



# GRANVILLE @ 70TH

8481 Saskatchewan Lane  
Vancouver, BC

PROPERTY LEASING BROCHURE



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# PROJECT SUMMARY

Discover the ultimate retail experience at Granville at 70th - a keystone project bordering the southern edge of Vancouver's most affluent neighbourhood. This vibrant community hub is ideally located near an abundance of neighbouring amenities, including Oakridge Mall, UBC, and the YVR Airport.


Boasting an impressive lineup of anchor tenants which include Safeway, RBC, and BC Liquor, Granville at 70th is the perfect one-stop-shop for all your daily needs. In addition to its exceptional retail offerings, the project also features two residential towers comprising of 283 units, ensuring a constant flow of foot traffic and a captive audience for retailers. Experience modern architecture, inviting atmosphere and an unrivaled shopping destination at Granville at 70th.

- Average HH Income: \$121,744 within a 5 min Drive Time.
- Great access from Granville and 70th, with signalled all-turns access into site.
- Granville St: 23,670 VPD  
W 70th Ave: 16,350 VPD



EASILY ACCESSIBLE  
FROM  
GRANVILLE & 70TH

# DETAILS

<ul style="list-style-type: none"> <li>✦ <u>Available Size:</u> 1,014 SF</li> </ul>	<ul style="list-style-type: none"> <li>✦ <u>Available:</u> Immediately</li> </ul>
<ul style="list-style-type: none"> <li>✦ <u>Parking:</u> 44 underground stalls</li> </ul>	<ul style="list-style-type: none"> <li>✦ Property features two residential towers, with 283 homes</li> </ul>
<ul style="list-style-type: none"> <li>✦ <u>Additional Rent:</u> \$20.85 PSF (2023)</li> <li>✦ <u>CAM:</u> \$13.22 PSF</li> <li>✦ <u>Tax:</u> \$7.63 PSF</li> </ul>	<ul style="list-style-type: none"> <li>✦ Contact Listing Agent for Rates</li> </ul>
<ul style="list-style-type: none"> <li> <u>VIRTUAL TOUR</u></li> </ul>	

# AREA TENANTS



# DEMOGRAPHICS

	3 MIN	5 MIN	10 MIN
2022 Population	19,770	33,766	188,601
2027 Population	22,088	38,085	211,833
2022 Daytime Population	20	117,36,680	235,704
2022 Average HH Income	\$103,854	\$121,744	\$125,880

# CONTACT

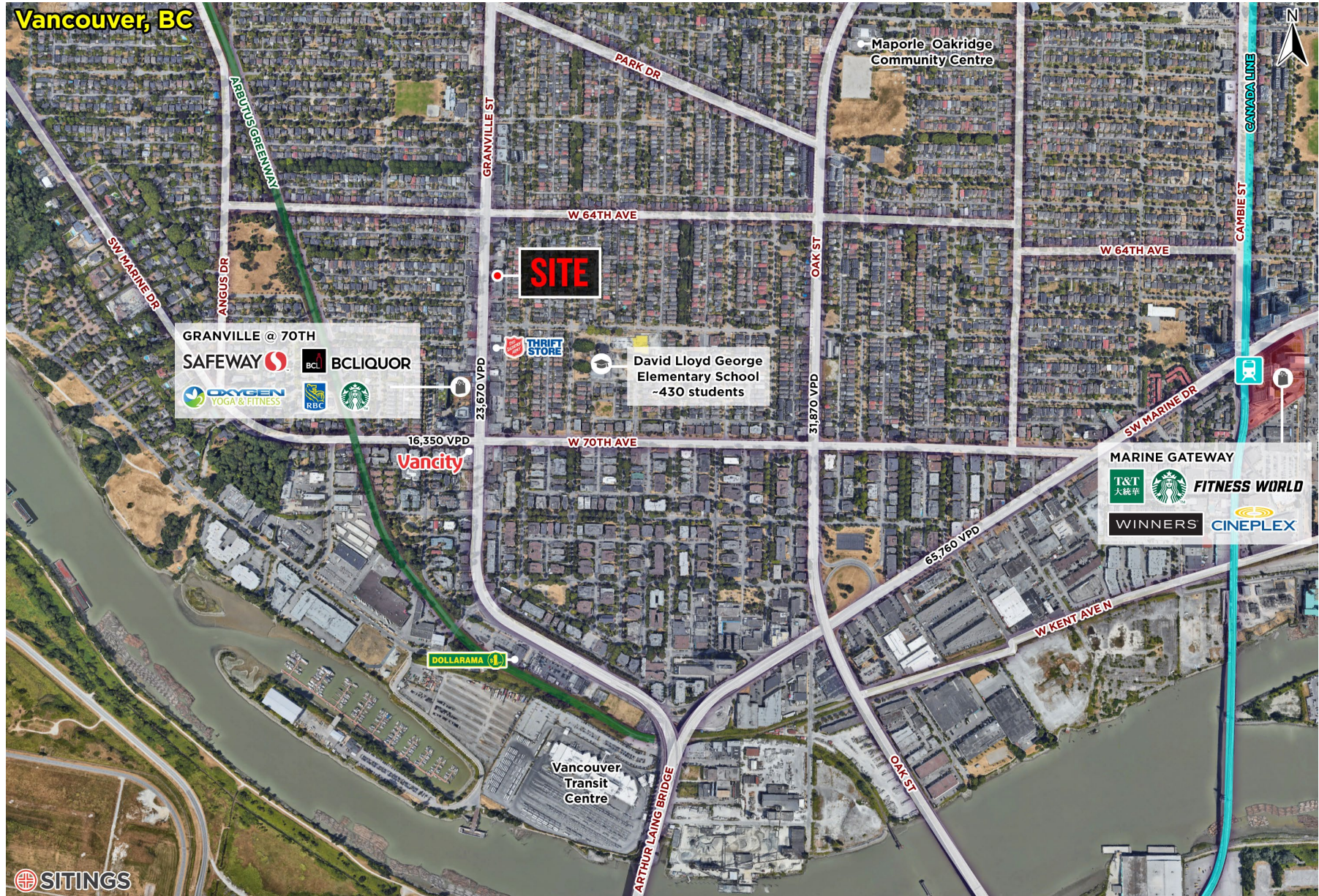
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# AERIAL

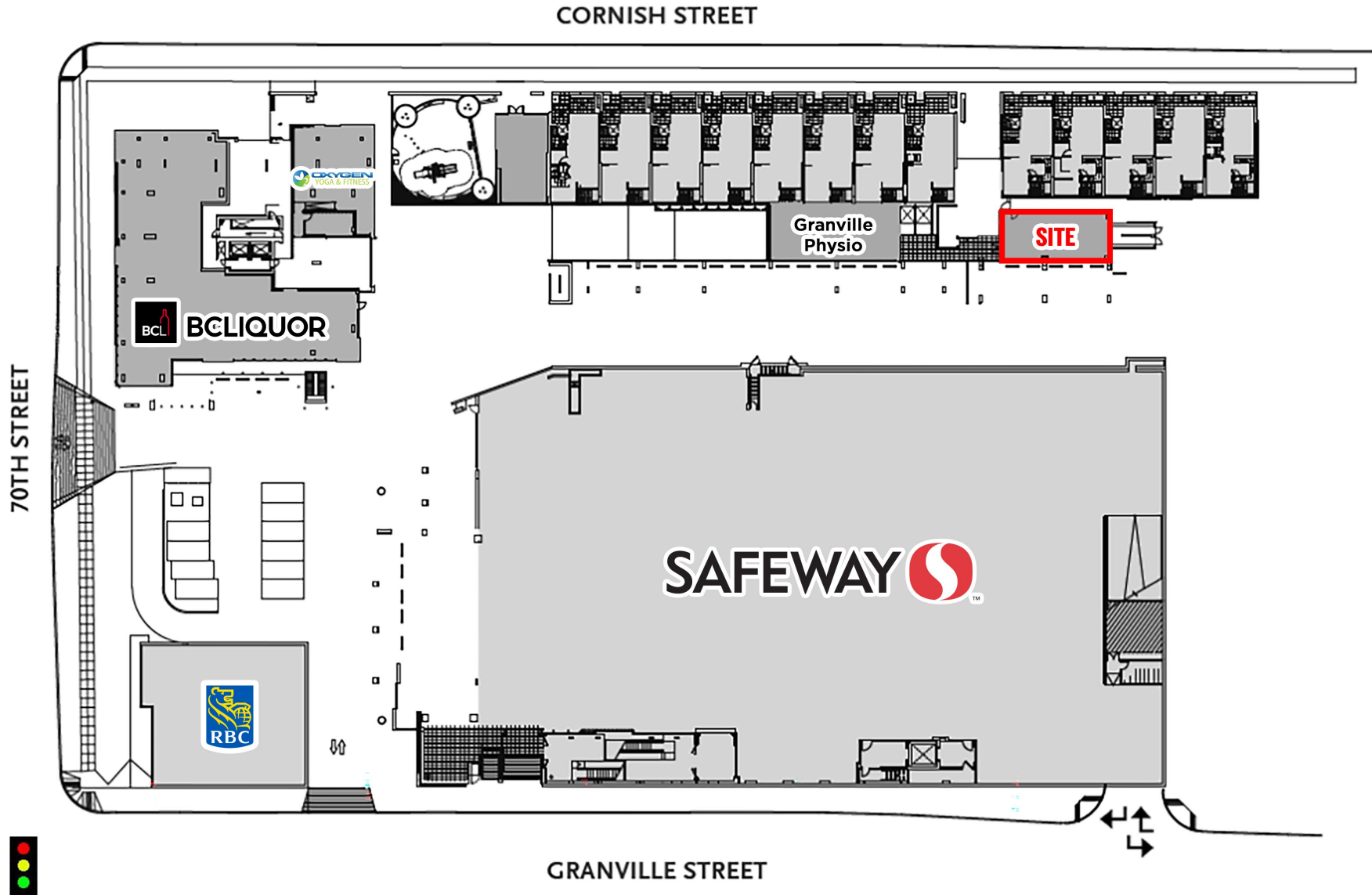


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# SITE PLAN

 VIRTUAL TOUR



# PHOTOS

