3809 MAIN STREET, VANCOUVER

FREESTANDING RETAIL UNIT WELL SUITED FOR MEDICAL & WELLNESS USES

FOR LEASE



WILLIAM | WRIGHT

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OVERVIEW

A standalone presence without the large-format commitment. 3809 Main Street pairs prominent street exposure and dedicated parking with turnkey improvements, so operators can open sooner and spend less getting there.

FREESTANDING IDENTITY

Incredible visibility for your brand on Main Street and East 22nd Avenue

RIGHT-SIZED EFFICIENCY

1,244 SF delivers the profile of a standalone location without the overhead of a large footprint

TURNKEY IMPROVEMENTS

Existing build-out reduces both time to open and upfront capital

EASY CUSTOMER ACCESS

Dedicated parking and convenient access, a rare combination in Mount Pleasant

SALIENT FACTS

SIZE
+/- 1,244 SQFT

PARKING
3

ZONING
C-2A

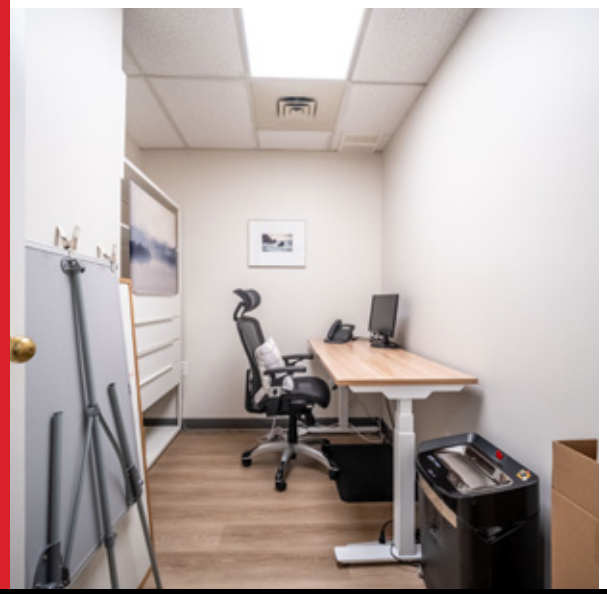
BASIC RENT
$68.00/FT

ADDITIONAL RENT
$19.00/FT

MONTHLY RENT
$9,019.00 + GST









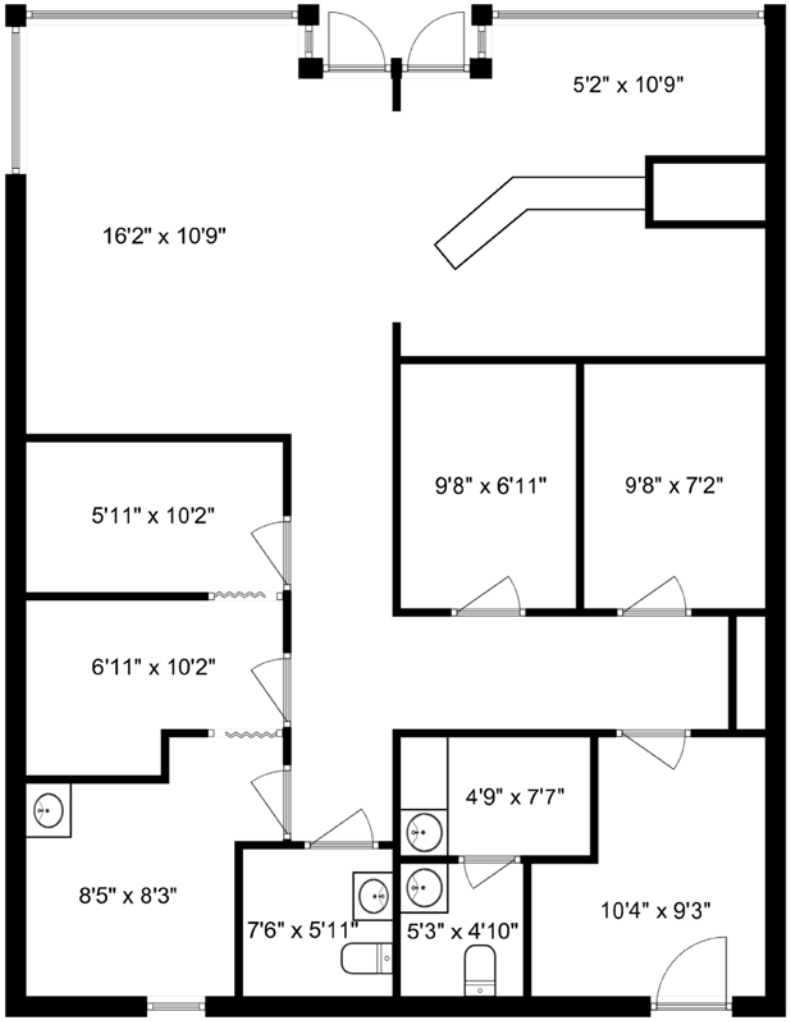
FLAGSHIP OPPORTUNITY: FREESTANDING RETAIL ON THE CORNER OF MAIN ST & E 22ND AVE

WELL SUITED FOR MEDICAL AND WELLNESS USES

3-4 SURFACE PARKING STALLS AT THE REAR

MOUNT PLEASANT WAS RANKED 35TH "COOLEST NEIGHBOURHOOD IN THE WORLD" FOR 2026 BY TIME OUT

FLOORPLAN

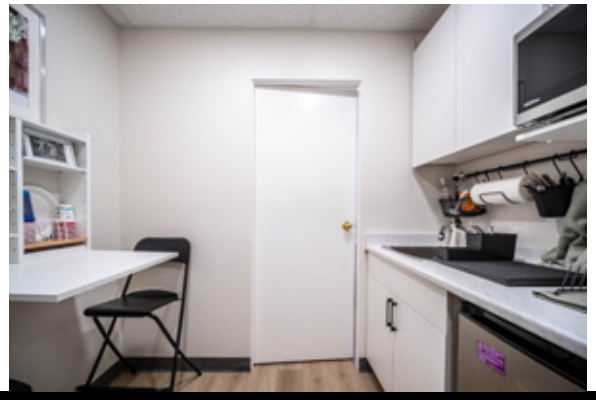


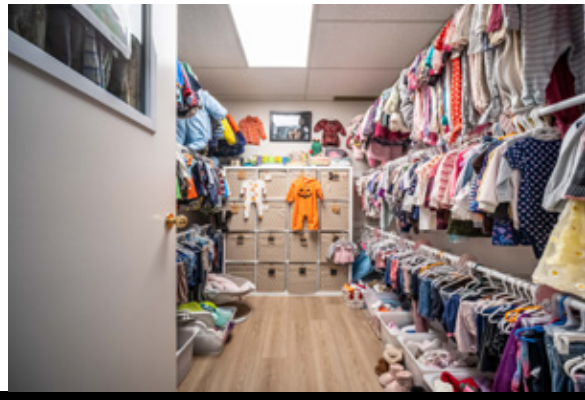
Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.











IDEAL FOR

- MEDICAL & HEALTHCARE
- HEALTH & WELLNESS
- PROFESSIONAL SERVICES
- BEAUTY & PERSONAL CARE
- BOUTIQUE RETAIL
- SPECIALTY SERVICES



LOCATION

3809 Main Street is surrounded by established, locally owned businesses that draw both neighbourhood residents and visitors. The mix of food and beverage, specialty retail, beauty and wellness, and everyday services reinforces Mount Pleasant's role as a destination, and gives tenants a complementary, well-established setting.

TRANSIT

3809 Main Street has strong Main Street exposure and easy access to the surrounding neighbourhoods. TransLink Route 3 runs north-south along Main Street, connecting to Downtown Vancouver and Main Street-Science World Station, with east-west connections along 22nd/King Edward and 33rd Avenue.

CAFES

Foglifter Coffee Roasters
Coco et Olive
Liberty Bakery + Café
Caffe Mira
Coffee Date
Aperture Coffee Bar
zeeka cafe bakery
Forecast Coffee
Caveman Café & Bakery
Breka Bakery & Café Main St
49th Parallel Café & Lucky's Doughnuts

RESTAURANTS

Anh and Chi
Published on Main
Good Thief
Heritage Restaurant & Bar
District Eleven
Eggstatic Vancouver
The Main
Amogha Indian Kitchen & Bar
KANGSAN Korean Restaurant
Point 10
Sawasdee Thai Restaurant
Simply Delicious Restaurant & Bar
YUM YAI THAI FOOD
Hawkers Delight Deli
Sushi Mura Main St
Church's Texas Chicken
Pizza Hut
SUYO Modern Peruvian
Zakkushi Dining on Main
Locus Restaurant & Lounge
Cambie Vietnamese Restaurant
Yum Ice Creamery & Sweet Shop
Boiling Point
The Acorn Restaurant
Chickpea Restaurant
The Fish Counter
Lila Restaurant
Rocky Mountain Flatbread

RETAIL

The Storehouse Vancouver
Front & Company
Barefoot Contessa
Bohemia Gallery Inc.
The Main Exchange
Hey Jude
Trendybucks
Welk's
Vancouver Special
Strategies Games & Hobbies
Forerunners
Sleep Country Canada
East West Market
Kotn
Sunja Link Body Shoppe
Plain Jane Skinbar
StudioHealth

NOTABLE NEIGHBOURS

Food & Beverage: The Fish Counter, Lila Restaurant, Zakkushi, Locus Lounge, Rocky Mountain Flatbread, Chickpea Restaurant

Specialty Retail: East West Market, Kotn, Trendy Bucks, Forerunners

Beauty & Wellness: Sunja Link Body Shoppe, Plain Jane Skinbar, StudioHealth

FOR MORE INFORMATION CONTACT

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