

Developed by:





FABER BLOCK 2511 CAROLINA ST

VANCOUVER, BC

Ground Floor Retail Opportunities For Lease Ranging From 918 SF to 2,135 SF

DAVID KNIGHT

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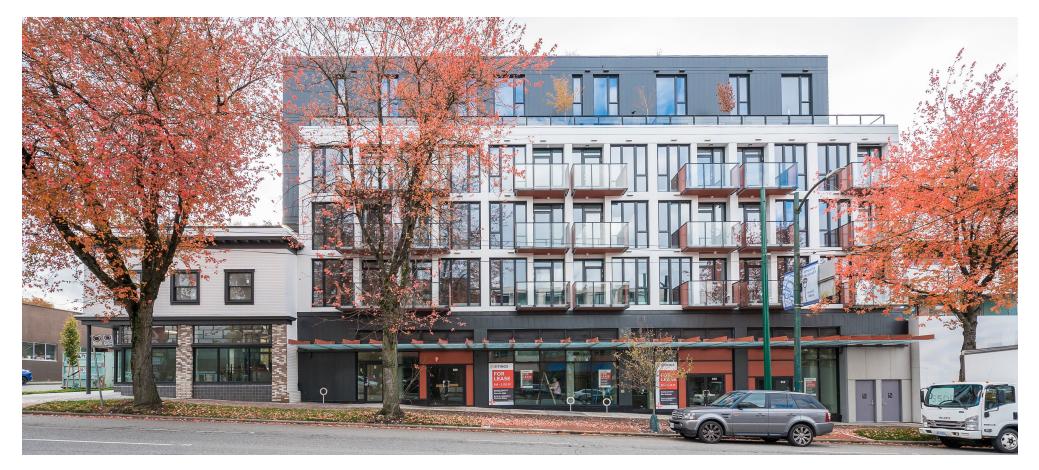
SITINGS.CA / 604.684.6767 1595 - 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

Faber Block is a distinctive boutique mixed-use development nestled in the heart of Mount Pleasant, one of Vancouver's most sought-after urban neighbourhoods. This development offers a unique blend of premium ground floor retail units, a newly constructed heritage unit, and residential rental and live-work units. Situated in a neighborhood celebrated for its vibrant community and recognized around the world for its independent businesses and eclectic food scene, the ground floor retail experience creates novel opportunities for entrepreneurs – and local culture – to flourish.

- + Offers excellent exposure to Broadway
- 9 min walk to the future Mount Pleasant Rapid Transit Station
- ✤ 22-foot double-height ceiling in CRU 100

- + Ability to consolidate units into large contiguous space fronting Broadway
- Dedicated commercial elevator provides access to dedicated parking stalls or customer parking stalls



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DETAILS

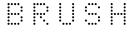
| ╬ | Address: 25 | 511 Carolina Street, Vancouver | ╬ | Venting for kitchen exhaust is available in CRUs 100, 101, & 102 |
|---|---------------------|---|---|--|
| ╬ | Available S | pace: | ╬ | Base Rent: Contact Listing Agents |
| | CRU 100 | 1,500 SF + 588 SF Mezzanine Total 2,088 SF | ╬ | Estimated Additional Rent: \$14.26 (2025) |
| | CRU 101 CRU 102* | 1,725 SF 918 SF | ╬ | Commercial/Visitor Parking: 11 secured underground stalls, paid |
| | CRU 103* | 1,217 SF 103 can be combined at 2.135 SF | ╬ | Secured Loading: Class B |

AREA TENANTS









salon

╬

COMO? Taperia

Available: Immediately

nemesis. (coffee creating culture)

PIZZERIA BARBARELLA

DEMOGRAPHICS

| | 3 min | 5 min | 10 min |
|-----------------------------|-----------|-----------|-----------|
| 2024 Population | 36,643 | 109,532 | 484,939 |
| 2029 Populations Projection | 39,541 | 117,294 | 528,362 |
| 2024 Daytime Population | 36,803 | 121,494 | 581,800 |
| 2024 Average HH Income | \$118,432 | \$130,567 | \$128,729 |

CONTACT

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2511 CAROLINA ST Vancouver, BC

FLOOR PLAN

E BROADWAY



*CRU 102 and 103 can be combined at 2,135 SF

Note: Venting for kitchen exhaust is available in CRUs 100, 101, & 102

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LOCATION

From community centres, parks and schools to art studios and locally-owned grocery stores, the neighbourhood boasts modern amenities and welldeveloped community infrastructure. Faber Block is minutes from the future Broadway rapid transit line, and has easy access to both arterial routes and world-class cycling infrastructure.



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