



**CUSHMAN &
WAKEFIELD**

FOR LEASE
8697 GRANVILLE STREET
VANCOUVER, BC

**2,200 SF BUILDING AND THE 4,000 SF YARD
ON CORNER OF 71ST & GRANVILLE**



WALK SCORE
VERY WALKABLE
86



TRANSIT SCORE
GOOD TRANSIT
54



BIKE SCORE
VERY BIKEABLE
88



433
**NUMBER OF
BUSINESSES**
within 1 km



64,737
2024 POPULATION ESTIMATE
within 3 km



41.1
MEDIAN AGE
within 3 km



\$132,730
**AVERAGE
HOUSEHOLD INCOME**
*within 3 km**
**2024 projected*

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LOCATION

Located on the northwest corner of Granville Street and 71st Avenue in Vancouver's Marpole neighbourhood, this corner is in close proximity to Safeway, BC Liquor store, five major banks and many other national tenants. Marpole is undergoing many positive changes, and with the newly completed Westbank project and the final phase of Shannon Wall Centre Kerrisdale only a few blocks away this property has already benefited from the influx of new residences and increased activity in the immediate area from these projects.

Nestled at the south-central edge of the City of Vancouver, Marpole is primarily residential and is one of Vancouver's oldest neighbourhoods. This area is located on a major transportation route, connecting Downtown Vancouver to Richmond, the Vancouver International Airport (YVR) and the Canada/US border.

PROPERTY HIGHLIGHTS

- Approximately 2,200 sf of indoor retail space with approximately 4,000 sf of outdoor space
- Parking available on Granville, 71st as well as off the lane in the rear of the property.
- Located on the northwest corner of Granville Street & 71st Avenue in Vancouver's Marpole Neighbourhood allowing easy access to multiple markets
- Offers excellent signage opportunities on a major Vancouver thoroughfare

BASE RENT

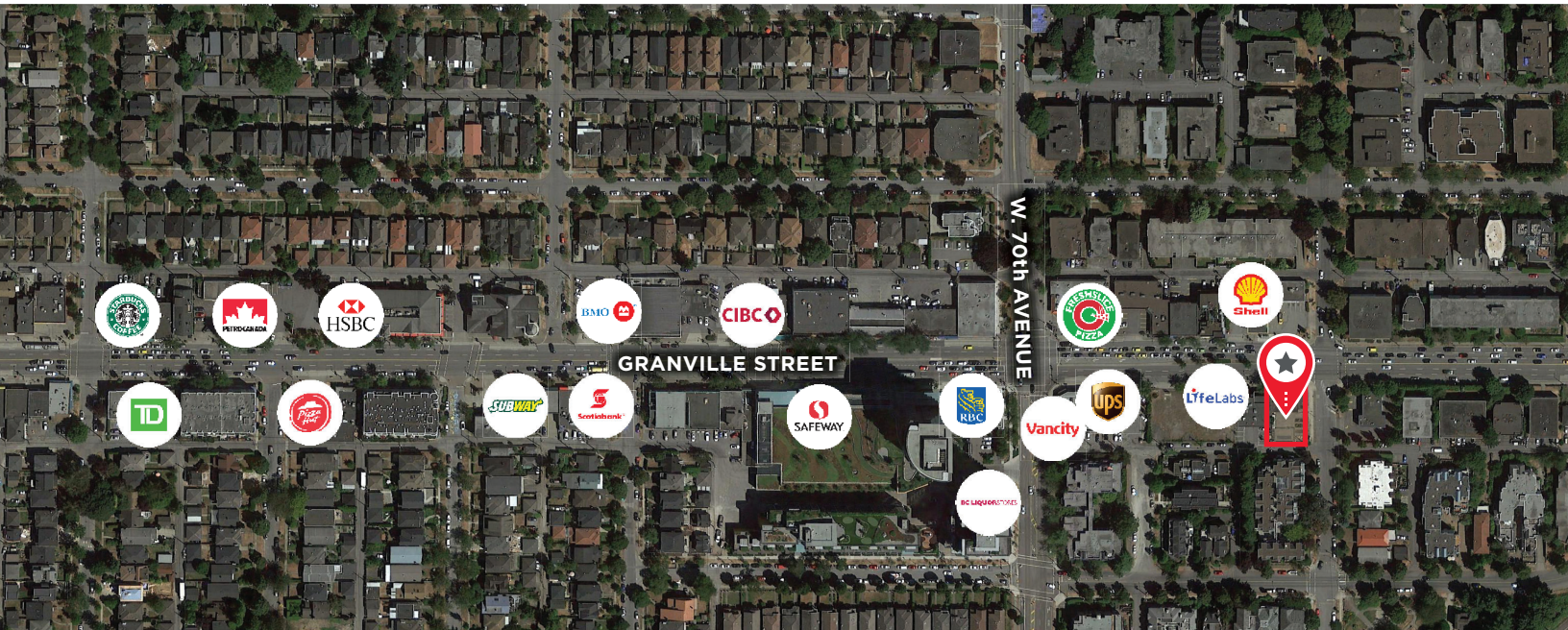
Please contact listing agent

PROPERTY TAXES

Current property taxes are \$73,046.40 per annum

AVAILABLE

April 1, 2023



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