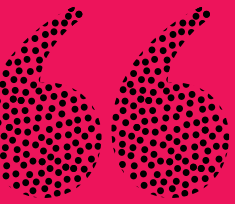


Ground Floor  
Retail Opportunities  
For Lease



Old ideas can sometimes  
use new buildings.  
New ideas must use  
old buildings.

—Jane Jacobs, 1961. Jacobs was a journalist, author and activist whose support for vibrant mixed-use neighbourhoods continues to influence urban planning today.

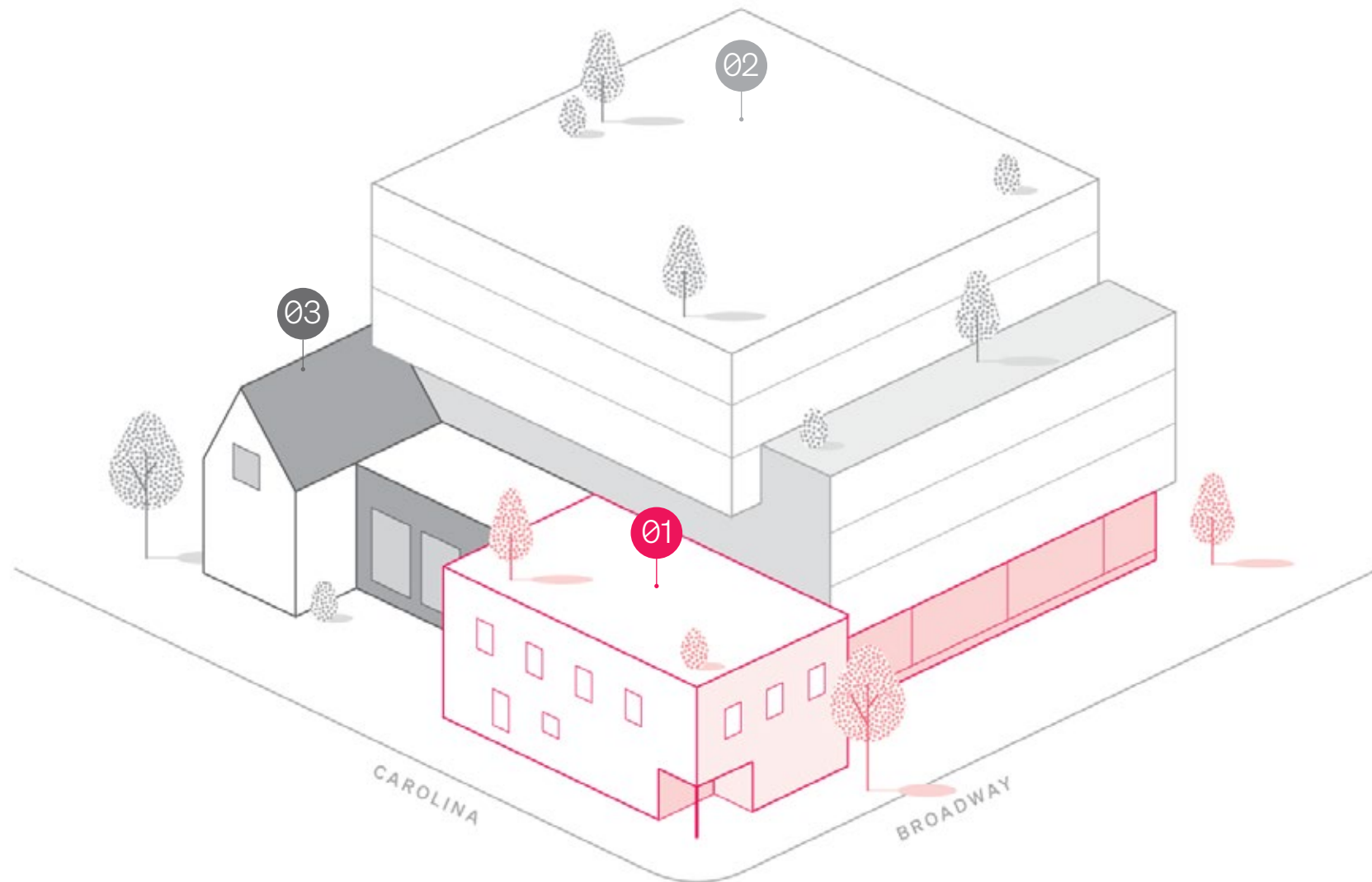
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How do you combine respect for heritage with a drive towards innovation? Faber Block preserves Mount Pleasant's cultural legacy while offering new opportunities to live, work and play.

At the Intersection of Culture, Lifestyle and Creativity. Three street accessed, residential units provide a unique opportunity for integration with the commercial retail units.

Sitings presents four commercial retail units for lease, ranging from 918 SF to 5,948 SF with a newly constructed heritage unit at its heart

# Three Elements, One Unified Vision



01

heritage  
corner

This character building has been a home for local entrepreneurs for nearly a century. Dynamic new businesses and a shared rooftop enclave bring that legacy into the present.

02

living  
space

In the heart of Mount Pleasant, thoughtful homes and generous amenities shape a lifestyle where wellness, work and play blend seamlessly in a connected community. These are inspiring, livable canvases for you to make your own.

03

art  
house

Celebrating Mount Pleasant's creative community — a lovingly restored heritage residence and a pair of live/work artist studios draw on the inspiration of a century of history, welcoming today's multi-disciplinary thinkers, designers, and creatives.



Faber Block is nestled in the heart of Mount Pleasant, a neighbourhood recognized around the world for its independent businesses and eclectic food scene. Our ground-floor retail experience creates novel opportunities for entrepreneurs — and local culture — to flourish.

Where Culture  
Thrives



# CULTURE

# The Making of a Neighbourhood Hub

Along a bustling stretch of Broadway, Faber Block's ground-floor shops, restaurants and cafes sit alongside inviting common areas—a rare commercial space that encourages people to gather, unwind and enjoy.



# 01

THE RETAIL UNITS OFFER EXCELLENT EXPOSURE TO BROADWAY AND ARE A 9 MIN WALK TO THE FUTURE MAIN STREET RAPID TRANSIT STATION

# 02

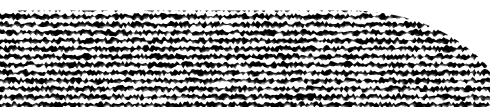
A 22-FOOT DOUBLE-HEIGHT CEILING SETS OFF THE MEZZANINE LEVEL IN UNIT 100

# 03

ABILITY TO CONSOLIDATE UNITS INTO LARGE CONTIGUOUS SPACE FRONTING BROADWAY

# 04

A SEPARATE ELEVATOR PROVIDES ACCESS TO DEDICATED PARKING STALLS FOR THE COMMERCIAL UNITS



The retail units at Faber Block offer configuration flexibility with multiple food and beverage ideations possible using the building's infrastructure. From meticulously curated general stores to lively craft breweries, entrepreneurs with taste and vision are embraced by the local community.

**Commercial Units**

**CRU 100**  
 Ceiling Height 22'  
 1500 SF + 588 SF Mezzanine  
 Total 2088 SF

**CRU 101**  
 Ceiling Height 16'  
 1725 SF

**CRU 102**  
 Ceiling Height 17'  
 918 SF

**CRU 103**  
 Ceiling Height 17'  
 1217 SF

**Live/Work Units**

**A1**  
 856 SF

**A2**  
 812 SF

**Heritage House**

1080 SF





# A Dining Destination

Countless restaurants and cafes line the surrounding streets. Steps from your door, they're not so much local businesses as an extension of your living space — places to eat, work and relax with friends, family and neighbours.

- 01 Oh Carolina, one of several market cafes nearby
- 02 The inviting exterior at Oh Carolina
- 03 33 Acres offers a modern take on the taproom
- 04 Outdoor patios along 8th Avenue
- 05 Top-notch coffee
- 06 Hip design at local cafes
- 07 Tacofino Ocho, one of many eateries nestled on quiet side streets
- 08 Nemesis Coffee
- 09 From tapas to tacos, dining options abound
- 10 The area has a robust local brewing scene



01



02



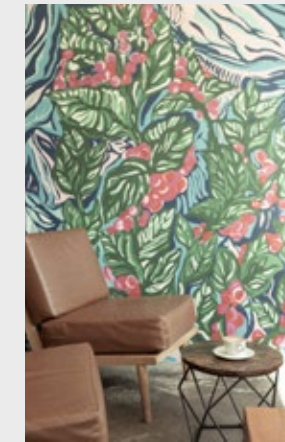
03



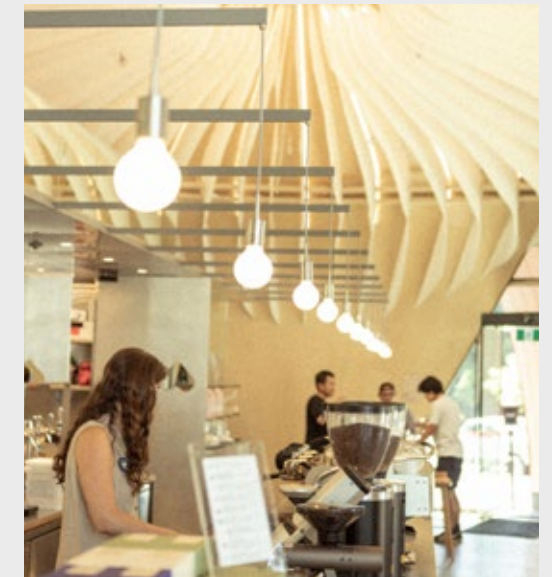
04



05



06



08



09



07

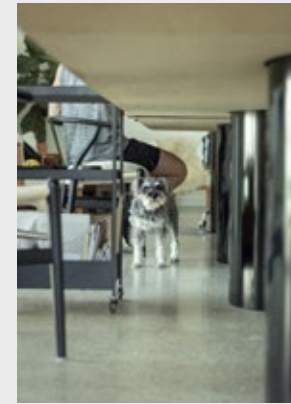


10

# All the Essentials, Close at Hand

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 SkyTrain and steps from the future Broadway rapid transit line, and has easy access to both arterial routes and world-class cycling infrastructure.

## ENJOY SOME OF THE CITY'S BEST SHOPPING



BUSTLING OFFICES ARE INTEGRATED INTO THE COMMUNITY

E BROADWAY IS NORTH AMERICA'S BUSIEST BUS CORRIDOR, CARRYING 100,000 PASSENGERS PER DAY



EMILY CARR UNIVERSITY AND VANCOUVER COMMUNITY COLLEGE ARE BOTH NEARBY

UNWIND IN MOUNT PLEASANT'S MANY PARKS



# A Connected Location

## Mt Pleasant

ONE OF VANCOUVER'S MOST COVETED NEIGHBOURHOODS, GLOBALLY RECOGNIZED FOR ITS DINING, SHOPPING AND ECLECTIC FEEL.

## Innovation & Education Hub

A DYNAMIC COMBINATION OF EDUCATIONAL INSTITUTIONS, TECH STARTUPS AND COMMERCIAL HQS.

## Creative Campus

HOME TO MANY OF THE CITY'S CREATIVE BUSINESSES—AND COUNTLESS EATING AND DRINKING OPTIONS.

## Health Hub

THE FUTURE LOCATION OF THE NEW ST. PAUL'S HOSPITAL, RESEARCH AND MEDICAL COMPLEX.

## Downtown CBD

THE CITY CENTRE IS AN EASY COMMUTE BY BICYCLE, CAR OR PUBLIC TRANSIT.

## Cultural District

A HISTORIC NEIGHBOURHOOD KNOWN FOR ITS FASHION, ART, DECOR AND CULINARY SCENES.

## Entertainment District

A LIVELY MIX, FROM ROBSON STREET'S BOUTIQUES TO THE WEST END'S BEACHES AND EATERIES.

### RECREATION

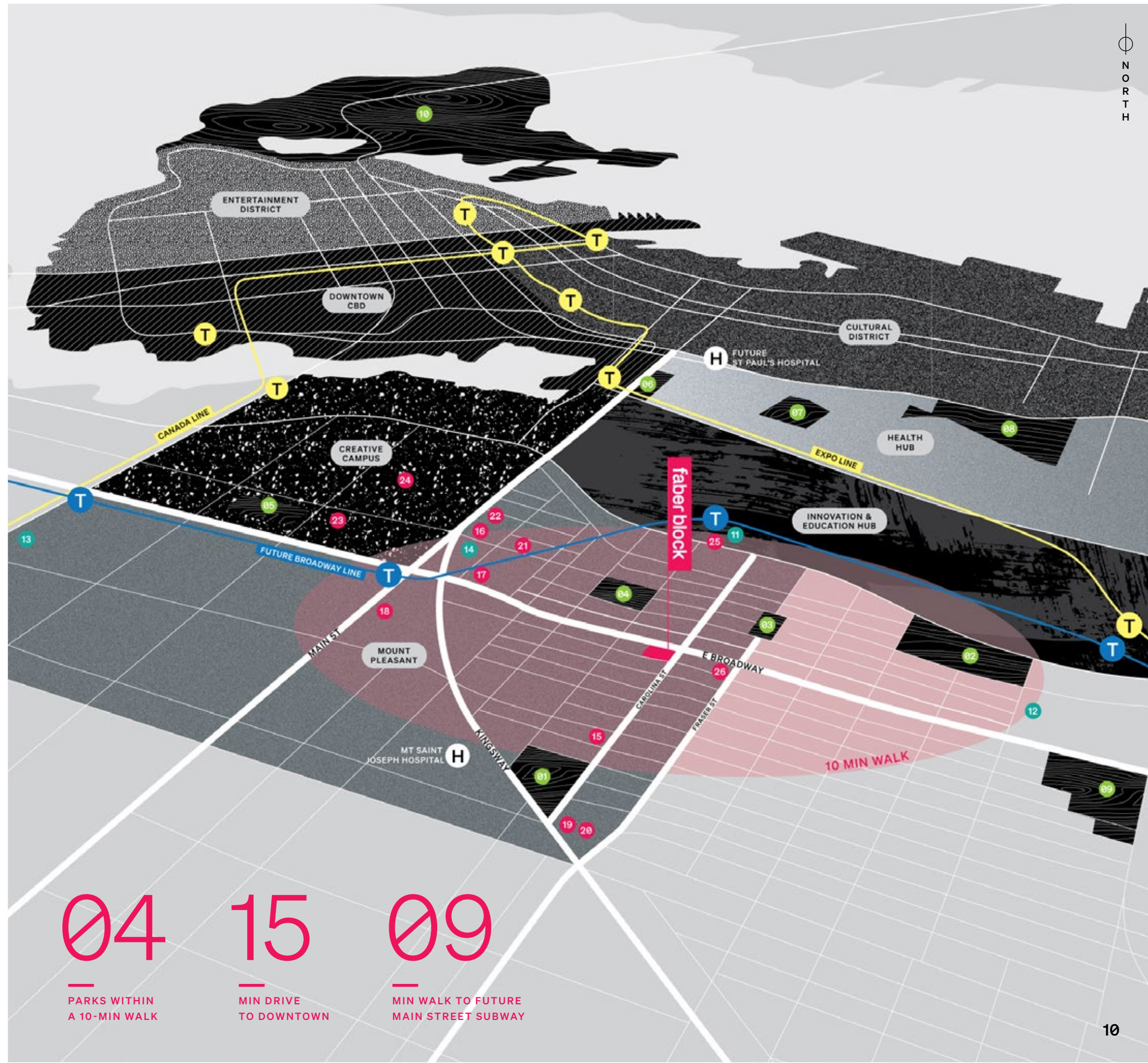
- 01 Robson Park
- 02 China Creek North Park
- 03 Sahalli Park
- 04 Dude Chilling Park
- 05 Jonathan Rogers Park
- 06 Thornton Park
- 07 Trillium Park
- 08 China Creek South Park
- 09 Strathcona Park
- 10 Stanley Park

### EDUCATION & FACILITIES

- 11 Emily Carr University
- 12 Vancouver Community College
- 13 City Hall
- 14 Mount Pleasant Community Centre

### FOOD & DRINK

- 15 Oh Carolina
- 16 Como Taperia
- 17 Kin Kao
- 18 Burdock & Co
- 19 Osteria Savio Volpe
- 20 Matchstick Coffee
- 21 Main Street Brewing
- 22 Brassneck Brewery
- 23 33 Acres Brewing Co.
- 24 Tacofino Ocho
- 25 Nemesis Coffee
- 26 Pizzeria Barbarella



04  
—  
PARKS WITHIN  
A 10-MIN WALK

15  
—  
MIN DRIVE  
TO DOWNTOWN

09  
—  
MIN WALK TO FUTURE  
MAIN STREET SUBWAY



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A DEVELOPMENT BY



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