





# 2511 CAROLINA ST

VANCOUVER, BC

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

SITINGS REALTY LTD.

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## 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.

- Coffers 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







#### **DETAILS**

# Address: 2511 Carolina Street, Vancouver

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

# Available Space:

CRU 100 1,500 SF + 588 SF Mezzanine

Total 2,088 SF

CRU 101 1,725 SF

CRU 102\* 918 SF

CRU 103\* 1,217 SF

\*CRU 102 and 103 can be combined at 2.135 SF

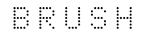
- # Base Rent: Contact Listing Agents
- # Estimated Additional Rent: \$19.59 (2024)
- # Commercial/Visitor Parking: 11 secured underground stalls, paid
- # Secured Loading: Class B
- # Available: Immediately

#### **AREA TENANTS**









salon





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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### **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



CAROLINA ST

### **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.

