

# 1040 Denman Street

Vancouver, BC

2,330 SF Retail/Office Space Available for Sublease or Assignment  
(Former Bank Branch)



Banking client has undertaken a comprehensive analysis of its retail network and has flagged that there is excess market coverage in certain retail nodes. This excess market coverage has allowed the Bank the opportunity to bring prime real estate space to market for sublease or assignment.

## Surrounding Retailers

No Frills  
Burger King  
Dollarama  
Cactus Club  
JJ Bean  
Shoppers Drug Mart

London Drugs  
TD Canada Trust  
Vera's Burger Shack  
Bank of Montreal  
The Boathouse

## For More Information

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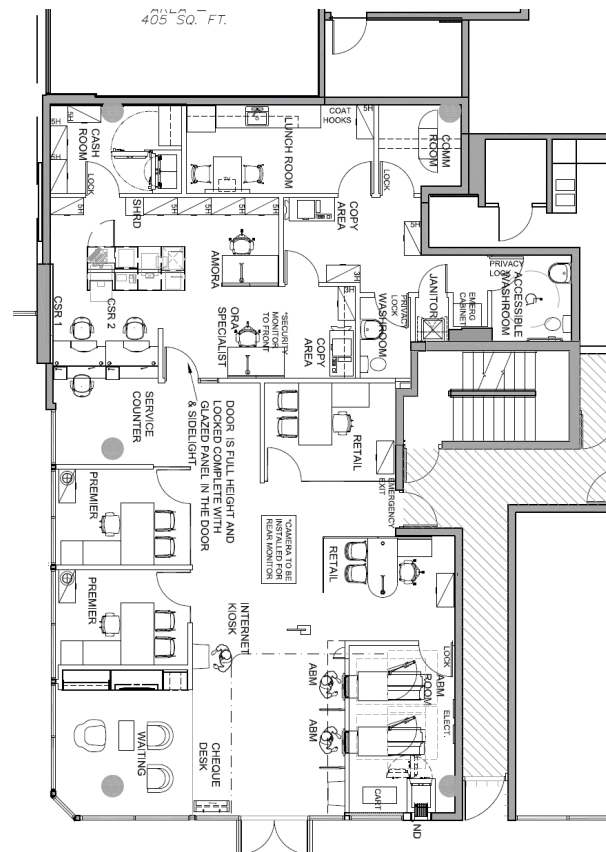
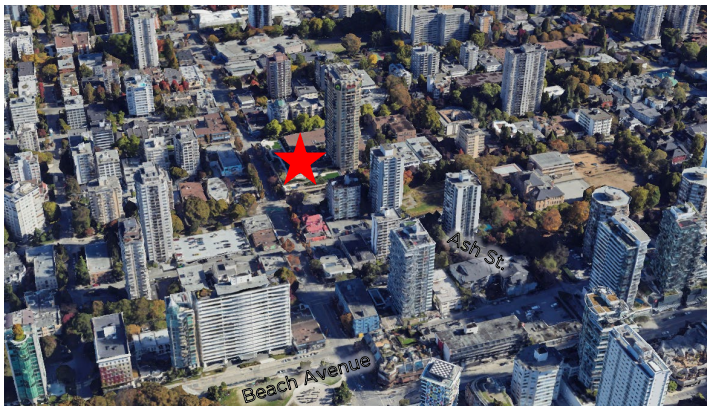
[Click here for 3D Property Tour](#)

## SITE DETAILS

Area:	2,330 SF
Asking Net:	Call Listing Agent
Operating CAM Costs:	\$18.08 per SF
Sublease Term:	May 24, 2025

## PROPERTY HIGHLIGHTS

- Ground floor retail of Denman Place Mall
- West End neighbourhood of downtown Vancouver
- Close proximity to the popular Sea Wall, English Bay Beach, and all the shops and services located along Denman Street



2,330 SF

## Demographics



**Avg. Household Income**  
\$100,460



**Household Population**  
7,622



**Daytime Population**  
5,163