



FABER BLOCK

2511 CAROLINA ST

VANCOUVER, BC

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

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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.

- ✦ 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: 2511 Carolina Street, Vancouver

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

✦ Available Space:

✦ Base Rent: Contact Listing Agents

CRU 100 1,500 SF + 588 SF Mezzanine
Total 2,088 SF

✦ Estimated Additional Rent: \$19.59 (2024)

CRU 101 1,725 SF

CRU 102* 918 SF

✦ Commercial/Visitor Parking: 11 secured underground stalls, paid

CRU 103* 1,217 SF

✦ Secured Loading: Class B


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

✦ Available: Immediately

AREA TENANTS

L'ATELIER
PATISSERIE - BOULANGERIE

DUBAR CYCLES
DC
CORSA CYCLES

 MT. PLEASANT
OPTOMETRY

BRUSH
salon

¿CÓMO?
Taperia

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

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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

LOCATION

From community centres, parks and schools to art studios and locally-owned grocery stores, the neighbourhood boasts modern amenities and well-developed 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.

