 **JLL** SEE A BRIGHTER WAY

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.

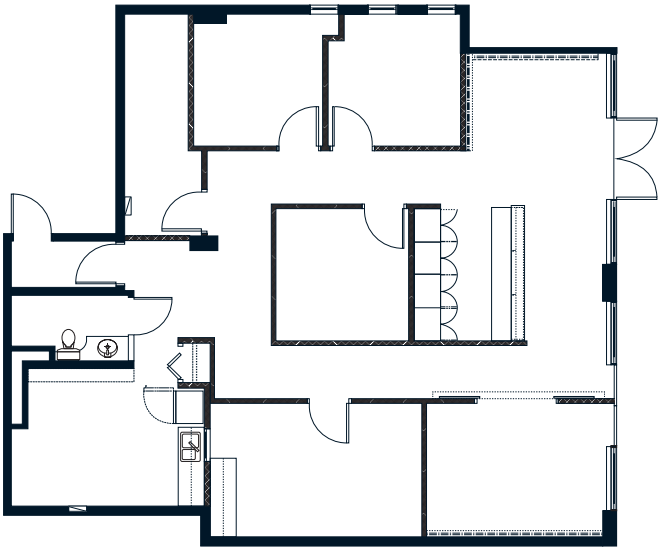
Property Salient Facts

Retail Space Size	1,697 SF
Availability	October 2025
Basic Rent	Contact Listing Agents
Additional Rent	To be confirmed
Zoning	C-3
Parking	Shared Underground Parking
Property Taxes	\$13,441.40 (2024)
Other	Access to Private Patio

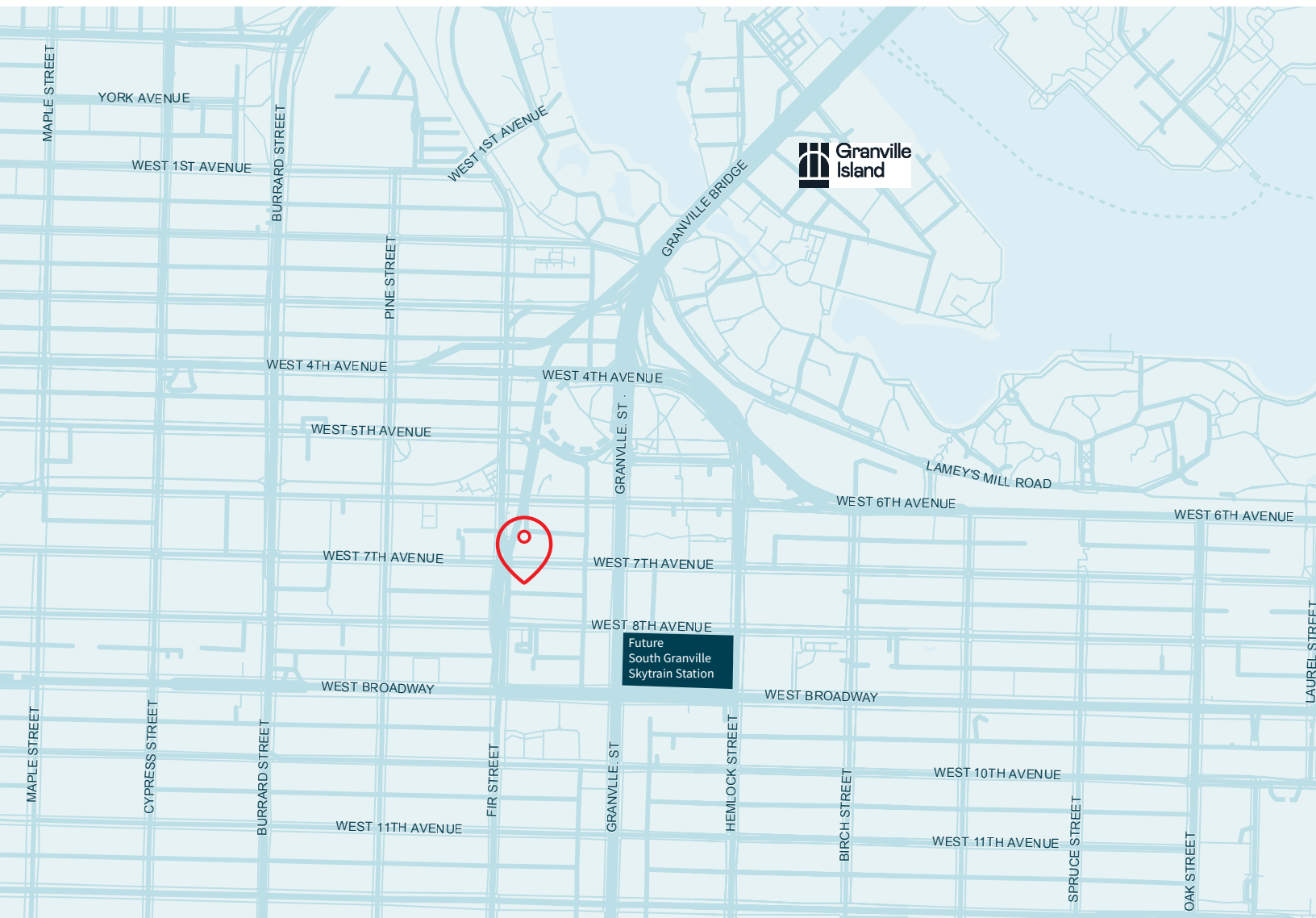
Building Overview

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 high-end 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

\$127K

Average Household
Income

7.5%

Growth Rate
Over Next 5 Years

\$128K

Total Expenditure
Avg Household Income



Corner of Fir Street and 7th Avenue



Pylon Sign Opportunity

JLL

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