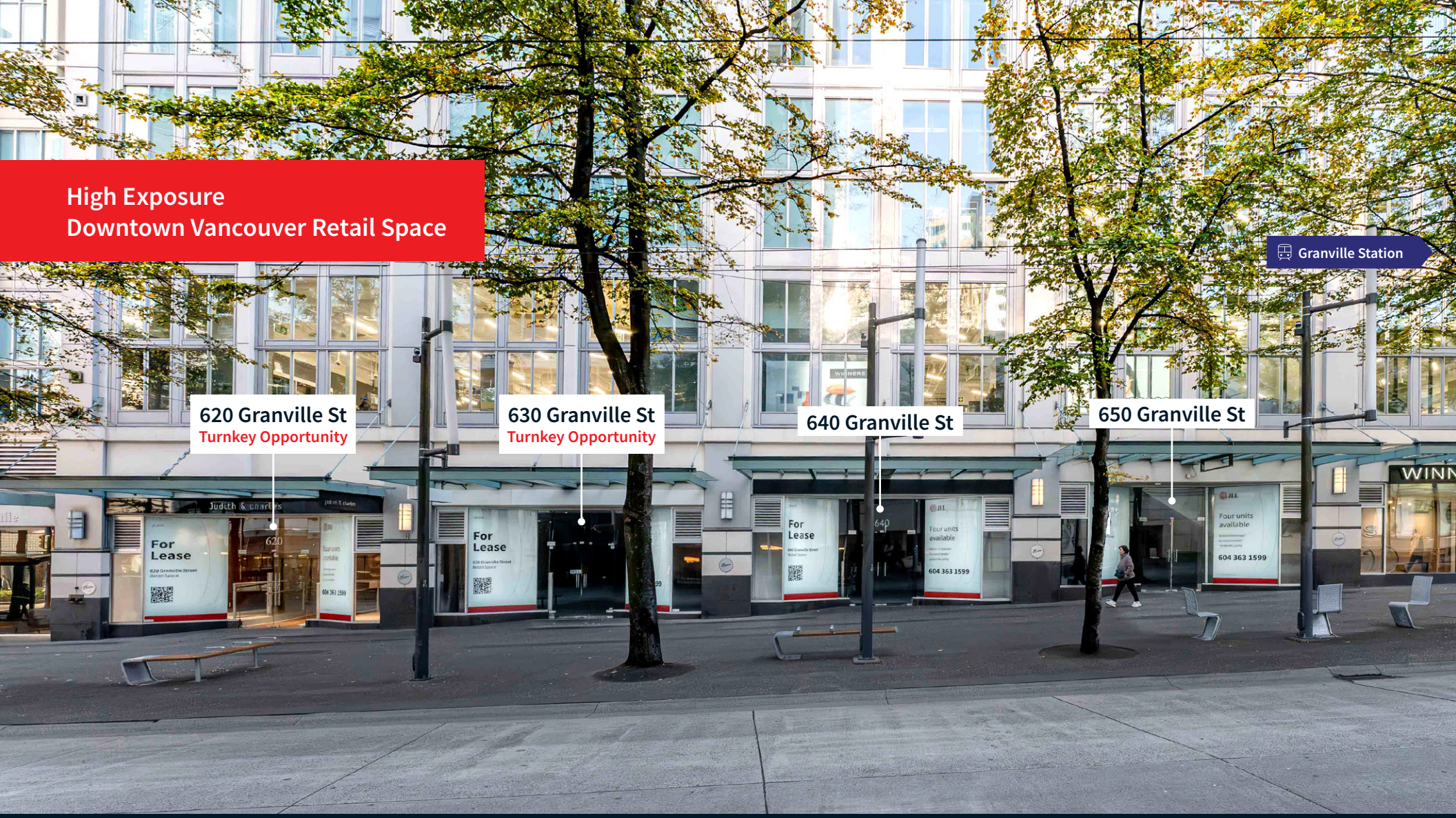


For Lease

620-650 Granville Street, Vancouver, BC

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Property Highlights

Prime downtown location at the intersection of Granville & Dunsmuir with exceptional visibility along one of Vancouver's primary retail corridors

Ground floor retail space with convenient loading at grade — two units available turnkey, two delivered as shell space

Excellent accessibility with central location providing superior public transit and on-foot connectivity throughout downtown Vancouver

Highly adaptable layout ideal for premium fashion boutiques, modern flagship cafes/bistros, tech showcases, high-end service retail, or specialty food and beverage

Location Overview

The Property is strategically located at the intersection of Granville Street and Dunsmuir Street in downtown Vancouver. The Property benefits from exceptional visibility along Granville Street, one of the city's primary retail corridors, while its proximity to the financial district, office towers, and major shopping destinations (Pacific Centre, Robson Street) generates strong pedestrian traffic throughout the day. Its central location provides excellent accessibility via public transit and on-foot connectivity, supporting retail viability in Vancouver's competitive downtown market.

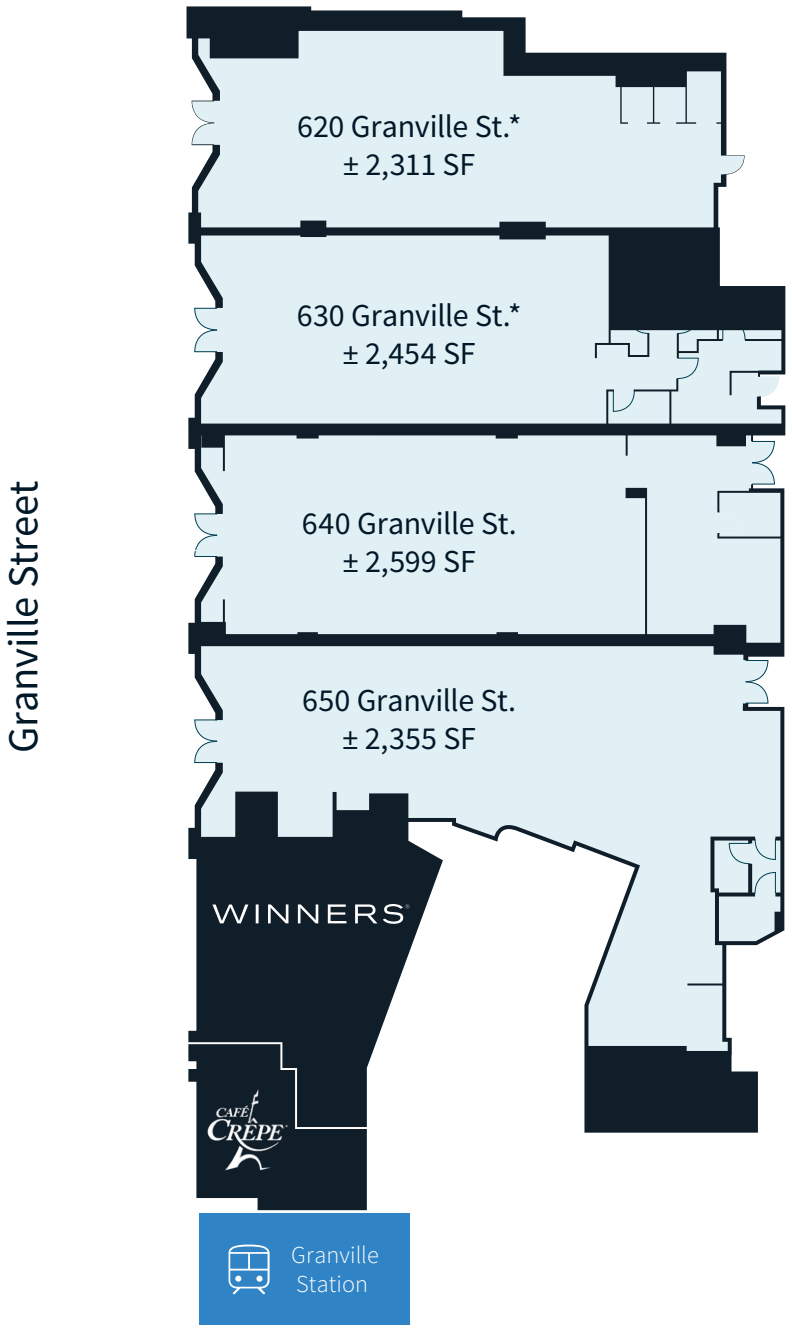


Adjacent to Winners, Café Crepe, Granville Station

Salient Details

Size	620: ± 2,311 SF* 630: ± 2,454 SF* 640: ± 2,599 SF 650: ± 2,355 SF *Turnkey Opportunities
Zoning	CD-1
Availabile	Immediately
Base Rent	Contact Listing Agents
Additional Rent	$40.71 PSF

Site Plan



Market Overview

Vancouver Convention Centre

Canada Place

Seabus

Waterfront Station

Burrard Station

Granville Station

Vancouver City Centre Station

Stadium Station

Rogers Arena

BC Place

Gastown

Alberni Street

Robson Street

Granville Street

Dunsmuir Street

West Georgia Street

Burrard Street

RALPH LAUREN · ROLEX · A BATHING APE · TORY BURCH · JIMMY CHOO · Cartier · BURBERRY · TIFFANY & CO. · PRADA · HERMÈS · thierry · BRUNELLO CUCINELLI · Van Cleef & Arpels

Alberni Street

ARITZIA · ATHLETA · Indigo · JD · SEPHORA · LONDON DRUGS · lululemon · BANANA REPUBLIC · SPORTCHEK · Kiehl's · ZARA · aerie · ARC'TERYX · COS

Robson Street

Subject Properties
620-650 Granville Street



WINNERS · THE KEG STEAKHOUSE + BAR

ARITZIA · alo · lululemon · H&M · SEPHORA · HOLT RENFREW · LUSH · ANN+LOUISE · OAK + FORT · CANADA GOOSE · Saje · ALDO · PANDORA · Bath & Body Works · MICHAEL KORS · HOLLISTER · MaxMara · Abercrombie & Fitch · COACH · wilfred · CLUB MONACO · Levi's · kiokii and...

CF Pacific Centre

OAK + FORT · MAISON KITSUNÉ · FAVORIS · COS · KIT ACE · THE LATEST SCOOP · Herschel · FILSON · gravitypope

Gastown

Demographics	1 km drive	3 km drive	5 km drive
Population	56,955	219,287	411,552
Total Households	31,135	122,768	211,137
AVG Household Income	$143,124	$134,632	$145,291
Median Age	37.0	38.6	38.7

Source: Environics, 2026

620-650 Granville Street

Vancouver, BC



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