

2250 MAIN STREET

Vancouver, BC



FOR LEASE/SALE
2,062 SF END UNIT RETAIL SPACE AT ELLSWORTH

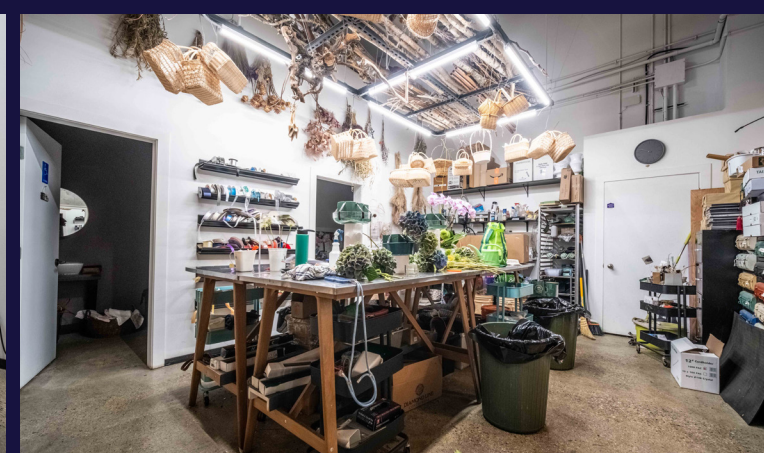
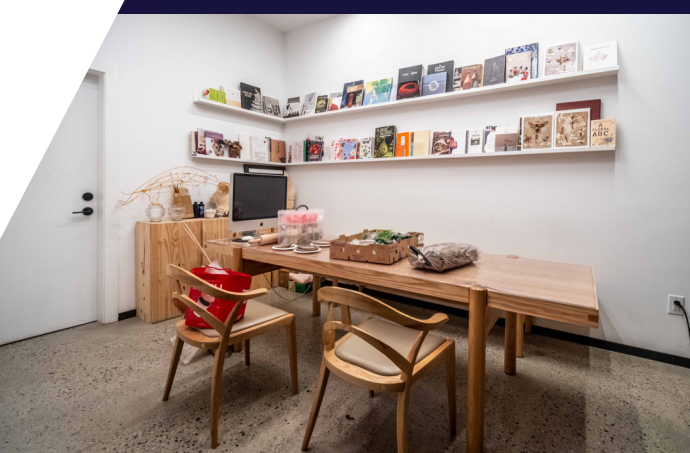




THE OPPORTUNITY

2,062 SF end unit retail space in a modern building built in 2018, featuring high ceilings, floor-to-ceiling windows, ample natural light, fully distributed HVAC, and high visibility signage potential, with prime street frontage at 2250 Main Street, between East 6th Avenue and East 7th Avenue, in Vancouver's Mount Pleasant neighbourhood. Offered with vacant possession, the space presents an opportunity for an owner occupier, an investor, or a tenant looking to lease in one of Vancouver's most active retail corridors. Located in the Ellsworth Building, this modern mixed-use development sits below 89 residential units, offering a built-in customer base, and features contemporary infrastructure throughout along with a common-area loading dock, giving tenants a dedicated space for deliveries separate from the storefront entrance.





SALIENT FACTS

Size	±2,062 SF
Parking	2 assigned stalls plus visitor stalls
Zoning	CD-1 (575)
PID	030-413-737
Legal Description	STRATA LOT 5, PLAN EPS4911, DISTRICT LOT 200A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

LEASE DETAILS

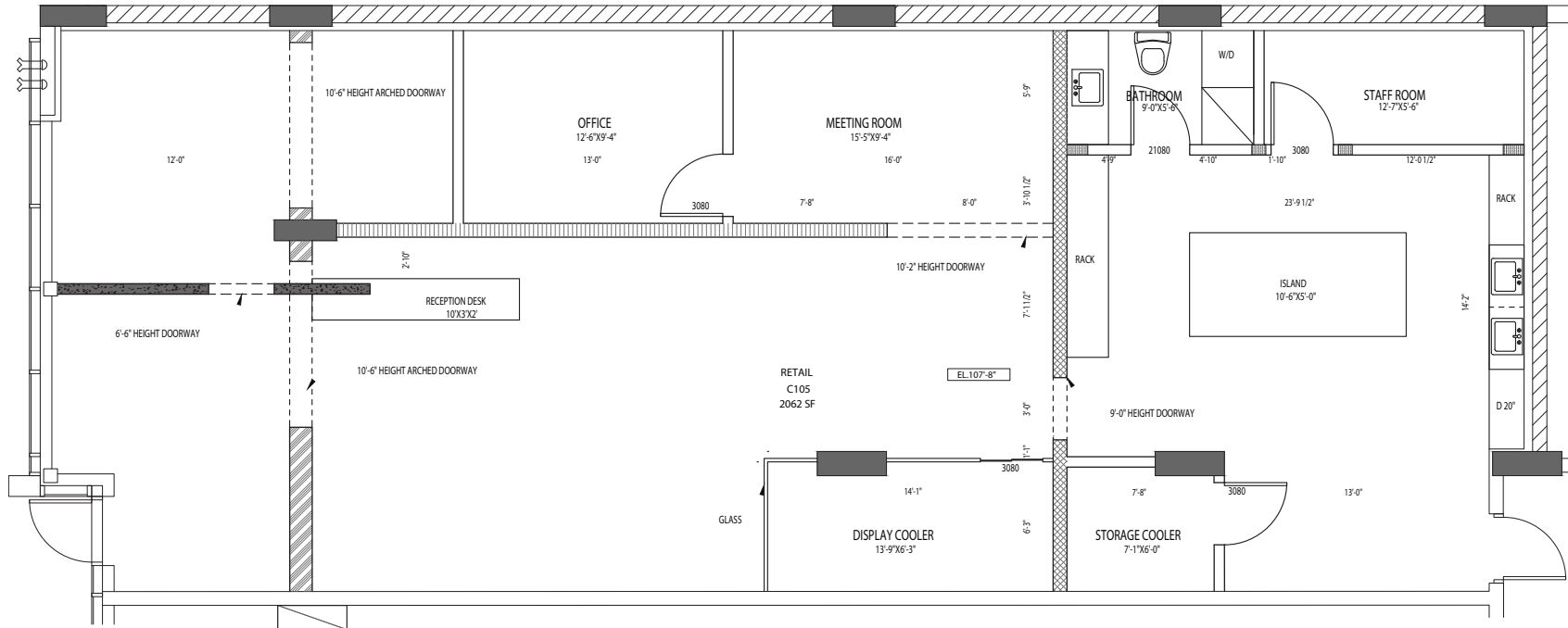
Basic Rent	Contact Listing Agents
Additional Rent	\$26.50/SF

SALE DETAILS

Property Taxes	\$30,624.06 (2026)
Strata Fees	\$1,876.79/month (2026)
Price	Contact Listing Agents

RETAIL C105

2,062 SF



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

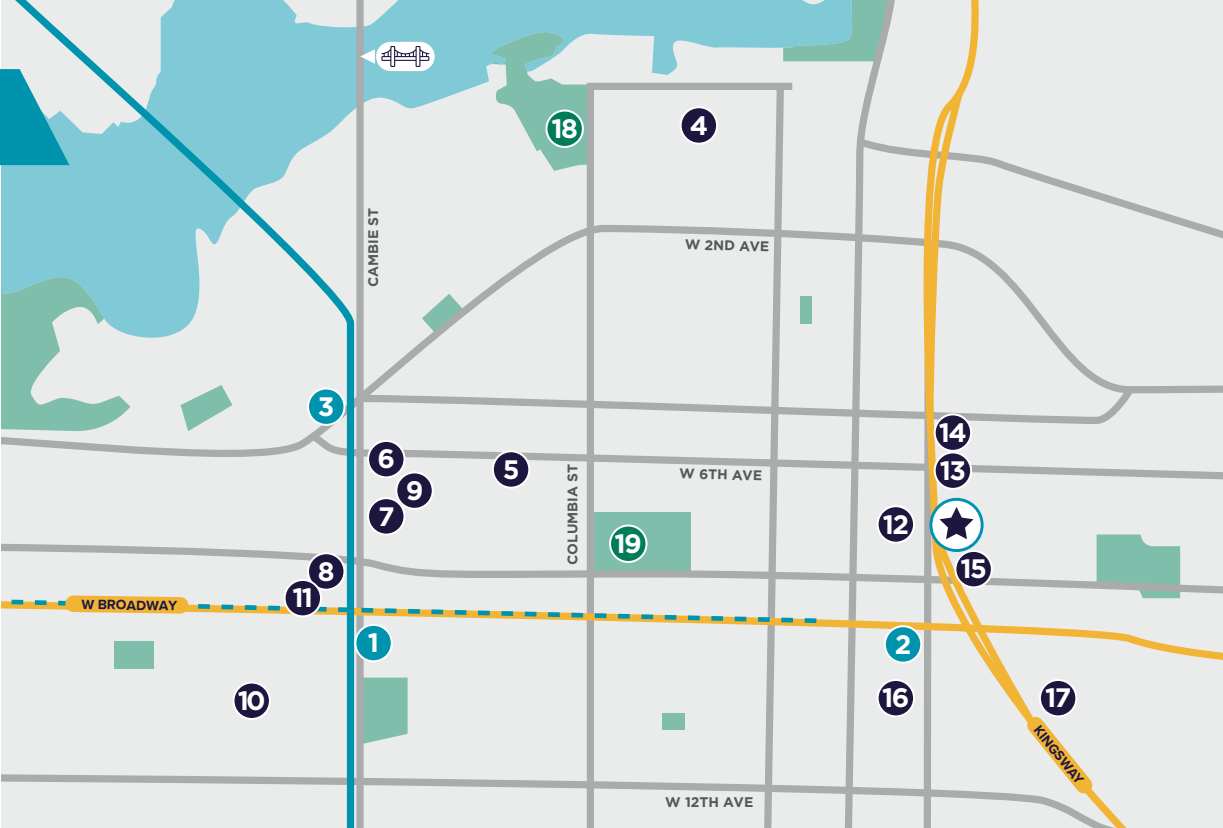
PROPERTY HIGHLIGHTS

-  End unit with high ceilings and floor-to-ceiling windows
-  High visibility signage potential and ample natural light
-  Built in 2018 with modern infrastructure
-  Fully distributed HVAC
-  Steps from the future Mount Pleasant Station, estimated to complete in 2027

-  Common-area loading dock, separate from the storefront entrance
-  Located in amenity-rich Mount Pleasant among boutiques, cafes, restaurants, craft breweries, and creative office space
-  Situated in the Ellsworth Building, below 89 residential units
-  Vacant possession, suited for owner occupier, investor, or tenant

MOUNT PLEASANT, VANCOUVER

Mount Pleasant is one of Vancouver’s most established and fastest evolving neighbourhoods, anchored by the Main Street corridor. The area has built a reputation as a hub for independent retail, restaurants, cafes, craft breweries, and creative office space, drawing a steady mix of local residents, young professionals, and visitors throughout the day and into the evening. The property is located on Main Street between East 6th and East 7th Avenue, in the heart of this activity. The surrounding blocks are among the densest in the area, with numerous mixed-use residential and office developments completed in recent years and more in the pipeline, continuing to add to the neighbourhood’s residential base, daytime population, and overall foot traffic. Main Street carries consistent pedestrian, cyclist, and vehicle traffic, and the location is also steps from the future Broadway subway line, with an estimated completion in 2027, which will connect Mount Pleasant directly to Vancouver’s broader rapid transit network and further strengthen the area’s long-term retail fundamentals.



★ SUBJECT PROPERTY

- 1. Broadway-City Hall Station
- 2. Future Mount Pleasant Station
- 3. Olympic Village Station
- 4. Craft Beer Market
- 5. No Frills
- 6. Best Buy
- 7. Winners & HomeSense
- 8. Whole Foods Market
- 9. Canadian Tire

- 10. Vancouver General Hospital
- 11. London Drugs
- 12. Steamworks
- 13. Cream Pony
- 14. Brassneck Brewery
- 15. Como Taperia
- 16. Fox Cabaret
- 17. Whisk Matcha Cafe
- 18. Charleson Park
- 19. Jonathan Rogers Park

--- 99 & 9 Bus Route Cambie Bridge

AREA FEATURES AND SCORES



Walk
Score
100



Bike
Score
92



Transit
Score
81

Main Street-Science World Station	4 mins
Olympic Village Station	6 mins
Cambie Bridge	6 mins
Broadway-City Hall Station	6 mins
Vancouver General Hospital	9 mins
Downtown Vancouver	8 mins
YVR Airport	18 mins



For more information, please contact:

MATTHEW HO

Personal Real Estate Corporation
Associate Vice President
+1 604 608 5935
matthew.ho@cushwake.com

STEVEN LAM

Personal Real Estate Corporation
Associate Vice President
+1 604 608 5929
steven.lam@cushwake.com

Cushman & Wakefield
Suite 1200 - 700 West Georgia Street
PO Box 10023, Pacific Centre
Vancouver, BC V7Y 1A1



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