

# ASSEMBLY STRATHCONA

710 GLEN DRIVE  
VANCOUVER, BC

CORNER RETAIL  
UNIT **FOR LEASE**







# PERTINENT DETAILS

|                  |                              |
|------------------|------------------------------|
| AVAILABILITY:    | IMMEDIATELY                  |
| SIZE:            | 1,091 SF                     |
| ASKING NET RENT: | REACH OUT TO LISTING AGENTS  |
| ADDITIONAL RENT: | \$18.92 PSF (2025 EST.)      |
| PARKING:         | 3 EXCLUSIVE STALLS AVAILABLE |
| ZONING:          | CD-1 (RETAIL)                |

## CD-1 ZONING

Flexible **CD-1(772)** zoning allows for a wide range of retail, office, services and light manufacturing uses, including retail store uses, general office, digital entertainment and information communication technology, clothing production, food production, and more

## OPPORTUNITY HIGHLIGHTS

- Rare ground floor retail unit located in the heart of Strathcona
- Prominent corner exposure within the newly completed boutique Assembly development
- 20' high exposed ceilings and concrete flooring
- Double glass-door entrance on Glen Drive, with additional entrance on East Georgia
- Open warm shell condition ready for tenant fixturing
- Expansive floor to ceiling windows providing abundant natural light throughout premises





## THE BUILDING

Positioned at the corner of the recently completed Assembly development in Strathcona, 710 Glen offers a rare opportunity to lease ground floor space with exceptional street visibility and foot traffic. This high-exposure corner unit is ideal for businesses seeking to anchor themselves in one of Vancouver's most dynamic emerging communities.

Assembly is a boutique commercial development in the heart of Strathcona, designed to blend work and lifestyle in perfect harmony. Assembly is the prototype for the ultimate live work lifestyle, offering excellent accessibility being minutes from downtown Vancouver, yet nestled in a neighbourhood rich with character. Tenants enjoy access to premium amenities including a fully equipped gym, generous bike parking, end-of-trip facilities, and a vibrant open-air courtyard and internal mews that foster community connection and inspiration.



## LOCATION

Boasting prominent street frontage and consistent pedestrian traffic, 710 Glen Drive offers a rare opportunity for brand visibility and impact.



WALK SCORE

94



BIKE SCORE

96



DRIVE SCORE

71





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710 GLEN DRIVE

**PLEASE CONTACT US  
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