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Seymour St & Nelson St  
Downtown Vancouver, British Columbia

# Metropolitan Towers



## AREA DEMOGRAPHICS

Downtown Population (2001)	77,100
Trade Area Population (1996)	9,300
Trade Area Population (2001)	16,259
Daytime Population (2000)	34,688
Average Household Income (2000)	\$68,504

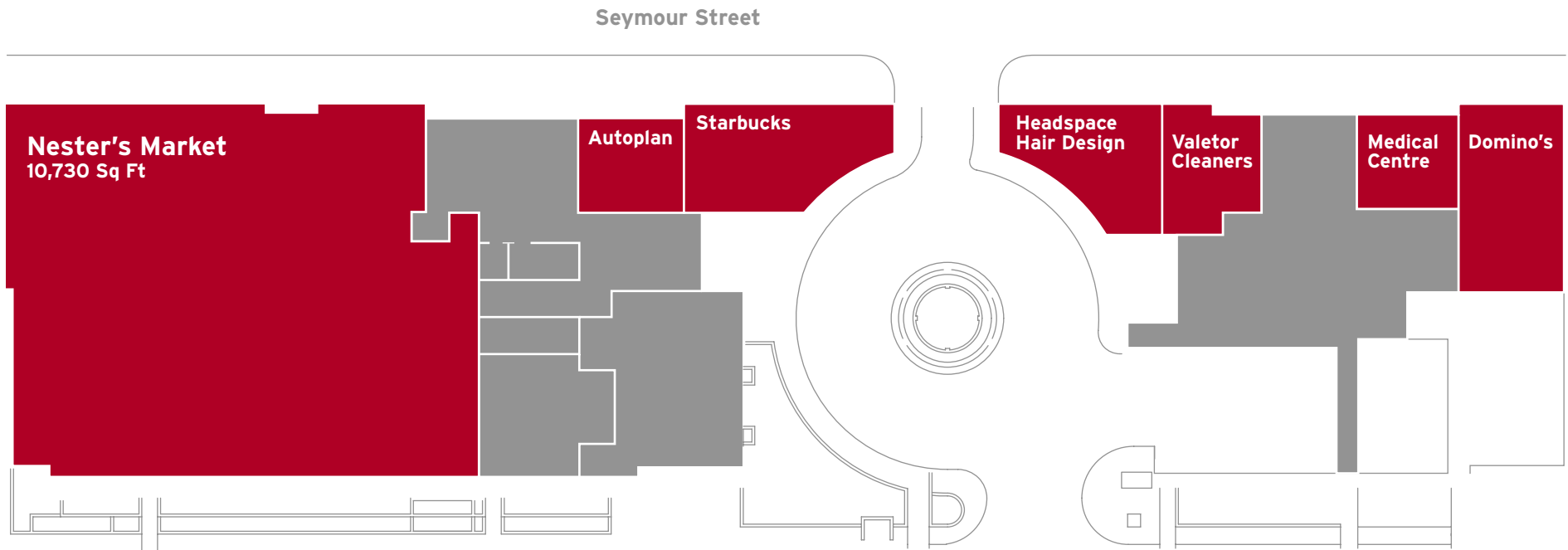
**Note:** 4,102 units under construction or in Permit stage for Trade Area as of April 2002

<b>Rates</b>	<b>Parking</b>
\$30.00 per square foot	150 shared stalls
<b>Taxes &amp; Cam</b>	<b>Clear Height</b>
\$10.50 per square foot	20 feet

**E&O Disclaimer**  
Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but regret we can not guarantee it.



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**Description**

Up to 15,000 square feet of retail space available in the heart of downtown Vancouver's newest area of residential development. One of downtown's only large size retail opportunities with excellent parking and loading. The retail space is at the base of residential towers which upon completion will house over 1,000 people.

**Location**

Strategically located on the north-east corner of Nelson and Seymour Streets. Only one block away from Granville Street entertainment corridor, and within easy walking distance to the heavily populated West End. Also in close proximity to Yaletown and Concord Pacific's development on the former Expo lands. The surrounding area has recently undergone a substantial redevelopment and transformation.

**Traffic Counts**

Seymour at Nelson:  
49,910 Vehicles Per Day

**Market**

Downtown Vancouver, Yaletown and West End residents, in addition to the downtown work force.

**Area Tenants**

- Staples
  - London Drugs
  - Chapters
  - Orpheum Theatre
  - Pacific Centre Mall
- \$682 sales per sq ft (2002)

**For more information, please contact:**

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