

# **For Lease**

1590 West 7th Avenue Vancouver, BC

jll.com

## Property Overview

#### **Opportunity Overview**

This retail unit offers prime visibility and is surrounded by vibrant amenities, including cafés, restaurants, and local services. The underground parking facility ensures convenience for visitors.

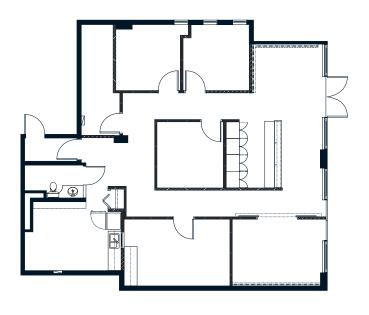
### **Property Salient Facts**

Retail Space Size	1,697 SF
Availability	October 2025
Basic Rent	Contact Listing Agents
Additional Rent	To be confirmed
Zoning	C-3
Zoning Parking	C-3 Shared Underground Parking
	Shared Underground

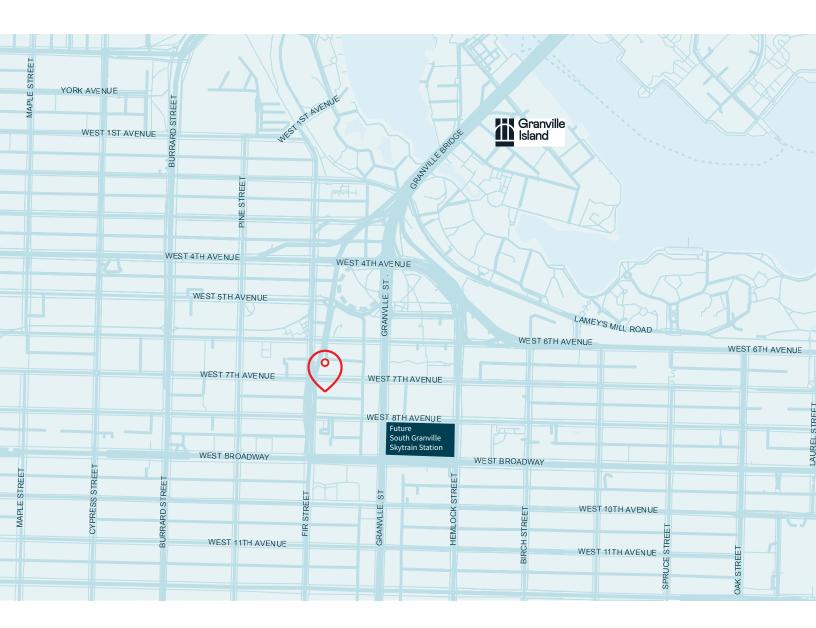
#### **Building Overview**

This is a well-established fixture in the South Granville district, with a history of serving health care and medical tenants. The property presents a unique branding opportunity for retailers to join a high-traffic, mixed-use location supported by neighbouring medical and office tenants.

#### Site Plan



Retail Space 1590 West 7th Avenue



#### **Location Overview**

The South Granville Commercial District in Vancouver is a bustling area known for its diverse mix of retail and cultural offerings, including highend boutiques and art galleries. This property is ideally located less than 300 meters from the upcoming South Granville Skytrain Station, ensuring excellent accessibility and attracting businesses and visitors to this vibrant corridor.

#### Demographics in a 3KM radius

248K

Total Population

**7.5%** 

Growth Rate
Over Next 5 Years

\$127K

Average Household Income

\$128K

Total Expenditure

Avg Household Income

## **JLL** SEE A BRIGHTER WAY



Corner of Fir Street and 7th Avenue



**Pylon Sign Opportunity** 

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