



Colliers

4793 & 4795 Main Street, Vancouver, BC

High profile corner retail space for lease at The Riley

Unit size ranging from 1,786 to 4,195 SF

Accelerating success.

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The Riley Overview

The Riley is Strand and Locarno's newest mixed-use development located on the vibrant Main Street corridor. The project is comprised of 89 market rental homes with retail at grade. Current retail availability has a maximum contiguous area of 4,195 SF which can be demised into two units of 2,409 SF and 1,786 SF.

The Riley is strategically located at the intersection of Main Street and East 32nd Avenue. This location experiences heavy foot traffic with everyday conveniences within walking distance. It is also minutes from the King Edward Canada Line Station and a short transit ride from Downtown, Mount Pleasant and Olympic Village.



Highlights



Up to 18'
ceiling heights



Class-B loading bay with
rear access to each CRU



13,304 population
within 1 km radius



Prominent location
on Main Street



30 underground
commercial parking stalls



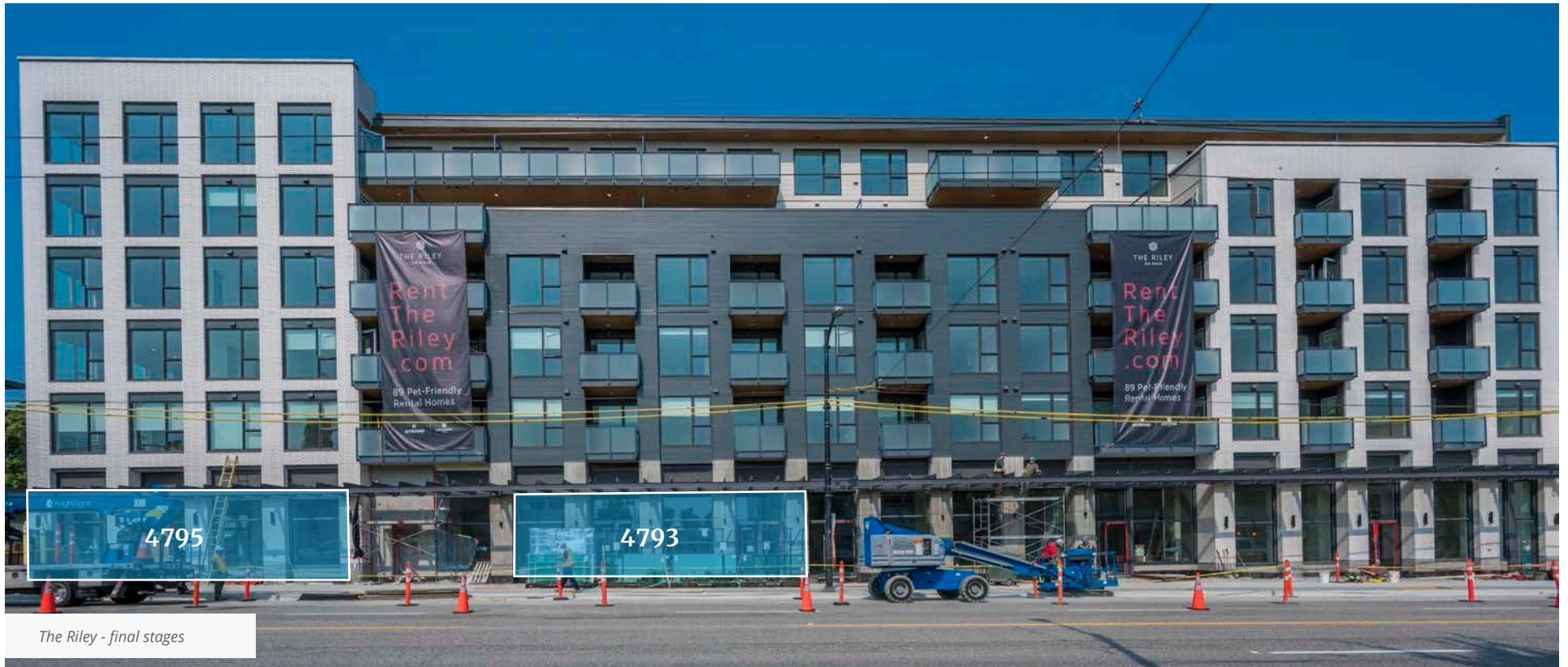
Convenient access to commercial
parking from CRU's via a dedicated
commercial parking elevator



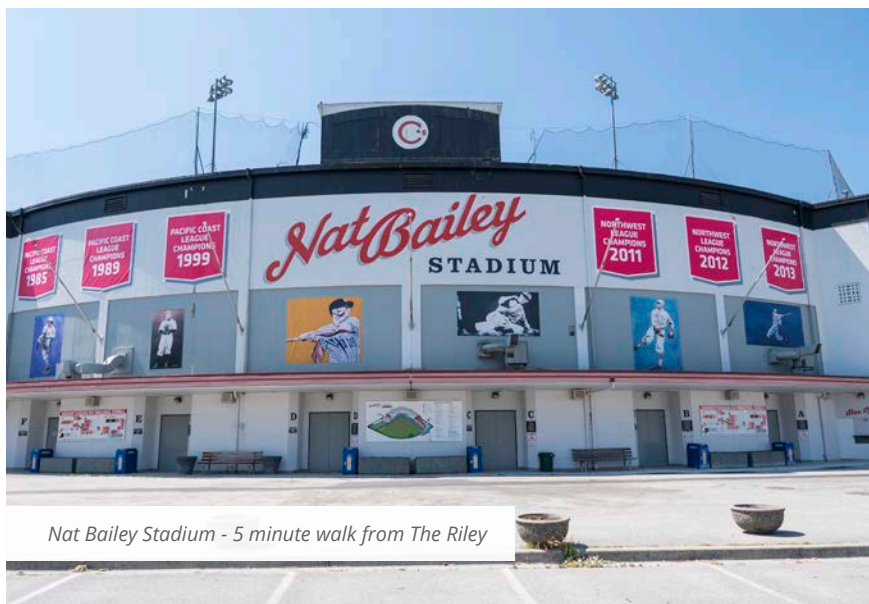
Ventilation shafts for kitchen
exhaust in place CRU 1



Short walk to Nat Bailey Stadium,
Riley Park, Hillcrest Community
Centre and Queen Elizabeth Park



The Riley - final stages



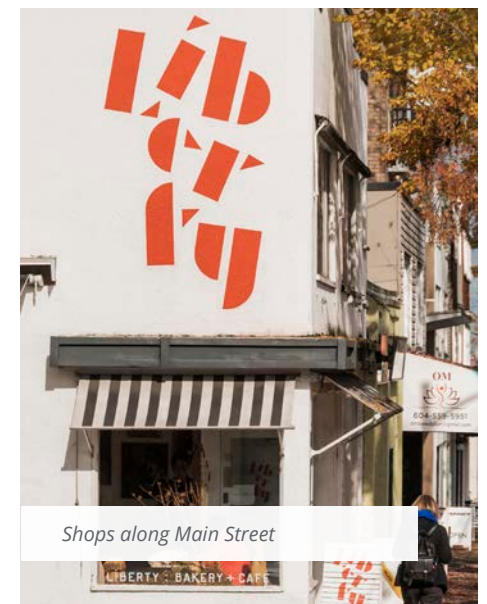
Nat Bailey Stadium - 5 minute walk from The Riley



The Juice Truck - Main Street

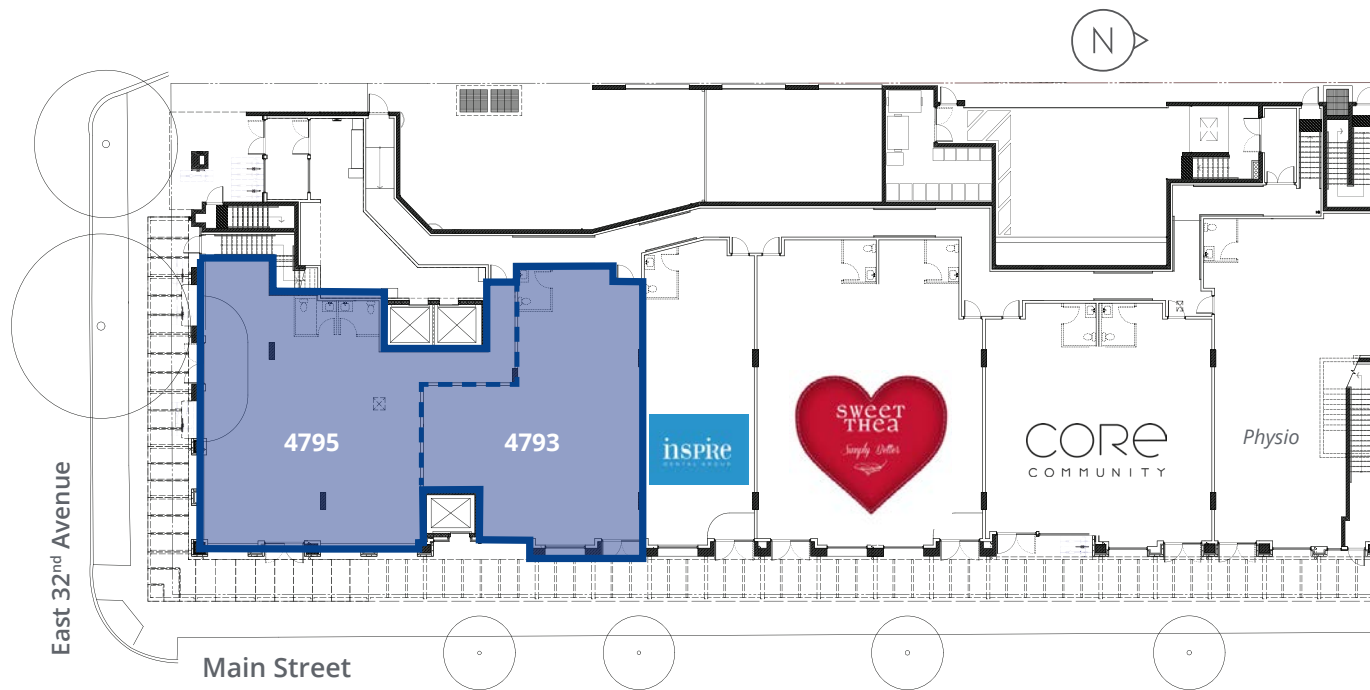


Businesses along Main Street



Shops along Main Street

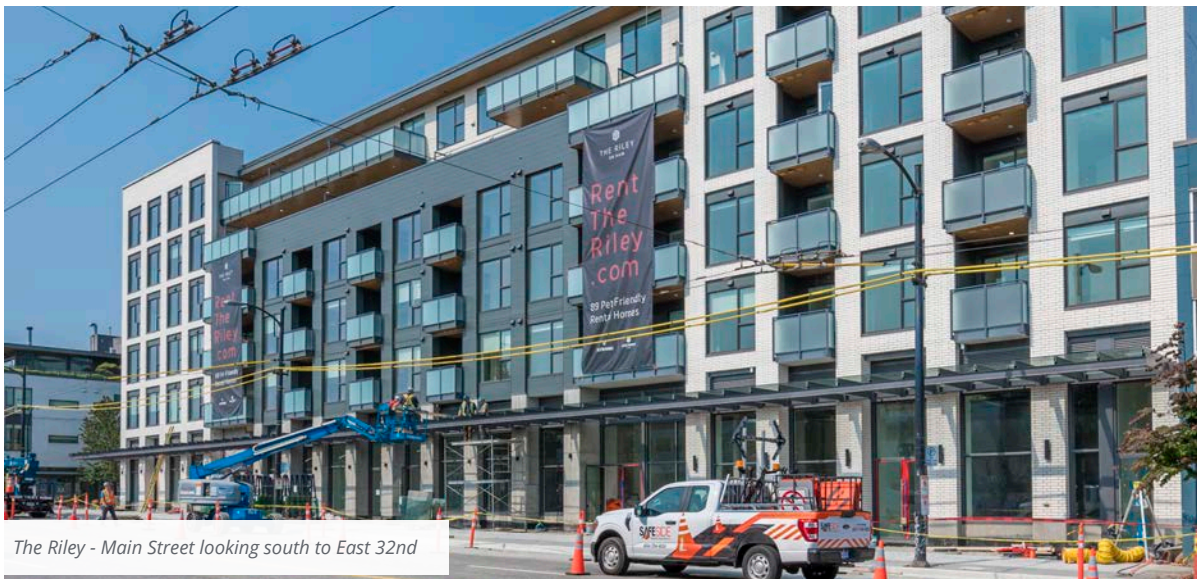
Floor Plan



Retail Space

- Units available now for fixturing
- Great exposure on Main Street
- Ventilation shaft for kitchen exhaust available for tenant use in CRU 1
- Strong co-tenants in The Riley
- Built-in clientele with 89 residential units above
- Located in the popular Main Street neighbourhood, home to many restaurants, coffee shops and retailers
- Many popular amenities in the area

Contact Listing Agents for Lease Rates



The Riley - Main Street looking south to East 32nd

4795 | 2,409 SF
4793 | 1,786 SF

Total | 4,195 SF

Location

Main Street is well known for being one of the trendiest neighbourhoods in Vancouver, home to many unique restaurants, eclectic boutiques, breweries, cafes, and art attractions. A community becoming increasingly popular due to its vitality and livability, The Riley is a place perfect for any business to thrive.



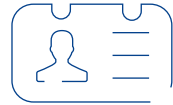
Population

170,921



Average Household Income

\$128,176



Median Age

39

3 km radius

Restaurant/Café

1. Matchstick Coffee
2. Autostrada Osteria Main Street
3. McDonald's
4. East is East
5. BBQ Chicken and Pub
6. Aperture Coffee Bar
7. The Shameful Tiki Room
8. Pane E Formaggio
9. Sawasdee Thai
10. Trafiq
11. Sula Indian Restaurant
12. Blenz Coffee
13. Breka Bakery & Café
14. Chickpea Restaurant
15. Juice Truck
16. MeeT on Main

Retail/ Grocery

1. Nesters Market
2. BC Liquor Store
3. Trendybucks
4. Windsor Meats
5. Woo Vintage Clothing

Financial

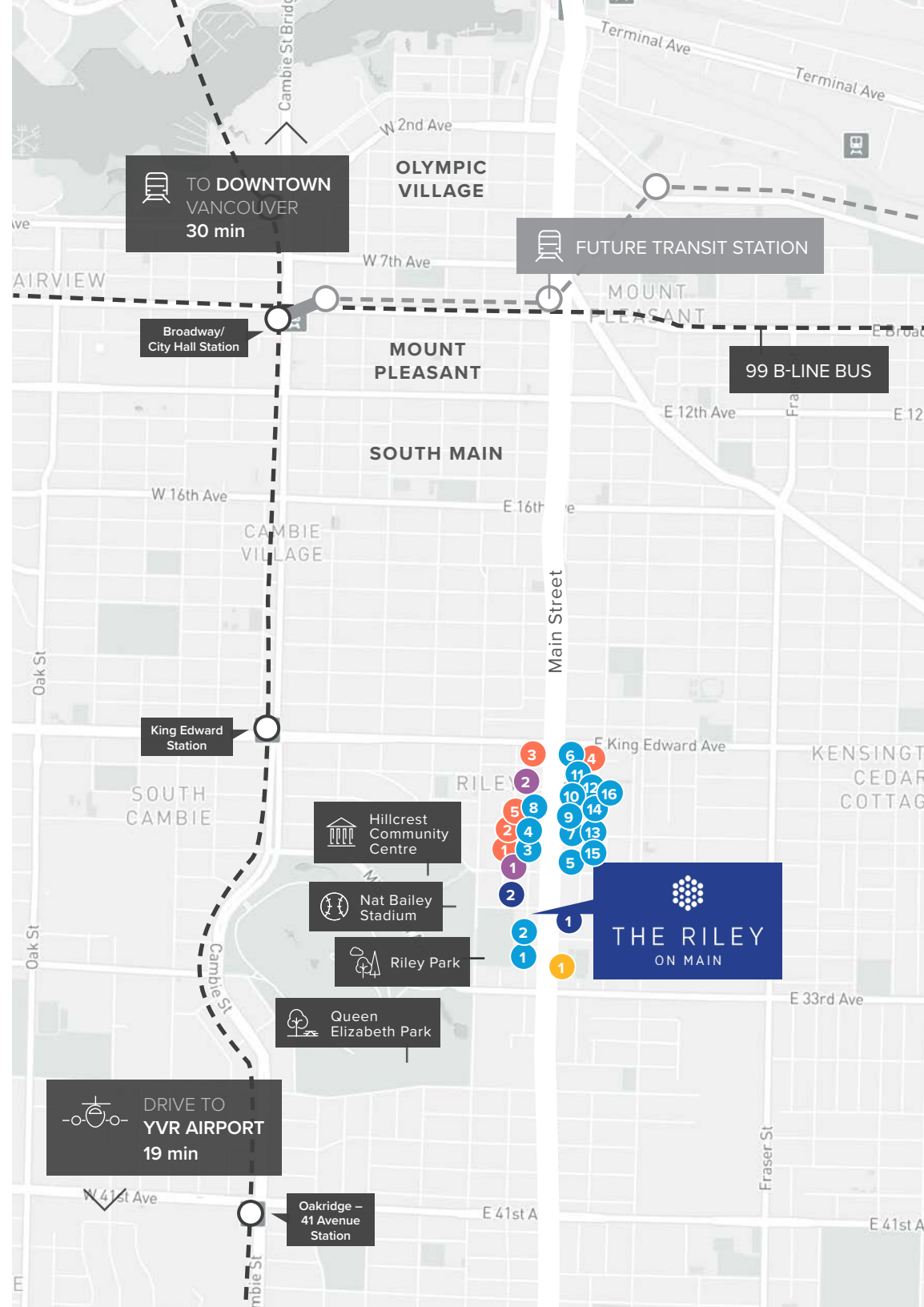
1. CIBC
2. Vancity

Pharmacy/service

1. Pharmasave
2. Lifelabs

School

1. General Brock Elementary School





Colliers

Downtown
Vancouver

Queen Elizabeth Park

Hillcrest Community
Centre

Nat Bailey Stadium



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ON MAIN

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