

FOR LEASE

338 EAST 2ND AVENUE
VANCOUVER, BC



- **LOCATED IN VANCOUVER'S EMERGING CREATIVE HUB**
- **CLOSE PROXIMITY TO MOUNT PLEASANT AND OLYMPIC VILLAGE**
- **WALKING DISTANCE TO SKYTRAIN, COFFEE SHOPS, RESTAURANTS AND OTHER AREA AMENITIES.**



DEMOGRAPHICS	1 KM	3 KM
Population (2018)	18,483	103,593
Population Growth (2013 - 2018)	16.6%	8.5%
Projected Population Growth (2018 - 2023)	8.9%	7.9%
Daytime Population at Work	14,992	41,701
% of Households with Children	28.3%	44.5%
Median Age	36.4	37.2

WALK SCORES



WALK SCORE
VERY WALKABLE
89



TRANSIT SCORE
TRANSIT PARADISE
90



BIKE SCORE
BIKER'S PARADISE
91

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**CUSHMAN &
WAKEFIELD**

FOR LEASE

338 EAST 2ND AVENUE

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OPPORTUNITY

Situated on the East 2nd Avenue, two blocks east of Main Street, is the opportunity to lease 1,677 sf – 9184 sf of prime ground floor commercial premises. Serviced by all three of Translink’s Expo, Millennium and Canada rapid transit lines, and the incoming Broadway Extension, the property is located in the fast-growing neighborhood adjacent to Mount Pleasant with abundant amenities, offering residents and staff experiences ranging from the day-to-day to the exceptional.

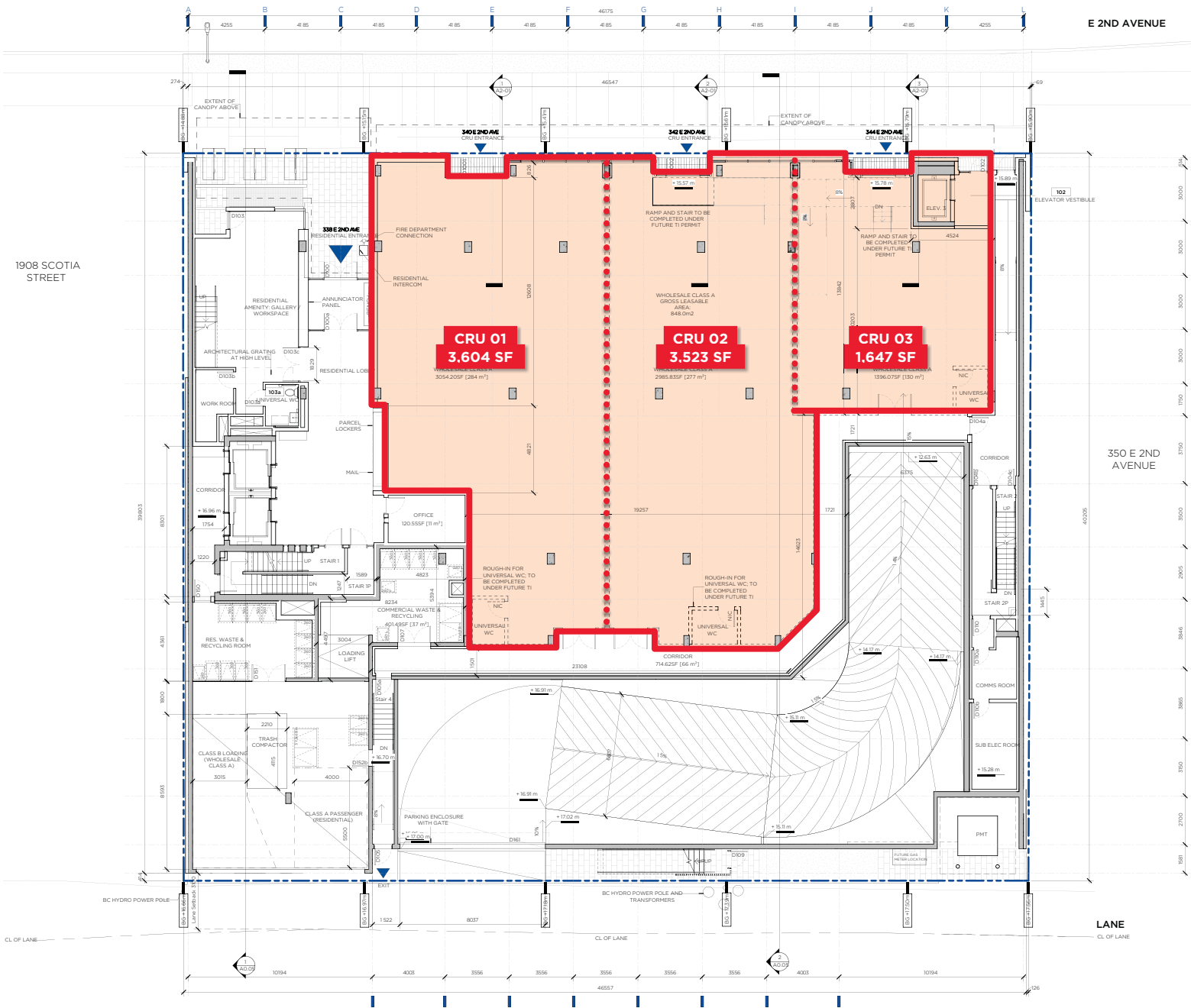
The node centralized by 338 East 2nd Avenue is increasingly being populated by new office and residential development as well as renowned area defining food and service amenities.

AVAILABILITY

Estimated to be ready for Tenant improvements in Q1 2023

AVAILABLE PREMISES

Cru 1	3,604 sf
Cru 2	3,523 sf
Cru 3	1,647 sf
Can be combined to create a single unit of	9,489 sf



ZONING

IC-3

The primary intent of this Schedule is to permit a mix of light industrial, live arts and theatre, residential and related uses that are generally compatible with adjoining residential and commercial districts. Service uses compatible with and complementing light industrial uses and a limited number of office uses are also permitted, but not general retail stores.

ASKING NET RENT

\$35.00 per square foot per annum

OPERATING COSTS & TAXES

\$18.00 per square foot per annum

PARKING

secure on-site underground parking with street parking available

AMENITIES:

15 MINUTE WALKING DISTANCE

JOIN THE LIKES OF



FOR LEASE

**338 EAST 2ND AVENUE
VANCOUVER, BC**

THE R A P H A E L .
R
BY C A P E G R O U P



ACCESSIBILITY

- EASILY ACCESSIBLE FROM THE SURROUNDING MUNICIPALITIES OF NORTH VANCOUVER, BURNABY, COQUITLAM, RICHMOND AND SURREY
- QUICK ACCESS TO VANCOUVER INTERNATIONAL AIRPORT VIA THE CANADA LINE
- SHORT WALK TO MAIN STREET-SCIENCE WORLD SKYTRAIN STATION
- MOUNT PLEASANT AND OLYMPIC VILLAGE ARE EASILY ACCESSIBLE BY CARE, BIKE, BUS, FOOT AND SKYTRAIN

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