928 COMMERCIAL DRIVE

For Lease | Prime Commercial Drive Retail Opportunity

The Drive — CORBEL COMMERCIAL

corbel
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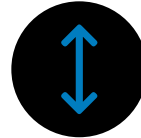marc@corbelcommercial.com

THE LOCATION

"The Drive" is known for its vibrant and multicultural character. The district is home to numerous retailers, cozy cafés, trendy clothing boutiques and award-winning restaurants. It is also home to Vancouver's own 8 block officially designated Little Italy, which represents more than 60 years of Italian heritage. This newly constructed secured Market Rental Project has exceptional traffic and pedestrian exposure for those tenants seeking an immediately prominent location. Some notable neighbours include Kin Kao, Lunch Lady, and Downlow Chicken Shack. The property is located in close proximity to countless other popular destinations/amenities and is within walking distance for many neighbouring residences.

THE FEATURES

The latest newly constructed secured Market Rental Project in the heart of "The Drive"

Expansive ceiling heights throughout

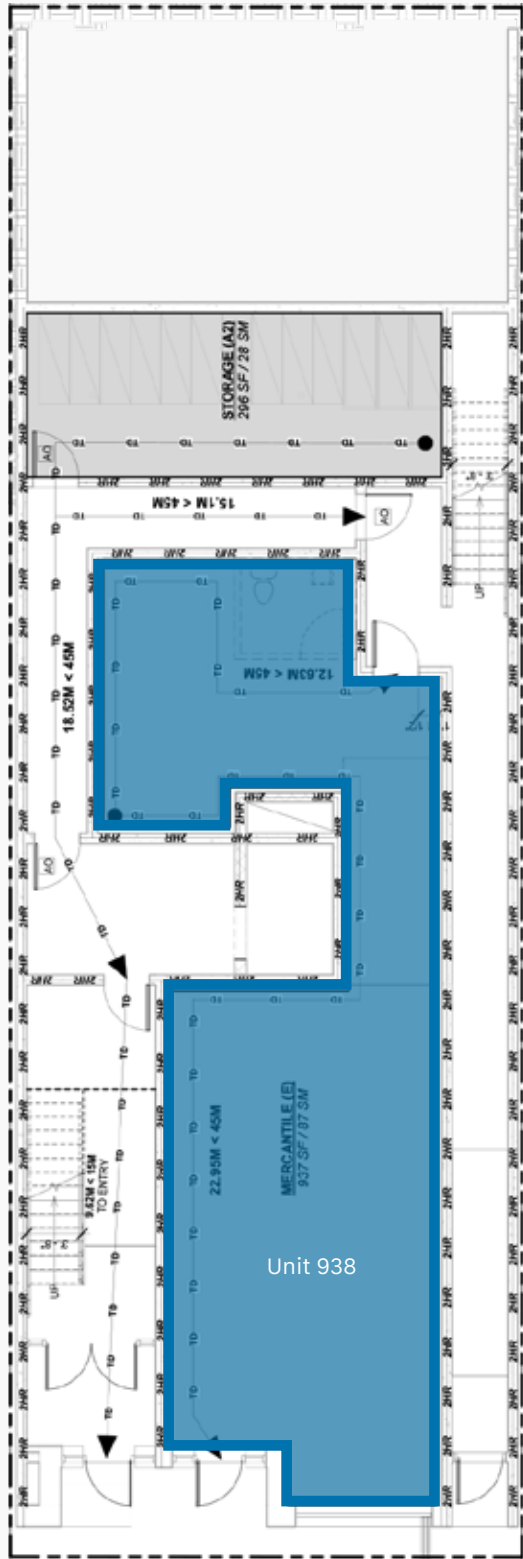Large glass retail storefront providing excellent visibility with abundant natural light

Exceptional exposure and frontage with amazing signage potential and a prime patio seating opportunity

Rare small format retail premise ideal for limited food retail, health and wellness services, and boutique retail uses

FLOOR PLAN

STORAGE (A2)
296 SF / 28 SM

15.1M > 4.5M

18.52M < 4.5M

12.62M > 4.5M

22.95M < 4.5M

9.62M < 15M
TO ENTRY

MERCANTILE (E)
937 SF / 87 SM

Unit 938

SALIENT FACTS

UNIT:	938
SIZE:[1]	937 SF (Approx.)
ZONING:	C-2C1 (Commercial)
BASIC RENT:[2]	$50.00 NNN PSFPA
ADDITIONAL RENT:	$20.00 (2024 est.)
GROSS RENT:	$5,413.33/month + GST
AVAILABILITY:	Immediately

[1]All sizes are approximate and subject to verification.
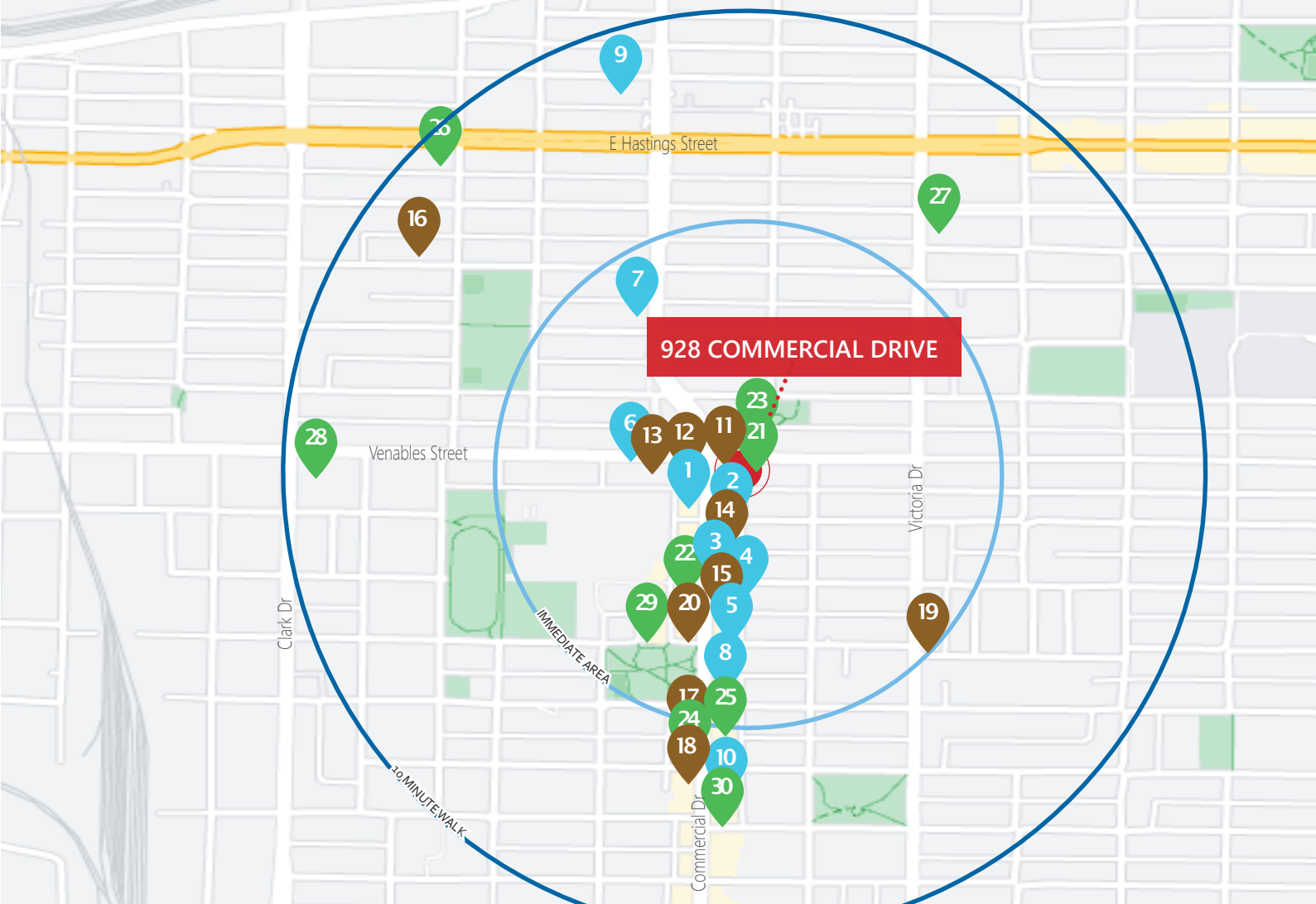[2]Gross rent currently equates to this amount plus GST. Lease to be fully triple net.

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E Hastings Street

Venables Street

Victoria Dr

Clark Dr

Commercial Dr

IMMEDIATE AREA

10 MINUTE WALK

DINING + COCKTAILS

1. Kin Kao
2. Absinthe Bistro
3. Bombay Kitchen + Bar
4. Lunch Lady
5. Sula Indian Restaurant
6. East Van Brewing Company
7. Pepino's Spaghetti House
8. Magari by Oca
9. Resurrection Spirits
10. Marcello Ristorante & Pizzeria

COFFEE + CASUAL FARE

11. Bump N Grind Cafe
12. Downlow Chicken Shack
13. The Bunny Cafe
14. Mogu Fried Chicken
15. Moja Coffee
16. Earnest Ice Cream
17. Don Oso's Restaurant
18. LIVIA Forno e Vino
19. Via Tevere Pizzeria
20. Community Taps + Pizza

SHOPPING & SERVICES

21. Liquid Amber Tattoo & Art Collective
22. Choices Markets
23. Era Design Inc
24. Studio Full Bloom
25. Exposure Clothing
26. NOFRILLS
27. Bosa Foods
28. Fujiya Foods
29. Britannia Community Centre
30. Soulessentials Records