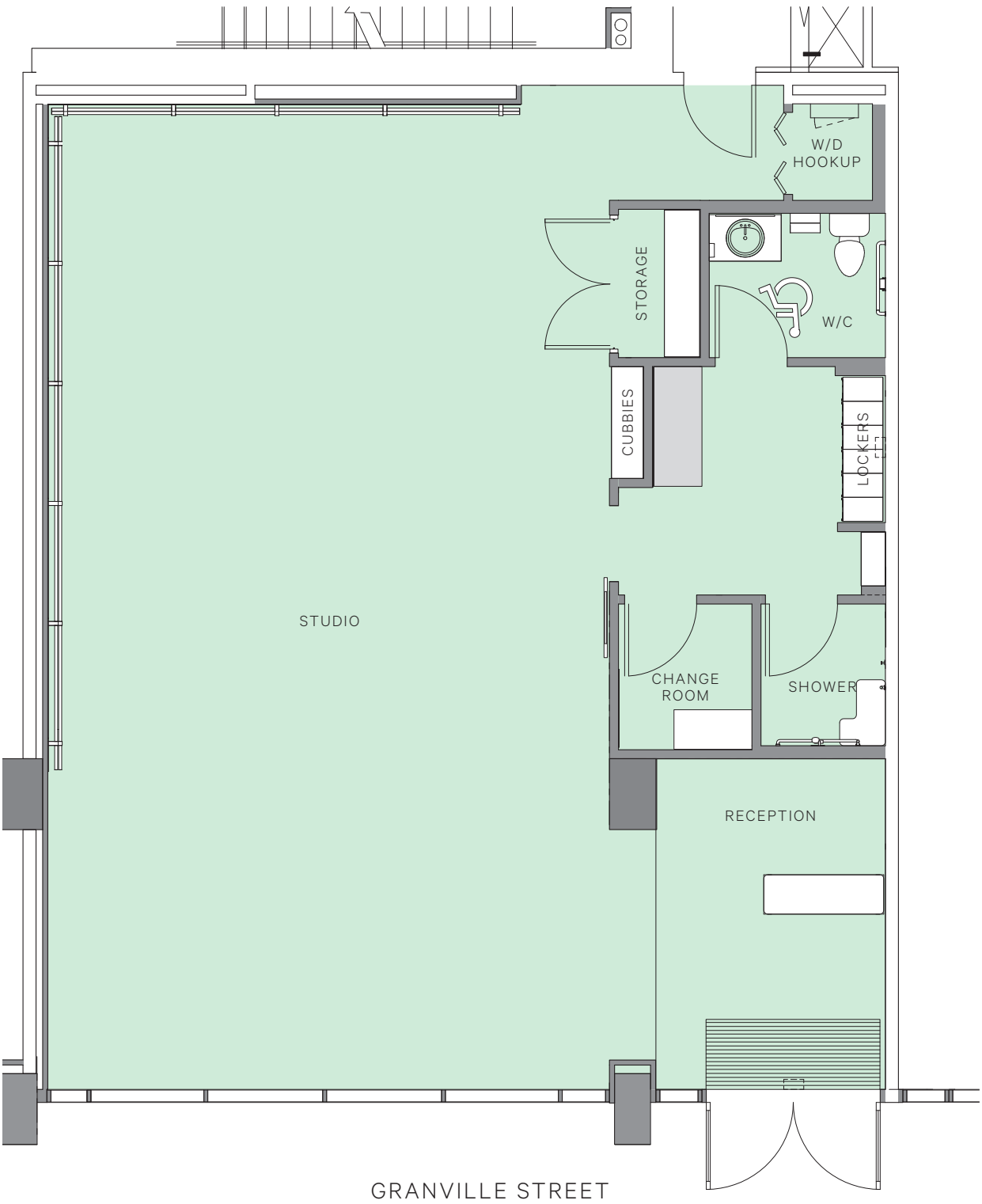
Accessible washroom,
change room, and
shower



1 secured underground
parking stall

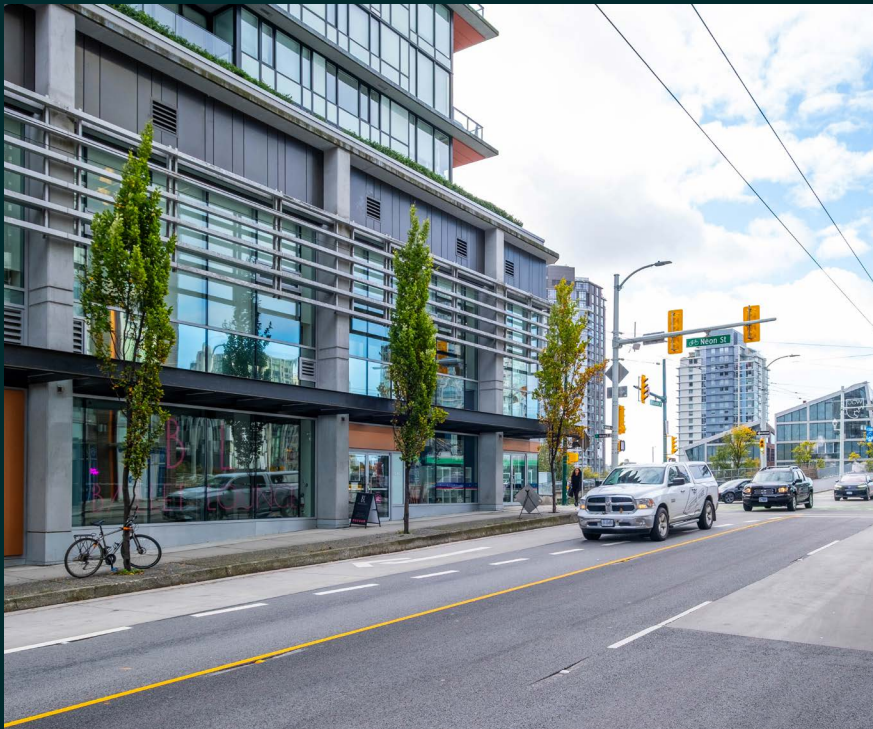


Floor plan not to scale. Subject to verification.



UNIT LAYOUT





THE LOCATION

1340 Granville Street is ideally situated in the vibrant core of downtown Vancouver. Nestled along the Granville corridor, the property is surrounded by a dynamic mix of retail, dining, and entertainment options, featuring both local favourites and everyday essentials. This particular stretch of Granville Street has evolved into a fitness hub, with immediate neighbouring tenants including Thrive and Conquer, Spin Society, and F45 Training, making it an attractive location for wellness-oriented businesses. With close proximity to parks, transit, and cultural landmarks, this highly walkable and bike-friendly location offers a unique blend of urban energy and local character.



CAFES & RESTAURANTS

- 1 Monzo Burger
- 2 Linh Cafe
- 3 Tequila Cocina
- 4 Blenz Coffee
- 5 Basil Pasta Bar
- 6 Au Petit Comptoir
- 7 Autostrada Osteria
- 8 Tartine Bread & Pies
- 9 Giardino Restaurant
- 10 Starbucks
- 11 Subway
- 12 Andonis
- 13 Breka Bakery & Cafe
- 14 Manoush'eh



SHOPPING

- 15 Fresh St. Market
- 16 Wildlife Thrift Store
- 17 Spirit of Howe Liquor Store
- 18 7-Eleven
- 19 Farm to Table Market
- 20 Mine & Yours
- 21 Shoppers Drug Mart
- 22 Leo's Clothing Supply
- 23 Choices Market



FITNESS

- 24 House Concepts
- 25 Spin Society
- 26 F45 Training
- 27 Dynasty Gym
- 28 Fitness World
- 29 Kommunity Fitness
- 30 Ad Iron Fitness
- 31 Thrive and Conquer Fitness

1340 Granville Street is strategically located near the new intersection of Granville and Neon Streets, an area that has recently undergone major infrastructure improvements through the City of Vancouver's Granville Connector Project. The \$54 million initiative has transformed the surrounding street network, replacing the north loops of the Granville Bridge with a modern, pedestrian-friendly H-shaped grid. The new streets, Continental, Rolston, and Neon now connect Drake and Pacific Streets to the bridge, enhancing local connectivity and access.



FOR LEASE

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