



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE  
4680 MAIN STREET  
VANCOUVER, BC**



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# FOR LEASE 4680 MAIN STREET VANCOUVER, BC

## LOCATION

The property is located on the east side of Main Street between E 30th and E 32nd in the Riley Park-Little Mountain neighbourhood. The Main Street commercial corridor is home to many of Vancouver's trendier retailers as well as national retail stores such as IGA, the Royal Bank and Starbucks. The Riley Park-Little Mountain neighbourhood is continuing to emerge as significant developments proceed in the area.

## OPPORTUNITY

To lease a ground-floor retail space of approximately 1,988 sf situated above a high-ceiling basement area of approximately 1,637 sf. There is parking in the rear of the building accessible off the back lane with additional street-front parking directly in front of the premises.

## AVAILABLE AREA

Main Floor	1,988 sf
Basement	1,637 sf
<b>Total Area</b>	<b>3,625 sf</b>

## ASKING LEASE RATE

Main Floor	\$35.00 psf, net
Basement	\$10.00 psf, net

## ADDITIONAL RENT (2022)

\$14.48 psf

## AVAILABILITY

Available April 1, 2022



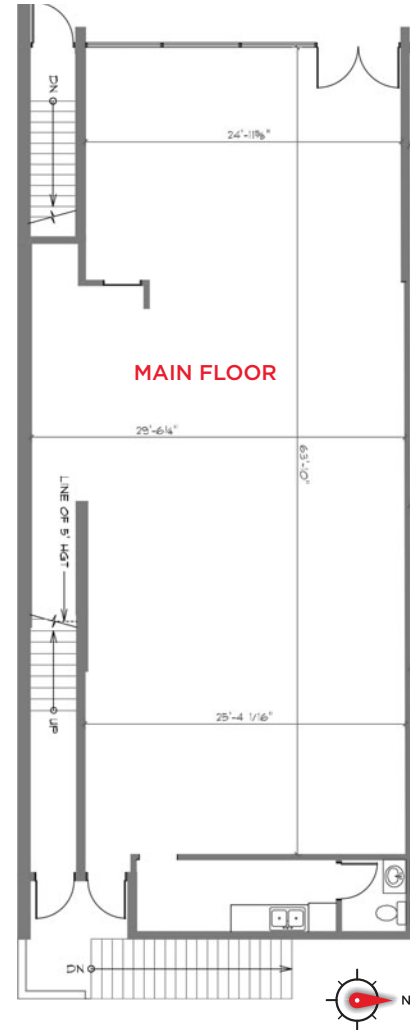
WALK SCORE  
VERY WALKABLE  
**85**



TRANSIT SCORE  
GOOD TRANSIT  
**58**



BIKE SCORE  
BIKER'S PARADISE  
**100**

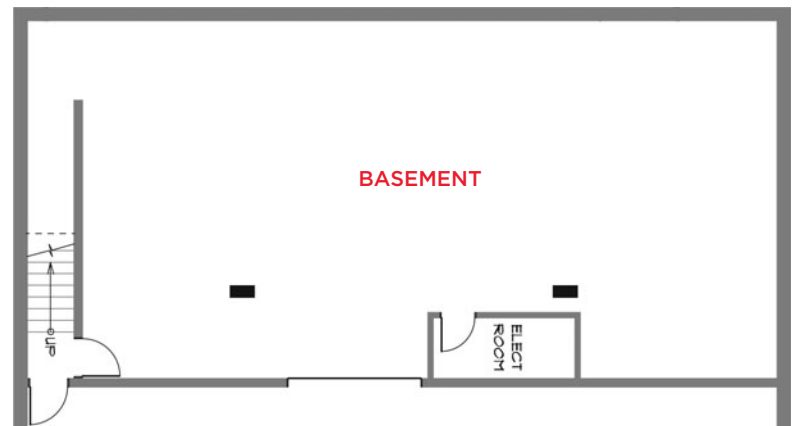
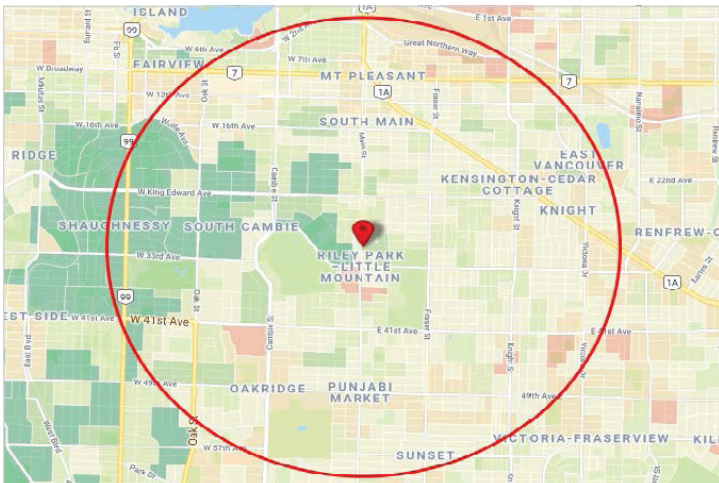


## DEMOGRAPHICS



WITHIN  
3 KM

<b>81,237</b>	Daytime Working Population (2021)	
<b>6.4%</b>	Projected Growth (2021 - 2026)	
Ages	< 19	<b>29,109 16.3%</b>
	20 - 64	<b>122,100 68.4%</b>
	> 65	<b>27,370 15.3%</b>
<b>\$120,482</b>	Average Household Income	



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC PRJ0669917 (01/22/bg)