

1,658 SF RETAIL LEASING OPPORTUNITY  
HIGH EXPOSURE TO MAIN STREET

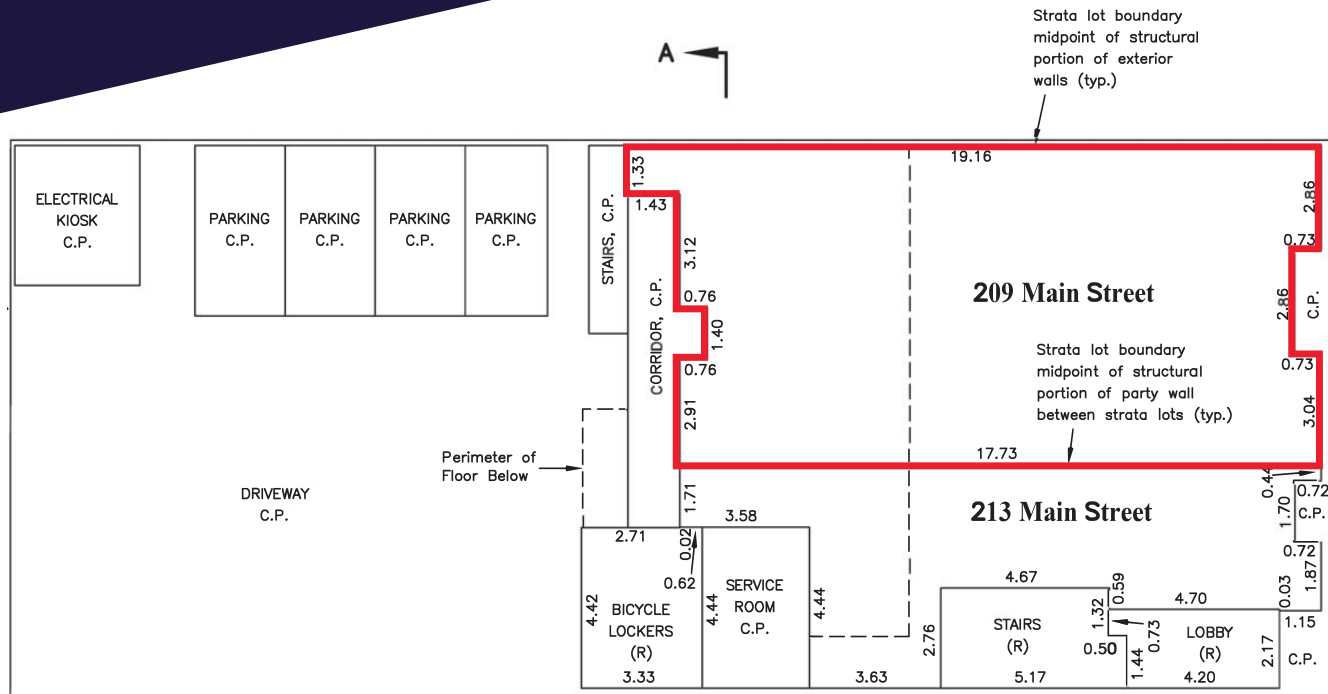
# 209 MAIN STREET

VANCOUVER, BC





# PROPERTY OVERVIEW



## OPPORTUNITY

Located at the highly visible and high-traffic intersection of Main Street and Powell Street, 209 Main Street offers exceptional exposure in the heart of Vancouver's vibrant downtown corridor. This property benefits from a strategic location with easy access to a wide array of amenities, including trendy restaurants, shops, and services.

209 Main Street is a short 13-minute walk from the Expo Line's Stadium-Chinatown Station, providing convenient access to public transit and seamless connectivity throughout the city. This unique position places the property in the midst of growing residential and commercial developments, ensuring long-term potential for business growth and customer foot traffic.

With its prime location, this property offers an excellent opportunity for retail, office, or mixed-use businesses looking to tap into one of Vancouver's most bustling and rapidly evolving neighborhoods.

### AVAILABLE AREA

1,658 SF – Features vent shaft, perfect for a restaurant tenant

### LEASE RATE

\$32.00 PSF, net

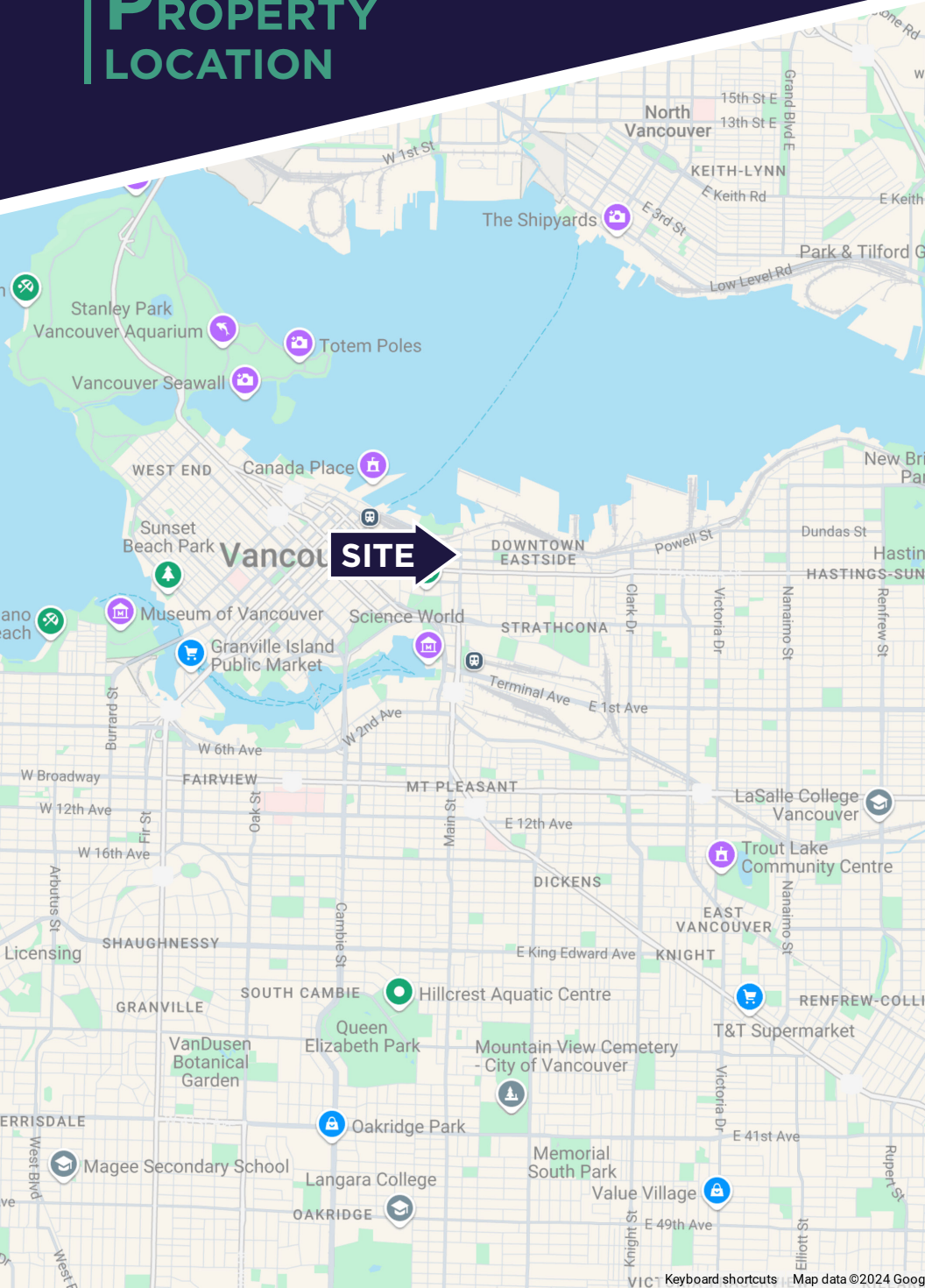
### ADDITIONAL RENT

Estimated at \$13.00 PSF

### AVAILABILITY

Immediate

# PROPERTY LOCATION



## DEMOGRAPHICS

	1 km	3 km	5 km
<b>Population (2024 estimate)</b>	26,719	208,508	430,569
<b>Population (2029 estimate)</b>	30,435	224,980	454,681
<b>Median Age</b>	43	42	45
<b>Avg. Household Income (2024)</b>	\$91,636	\$113,639	\$120,711



**WALK SCORE WALKER'S PARADISE**

**98**



**TRANSIT SCORE RIDER'S PARADISE**

**100**



**BIKE SCORE BIKER'S PARADISE**

**97**

**16,540**

**VEHICLES PER DAY AT MAIN STREET & POWELL STREET**





### FOR MORE INFORMATION, CONTACT:

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