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# For Lease

1590 West 7th Avenue  
Vancouver, BC

[jll.com](http://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.

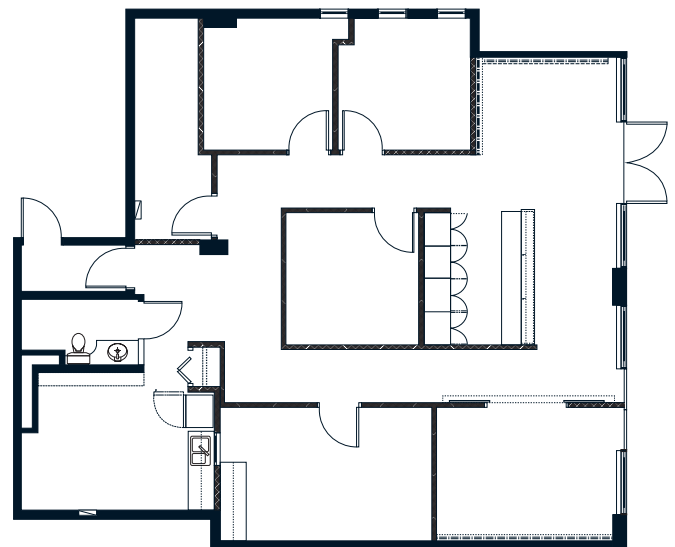
## Property Salient Facts

<b>Retail Space Size</b>	1,697 SF
<b>Availability</b>	Immediate
<b>Basic Rent</b>	Contact Listing Agents
<b>Additional Rent</b>	To be confirmed
<b>Zoning</b>	C-3
<b>Parking</b>	Shared Underground Parking
<b>Property Taxes</b>	\$14,418.80 (2025)
<b>Other</b>	Access to Private Patio

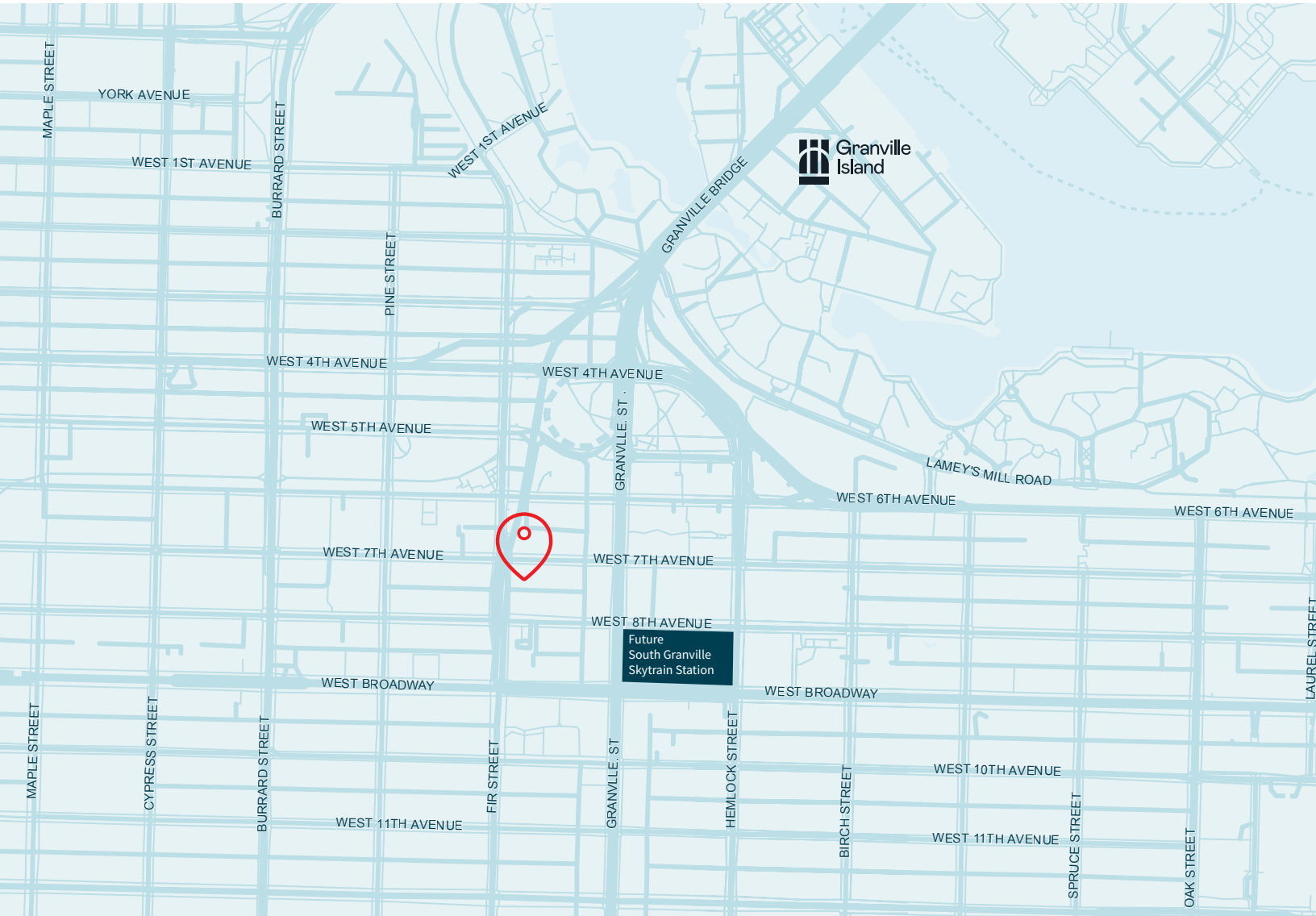
## Building Overview

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

**272K**

Total Population

**\$145K**

Average Household Income

**2.9%**

Growth Rate Over Next 5 Years

**\$162K**

Total Expenditure Avg Household Income



Corner of Fir Street and 7th Avenue



Pylon Sign Opportunity

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