103 - 1807 BURRARD STREET, VANCOUVER

1,600 SQFT TURNKEY CLINIC BUILD-OUT

FOR LEASE



WILLIAM | WRIGHT

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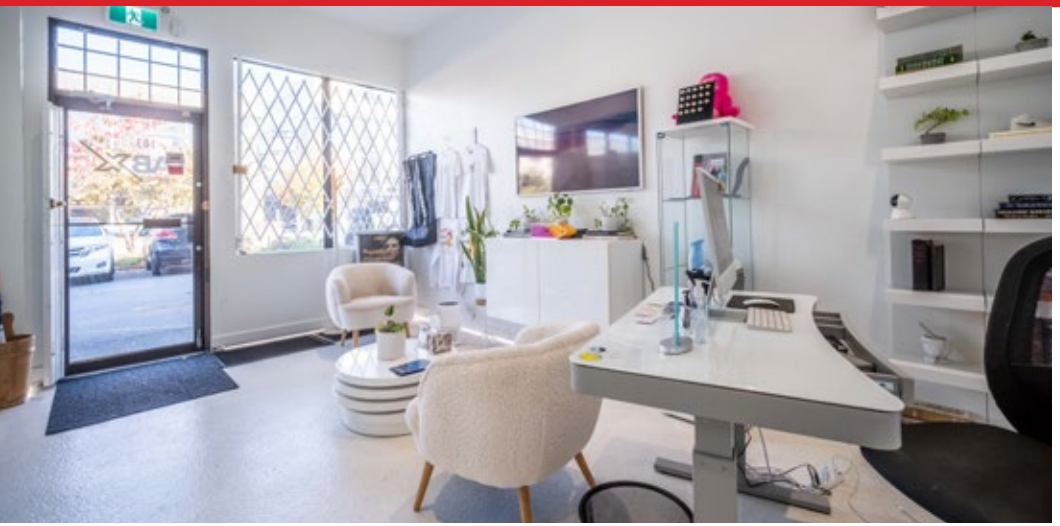






THE OPPORTUNITY

A marquee offering on one of Vancouver's most recognized commercial corridors: 1,600 SF at 103 - 1807 Burrard Street, fully built out as a clinic and ready for its next occupant. The turnkey layout suits medical, wellness, professional and service users, and can be adapted to many other business types, subject to C-3A zoning and City approval.

Prime Burrard Street exposure delivers constant vehicle traffic to and from the Burrard Bridge and Downtown, with free parking for staff and clients. The building has had recent upgrades, and luxury automotive dealerships across the street reinforce the profile of this address.

PROPERTY HIGHLIGHTS

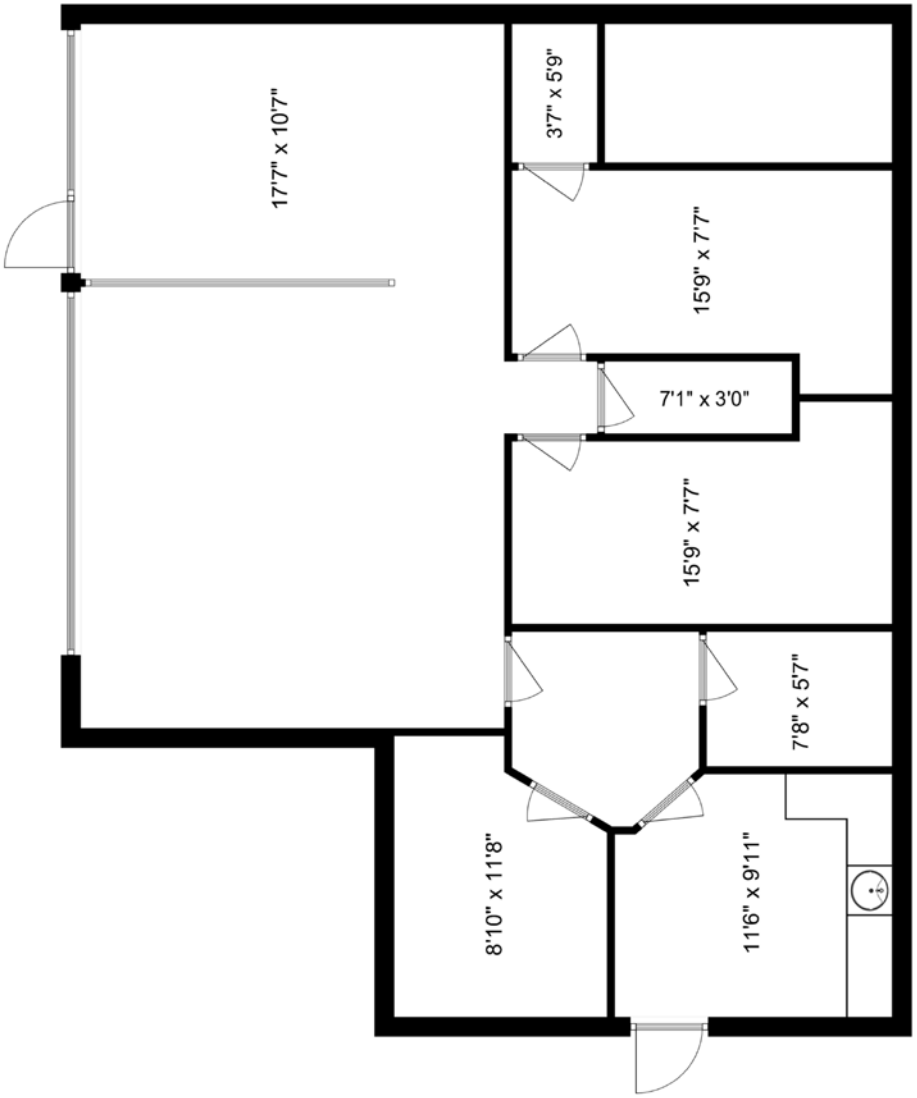
Marquee Burrard Street Address

1,600 SF Turnkey Clinic Build-out

Free Parking

C-3A Zoning, Ready for Many Uses

FLOORPLAN



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

SALIENT FACTS

SIZE	+/- 1,600 SQFT
PARKING	Free Parking
ZONING	C-3A
BASIC RENT	$85.00/FT
ADDITIONAL RENT	$30.00/FT
GROSS RENT	$115.00 + GST
MONTHLY RENT	$15,333.33

Existing clinic build-out may reduce tenant improvement costs for medical, dental, physio, wellness, professional office or service users (subject to zoning and City approval).



NEIGHBOURHOOD SNAPSHOT

KITSILANO (2021), DEMOGRAPHIC	
POPULATION	44,480
OCCUPIED DWELLINGS	23,345
AVG. HOUSEHOLD SIZE	1.9 Persons
POPULATION GROWTH 2016–2021	+3%

CITY OF VANCOUVER (2021), DEMOGRAPHIC	
POPULATION	663,905
CITY GROWTH 2016 – 2021	+5%
CITY AVG. HOUSEHOLD SIZE	2.1 Persons
NEIGHBOURHOOD WALK SCORE	92

PROXIMITY TO SITE	
BURRARD BRIDGE	0.3 km
GRANVILLE ISLAND	0.8 km
KITSILANO BEACH	1.3 km
NEAREST BUS STOPS	0.1 - 0.3 km
CANADA LINE	1.8 km
DOWNTOWN CORE	~3.5 km
YVR AIRPORT	~13 km
RANK IN VANCOUVER	4th Most Walkable









LOCATION

Prime retail on Burrard Street at West 2nd Avenue in Kitsilano, minutes from the Burrard Bridge, Downtown Vancouver, Granville Island and Kitsilano Beach. Burrard is a primary corridor linking the Westside to the Downtown core, giving exceptional pedestrian and vehicular exposure in an affluent, densely populated trade area. Seaforth Peace Park and Granville Loop Park are nearby.

Multiple frequent bus routes stop within about 300 m, including the 044 UBC/Downtown, 084 UBC/VCC-Clark, 004 Powell/Downtown /UBC, 007 Nanaimo Station/Dunbar, 014 Hastings/ UBC and 002 Macdonald/Burrard Station, plus the N22 NightBus. The Canada Line is approximately 1.8 km away and the Burrard Bridge provides direct access to Downtown. Free parking is available at the property.

DRIVING DISTANCES

GRANVILLE ISLAND	4 MIN DRIVE
DOWNTOWN VANCOUVER	10 MIN DRIVE
UNIVERSITY OF BC	14 MIN DRIVE

99 WALKER'S PARADISE

99 BIKER'S PARADISE

75 EXCELLENT TRANSIT

FOR MORE INFORMATION CONTACT

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