



THE RILEY ON MAIN

4793 & 4795 Main St
Vancouver, BC

High Profile Corner Retail Space

RETAIL LEASING BROCHURE



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PROJECT SUMMARY

Welcome to The Riley, a mixed-use development brought to you by Strand and Locarno, perfectly situated along the lively Main Street corridor. This project consists of 89 market rental homes and offers excellent prospects for ground floor retail spaces. Ideally located at the intersection of Main Street and East 32nd Avenue, The Riley enjoys a prime location, heavy foot traffic and everyday conveniences within easy walking distance. It's just minutes away from the King Edward Canada Line Station and a short transit ride from Downtown, Mount Pleasant, and Olympic Village.

- Prominent location on Main Street
- 15,168 population within 1 km
- Class-B loading bay with rear access to each CRU
- Convenient access to commercial parking from CRU's via a dedicated commercial parking elevator
- 18' ceiling height



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DETAILS

✦ Available spaces:

✦ CRU 1: 2,409 SF

✦ CRU 2: 1,786 SF

✦ Units can be combined for 4,195 SF

✦ Commercial parking: 30 underground stalls, with convenient access to commercial parking from CRU's via a dedicated commercial parking elevator

✦ Base rent: Contact Listing Agent

✦ Available: Immediately

✦ Additional rent: \$23.53 PSF

✦ Ventilation shaft for kitchen exhaust available for CRU 1

AREA/PROJECT TENANTS



DEMOGRAPHICS

	5 MIN	7 MIN	12 MIN
2022 Population	84,067	185,017	552,024
2027 Populations Projections	94,536	206,075	603,095
2022 Daytime Population	64,298	159,468	623,171
2022 Average HH Income	\$130,391	\$128,358	\$126,360

CONTACT

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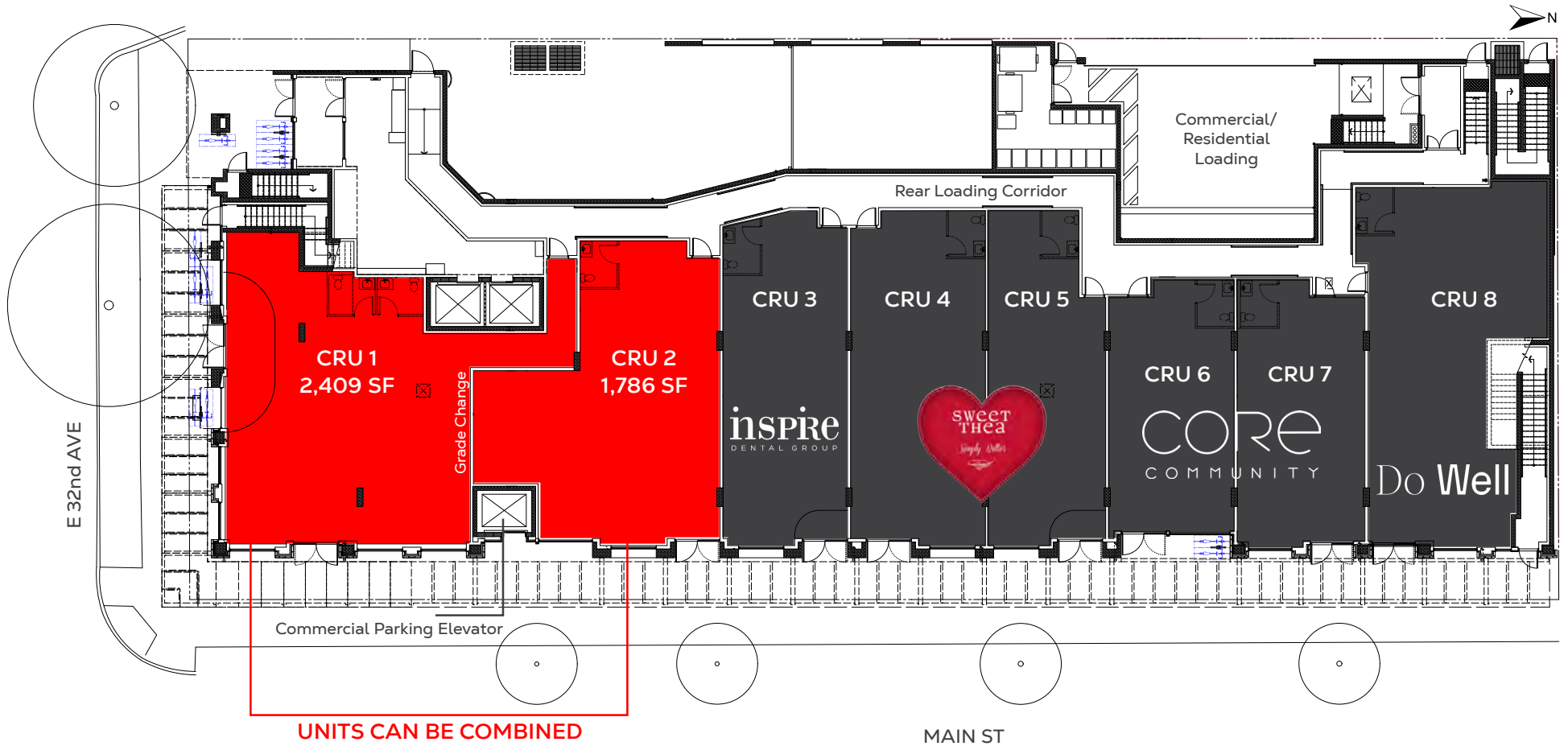
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SITE PLAN



PHOTOS



AERIAL



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