

# **3022 Granville Street**

Vancouver, BC

2,962 SF Retail/Office Space Available for Sublease or Assignment (Former Bank Branch)



Banking client has undertaken a comprehensive analysis of its retail network and has flagged that there is excess market coverage in certain retail nodes. This excess market coverage has allowed the Bank the opportunity to bring prime real estate space to market for sublease or assignment.

### **Surrounding Retailers**

Shoppers Drug Mart MaxMara L'Occitane Williams Sonoma Meinhardt Fine Foods Small Victory Bakers Prospera Credit Union Bin 4 Burger Lounge Blo Blow Dry Bar Café Barney

#### For More Information

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### Click here for 1st Floor 3D Property Tour

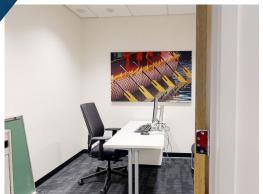


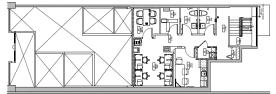












### SITE DETAILS

Area:

2,962 SF (2 levels) (1,999 SF on Ground & 963 SF on Mezz)

Asking Net:

Call Listing Agent

\$28.16 per SF

**Operating CAM** 

Costs:

Sublease Term:

November 30, 2026

### **PROPERTY HIGHLIGHTS**

- South Granville is one of Vancouver's most popular shopping districts
- · High exposure location and Street Parking
- Vibrant retail strip consisting of global fashion boutiques, local galleries and stylish furniture stores and more
- Located just a few minutes from downtown Vancouver, and easily accessible from all over the Lower Mainland

### **Demographics**



Avg. Household Income \$121.082



Household Population 10,778



Daytime Population 14,342

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