

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

CRAIG HAZIZA

Vice President
Retail Sales & Leasing
Cushman & Wakefield ULC
D: 604-640-5891
M: 604 831 2823
craig.haziza@ca.cushwake.com

JOHN CROMBIE, BROKER

Executive Managing Director,
Retail Services
D: 416 359-2720
john.crombie@cushwake.com
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1

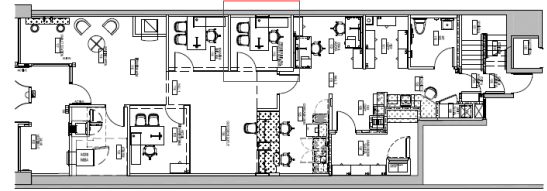
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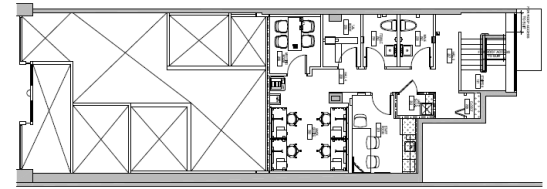
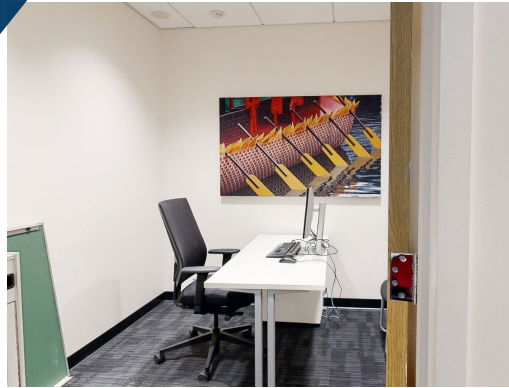
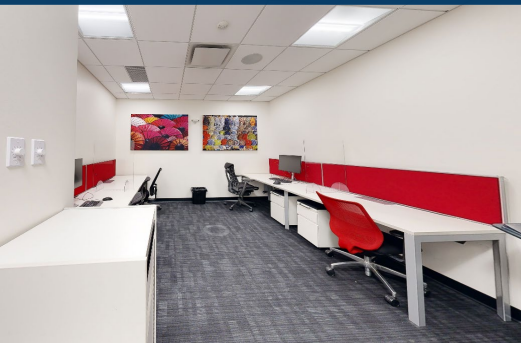


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[Click here for 1st Floor 3D Property Tour](#)



[Click here for 2nd 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
Operating CAM Costs:	\$28.16 per SF
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