

RESTAURANT
AND RETAIL SPACE
FOR LEASE

1495

West 8th Avenue
Vancouver | BC

THE NEW VANCOUVER
MASONIC CENTRE



The Vancouver Masonic Centre Association

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OPPORTUNITY | To lease restaurant and retail premises at the new Vancouver Masonic Centre in the South Granville Shopping Precinct.

SALIENT FACTS |



Municipal Address	1495 West 8th Avenue, Vancouver, BC (1463 West 8th Avenue)																
Legal Description	PID: 007-823-011 Lot E Block 311 District Lot 526 Plan 14443																
Site Area (SF approx)	23,983 SF																
Building Area Breakdown (SF approx.)	<table><tr><td>Residential Tower</td><td>111,128 SF</td></tr><tr><td>L1 7th Avenue Restaurant CRU:</td><td>3,216 SF</td></tr><tr><td>L1 8th Avenue CRU:</td><td>2,390 SF</td></tr><tr><td>L1 Lobby:</td><td>2,109 SF</td></tr><tr><td>L2 VMCA Club Space:</td><td>10,032 SF</td></tr><tr><td>L3 Office CRU (leased by VMCA):</td><td>3,130 SF</td></tr><tr><td>L4 Banquet Hall:</td><td>7,168 SF</td></tr><tr><td>L5 Ceremonial Rooftop Patio:</td><td>4,178 SF</td></tr></table>	Residential Tower	111,128 SF	L1 7th Avenue Restaurant CRU:	3,216 SF	L1 8th Avenue CRU:	2,390 SF	L1 Lobby:	2,109 SF	L2 VMCA Club Space:	10,032 SF	L3 Office CRU (leased by VMCA):	3,130 SF	L4 Banquet Hall:	7,168 SF	L5 Ceremonial Rooftop Patio:	4,178 SF
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Parking	95 stalls shared between the residential and commercial																
Zoning	CD-1 (682) – Allows for Cultural and Recreational Uses, Dwelling Uses, Institutional Uses, Office Uses, Retail Uses and Service Uses																



THE SPACE |

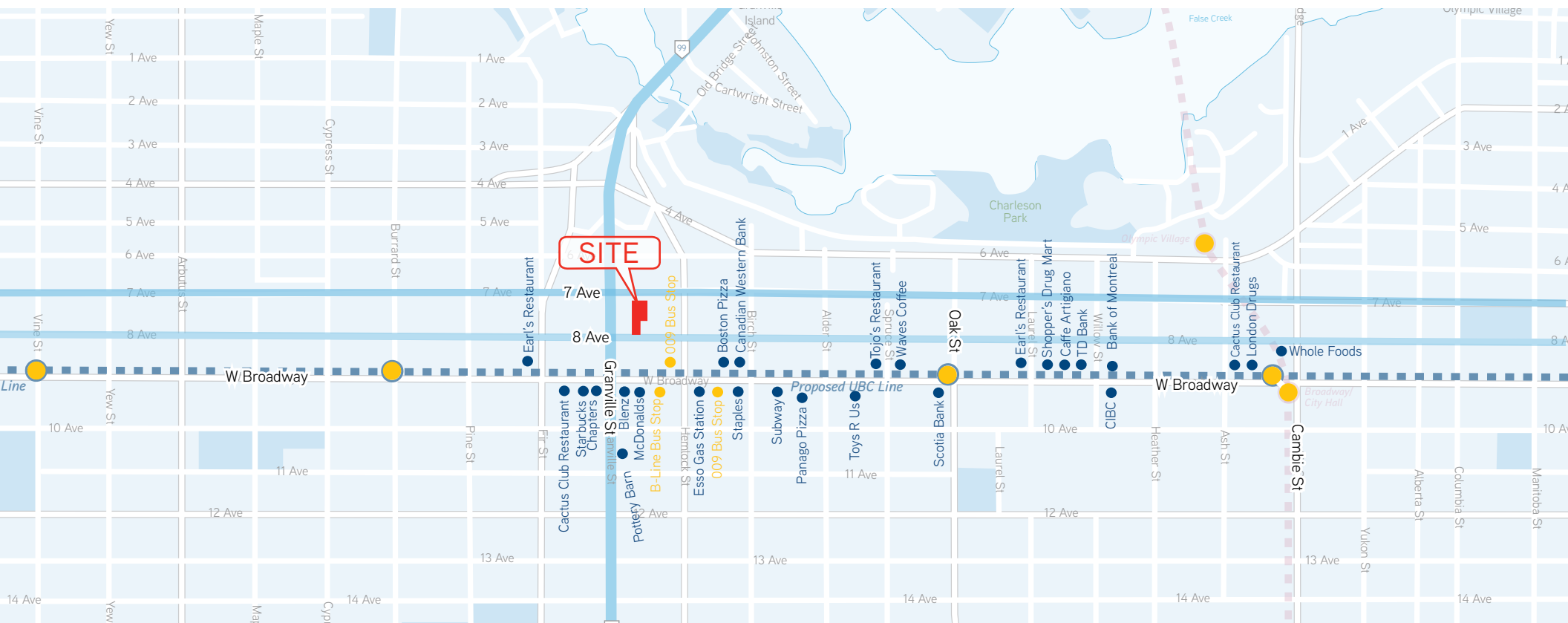
Availability	L1 7th Avenue Restaurant CRU: 3,216 SF L1 8th Avenue CRU: 2,390 SF
Asking Rent	\$50.00 PSF Per Annum
Additional Rent (2021 estimate)	\$17.41 PSF Per Annum
Possession Date (estimate)	L1 7th Avenue Restaurant CRU: March 2021 L1 8th Avenue CRU: June 2021

AREA OVERVIEW |

Geographically bounded by 5th Avenue to the north and 16th Avenue to the south, the South Granville Shopping Precinct is naturally divided into two sub-precincts, creating a natural flow for shoppers. From Broadway north, the area, oft referred to as “Gallery Row”, is home to 14 different art galleries and antique dealers. Within the blocks between Broadway and West 16th Avenue, local national and international retailers create an easy, walkable, shopping mecca to service the community and the greater Vancouver area. The area features a mix of service, fashion and furniture/homeware retailers. Restaurants have also established a strong growing presence and promote a lively evening streetscape. The variety pulls shoppers from around the Lower Mainland, who seek brands and products that cannot be found elsewhere in the Vancouver area.

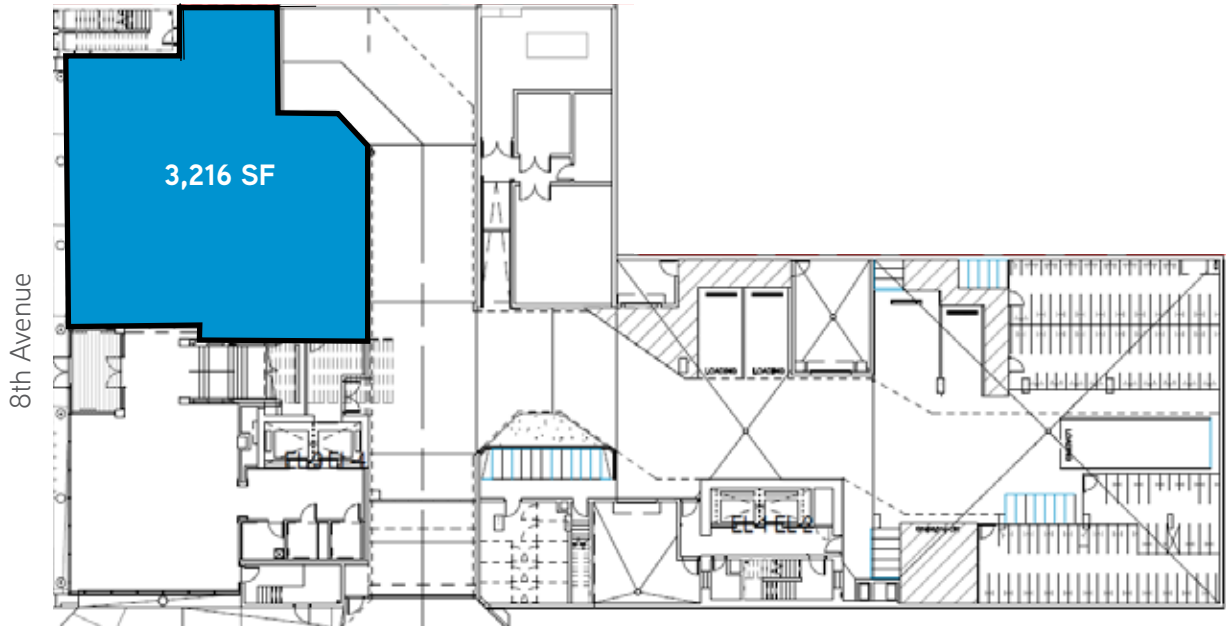
LOCATION HIGHLIGHTS |

- South Granville features a mix service, fashion and furniture/homeware retailers
- 11 blocks, 164 retailers and more than 500,000 people within a 5 kilometre radius
- High average household income in the area, close to \$100,000 within a 1 kilometre radius
- Several planned new residential/commercial developments within the immediate area

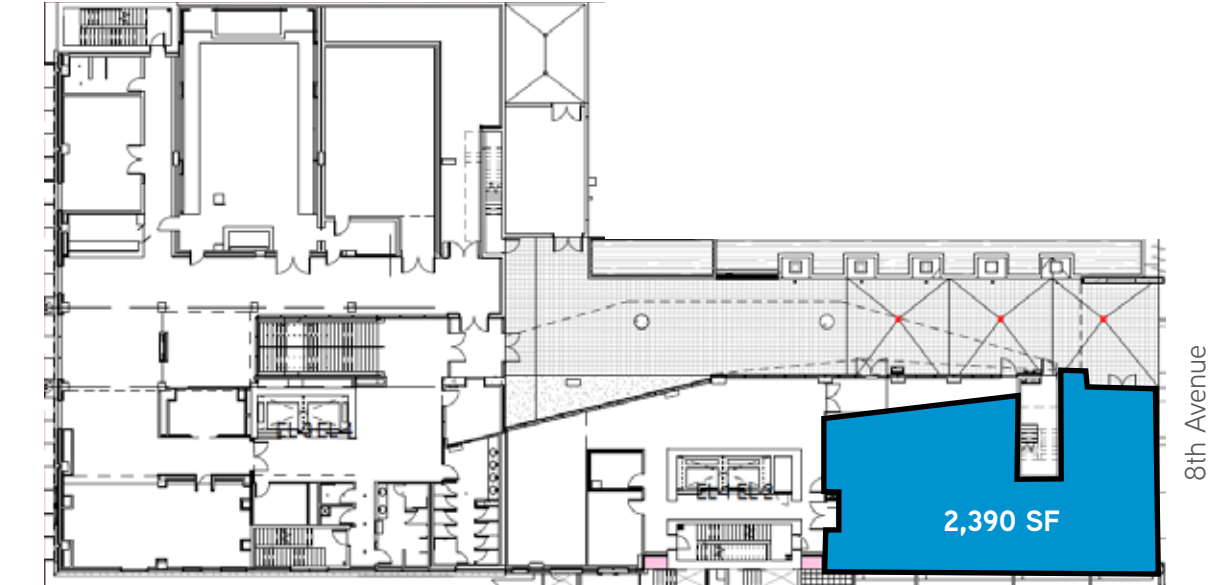


FLOOR PLAN |

L1 7th Avenue Restaurant CRU



L1 8th Avenue CRU



DEMOGRAPHICS |



Daytime Population

54,567



Average Household Income

\$94,681



Walk Score

96

**Walker's Paradise. Daily errands do not require car*



Transit Score

81

**Excellent Transit.*



Bike Score

62

**Bikeable. Biking is convenient for most trips*



Retail Trade Area

Restaurants 106 (37.5%)

Personal Care 91 (32.2%)

Financial Services 59 (20.8%)

Cafes 25 (8.8%) / Bars 2 (0.7%)

**Est. 2019 demographics within 1 km of the subject property*



The Granville Shopping Precinct's central location allows retailers to take advantage of a high daytime population.

Located along one of the most iconic and most trafficked thoroughfares, the area is easily accessible from all parts of the Vancouver region.







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