



TURNKEY RESTAURANT OPPORTUNITY

580 W Pender Street
Downtown Vancouver

RETAIL LEASING BROCHURE



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PROJECT SUMMARY

Attention restaurateurs! This is your chance to assume the lease and improvements of a fully equipped and beautifully appointed restaurant in a prime downtown Vancouver location. Move-in ready and boasting nearly 2,800 sq ft of space, this opportunity allows you to focus on your culinary vision, not renovations. The impressive space features modern improvements, professionally equipped & vented commercial kitchen, 18' + ceiling heights and an additional mezzanine offers storage, IT/staff area and walk-in coolers (no rent on the mezz.). Located at the bustling corner of Pender and Seymour, the restaurant features dual-frontage high visibility signage and an inviting wraparound patio perfect for al-fresco dining.



2,783 SF +
439 SF MEZZ.

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DETAILS

⌘ Opportunity: Lease assumption & acquisition of existing improvements/FF&E

⌘ Unit Details:

⌘ Size: 2,783 SF + 439 SF mezz.

⌘ Patio: Wrap around patio

⌘ FF&E available for purchase – contact Listing Agent for price & equipment list

⌘ Move-in ready restaurant opportunity

⌘ Lease Assumption Details:

⌘ Available Immediately

⌘ Term until May 31, 2028 with 4x5 year remaining options to renew

⌘ Contact Listing Agent for rent & further lease details

⌘ All deals subject to landlord consent

UNIT FEATURES



Fully equipped commercial kitchen with ventilation



Wrap around patio



Serving a dense downtown node + close proximity to BCIT & SFU downtown capuses

VIRTUAL TOUR LINK



CONTACT

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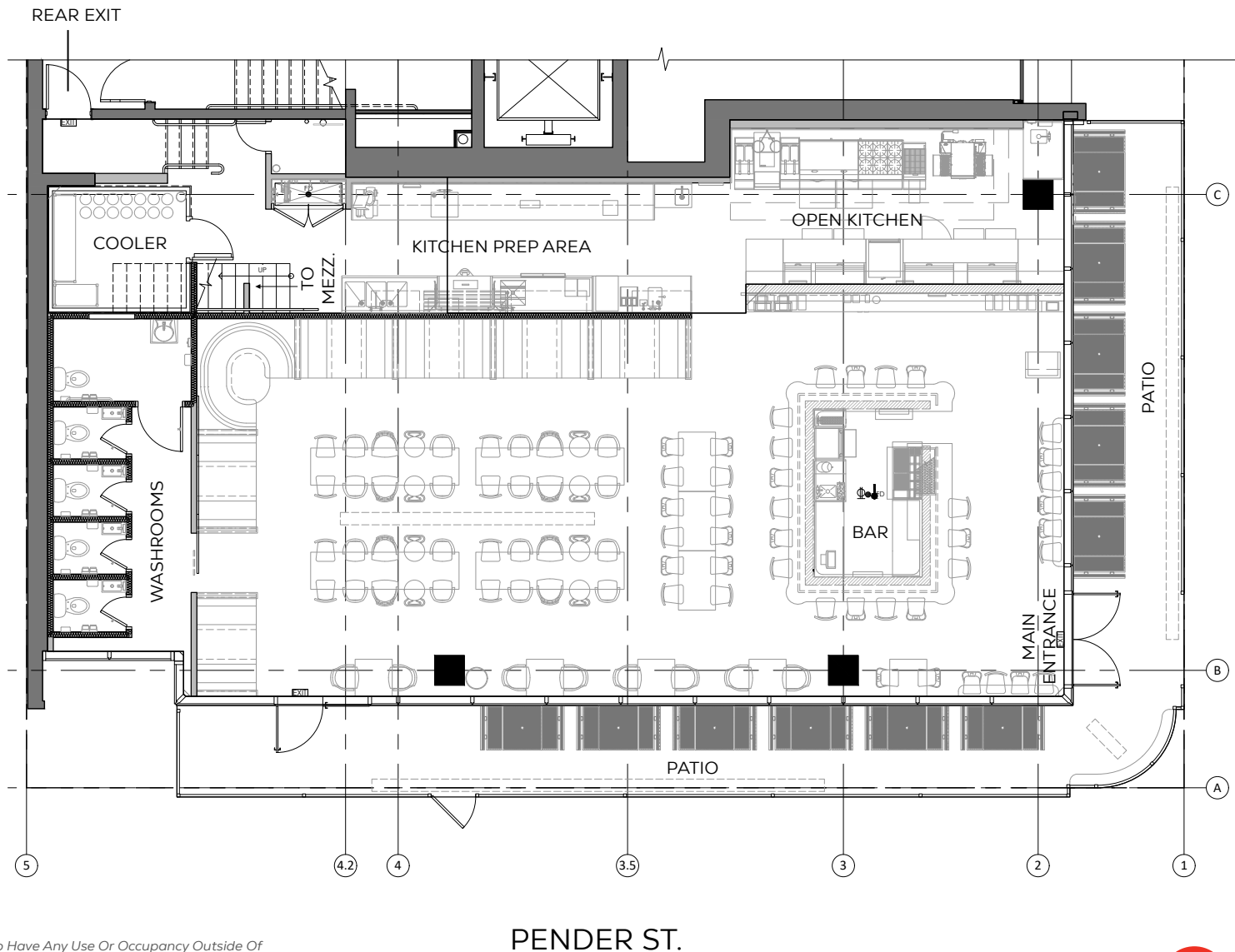
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CONFIDENTIALITY AGREEMENT

Please complete attached confidentiality agreement for further information.

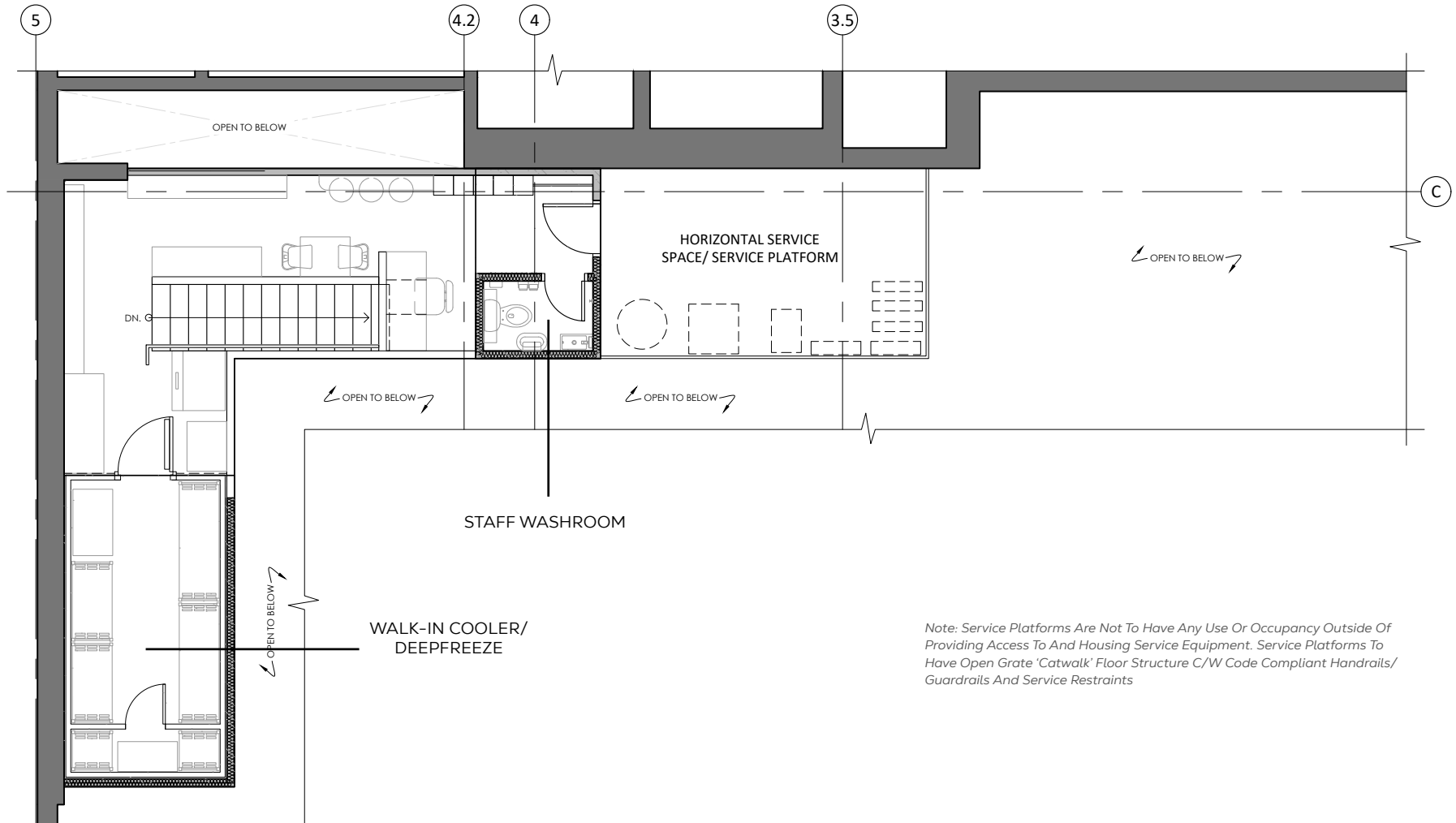
MAIN FLOOR PLAN



Note: Service Platforms Are Not To Have Any Use Or Occupancy Outside Of Providing Access To And Housing Service Equipment. Service Platforms To Have Open Grate 'Catwalk' Floor Structure C/W Code Compliant Handrails/ Guardrails And Service Restraints



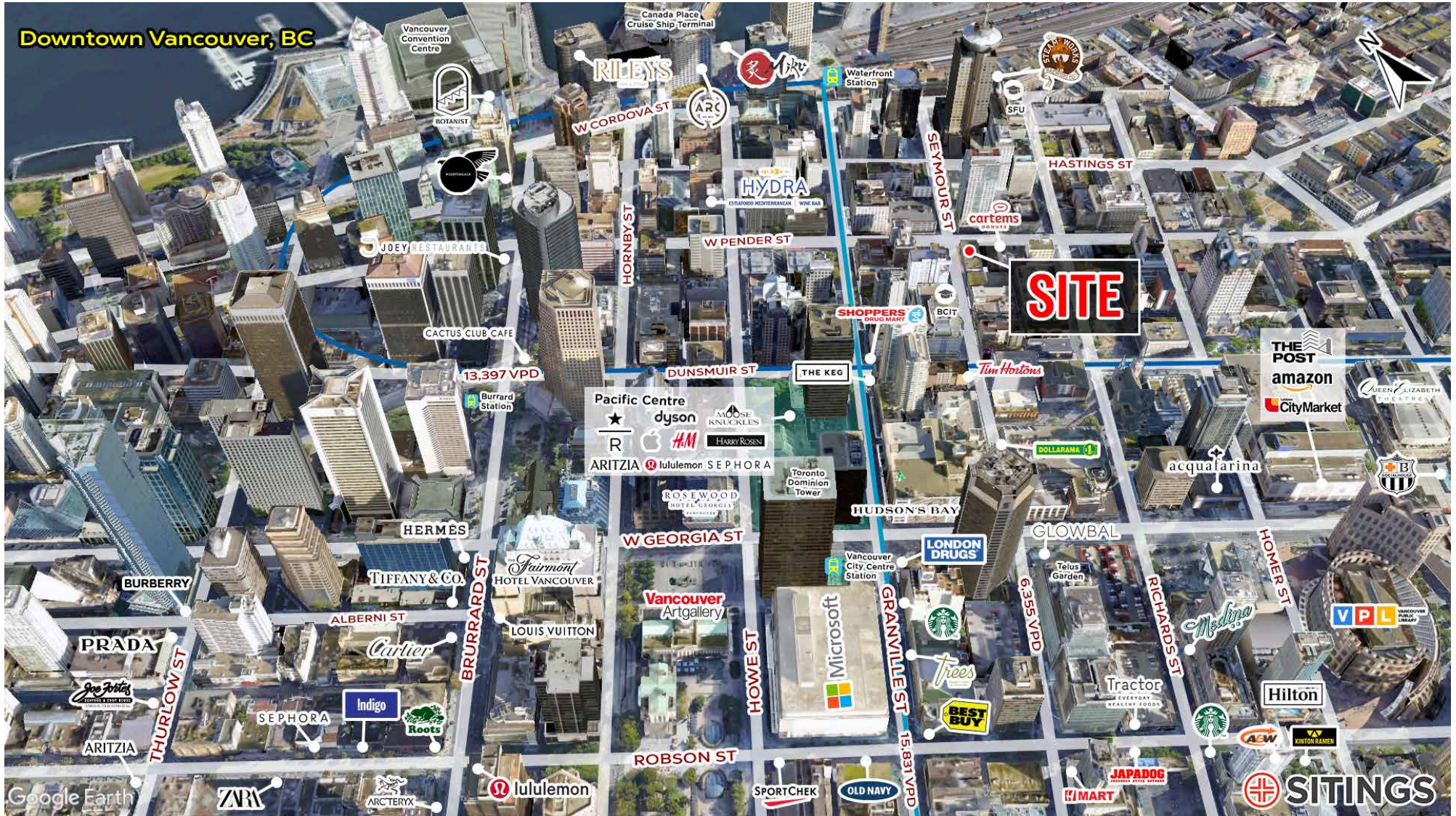
MEZZANINE FLOOR PLAN



Note: Service Platforms Are Not To Have Any Use Or Occupancy Outside Of Providing Access To And Housing Service Equipment. Service Platforms To Have Open Grate 'Catwalk' Floor Structure C/W Code Compliant Handrails/ Guardrails And Service Restraints



AERIAL



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INTERIOR PHOTOS



EXTERIOR PHOTOS

