



BURRARD AND 12TH

1770 W 12th Ave,
Vancouver, BC

RETAIL LEASING BROCHURE



PROJECT SUMMARY

Welcome to 1770 W 12th Avenue, a future 21-storey mixed-use development in Fairview offering 1 ground level retail unit ideal for a neighbourhood food and beverage tenant. The site offers excellent access to the city's extensive bike network and is just 800m from the future Granville Street Subway Station. Located on a prominent corner, adjacent to the prestigious Shaughnessy/Arbutus and vibrant Kitsilano neighbourhoods, Fairview's blend of residential charm and urban convenience, with amenities such as parks, schools, and community centres, makes it ideal for any restaurant/cafe business. This property promises significant vehicle traffic and visibility, and seamlessly connects to downtown Vancouver and beyond.



21 STOREY
MIXED-USE
DEVELOPMENT

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DETAILS

- ⌘ Address: 1770 W 12th Avenue, Vancouver, BC
- ⌘ Additional Rent: Contact Agents for Details
- ⌘ Unit Availability: Café/Restaurant 1,438 SF (approx.)
- ⌘ Estimated Completion: May 2028
- ⌘ Basic Rent: Contact Agent for Details
- ▶ VIRTUAL TOUR

AREA TENANTS



BUILDING FEATURES

	Bike Score	99
	Walk Score	95
	Transit Score	72
	Daily Westbound Passerby Traffic Count	18,410

DEMOGRAPHICS

Drive Time	1 KM	3 KM
2023 Population	22,031	144,134
2023 Daytime Population	22,714	150,343
2028 Populations Projections	16,065	101,288
2023 Average HH Income	\$123,770	\$133,084
2023 Median Age	39.4	39.6

CONTACT

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SITE PLAN



VIRTUAL TOUR



WEST 12TH AVENUE



*Mezzanine potential up to 40% of leasable area

**PARKING ENTRANCE
AND EXIT ACCESS**

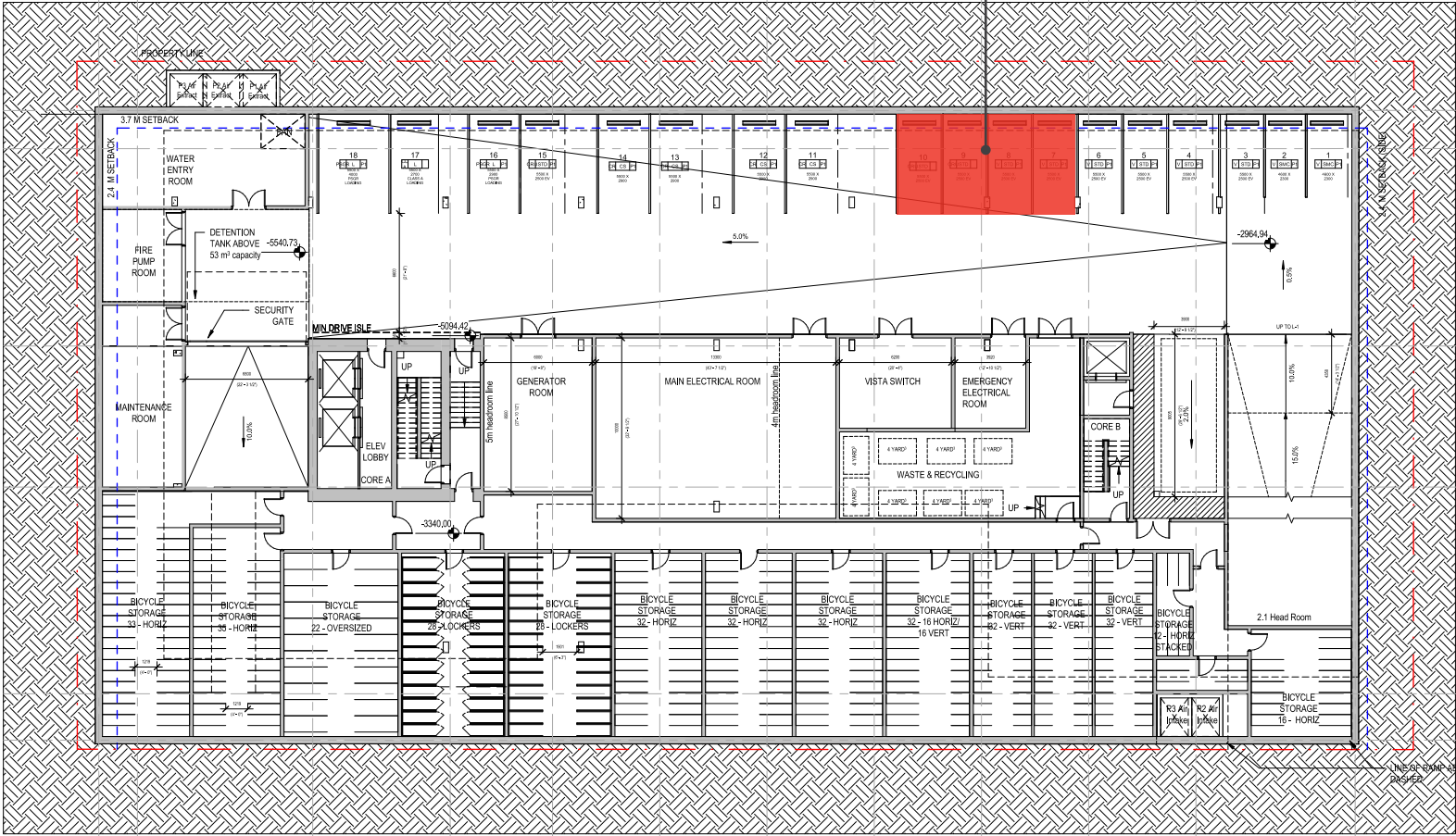
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PARKING PLAN

WEST 12TH AVENUE

RESERVED COMMERCIAL PARKING*

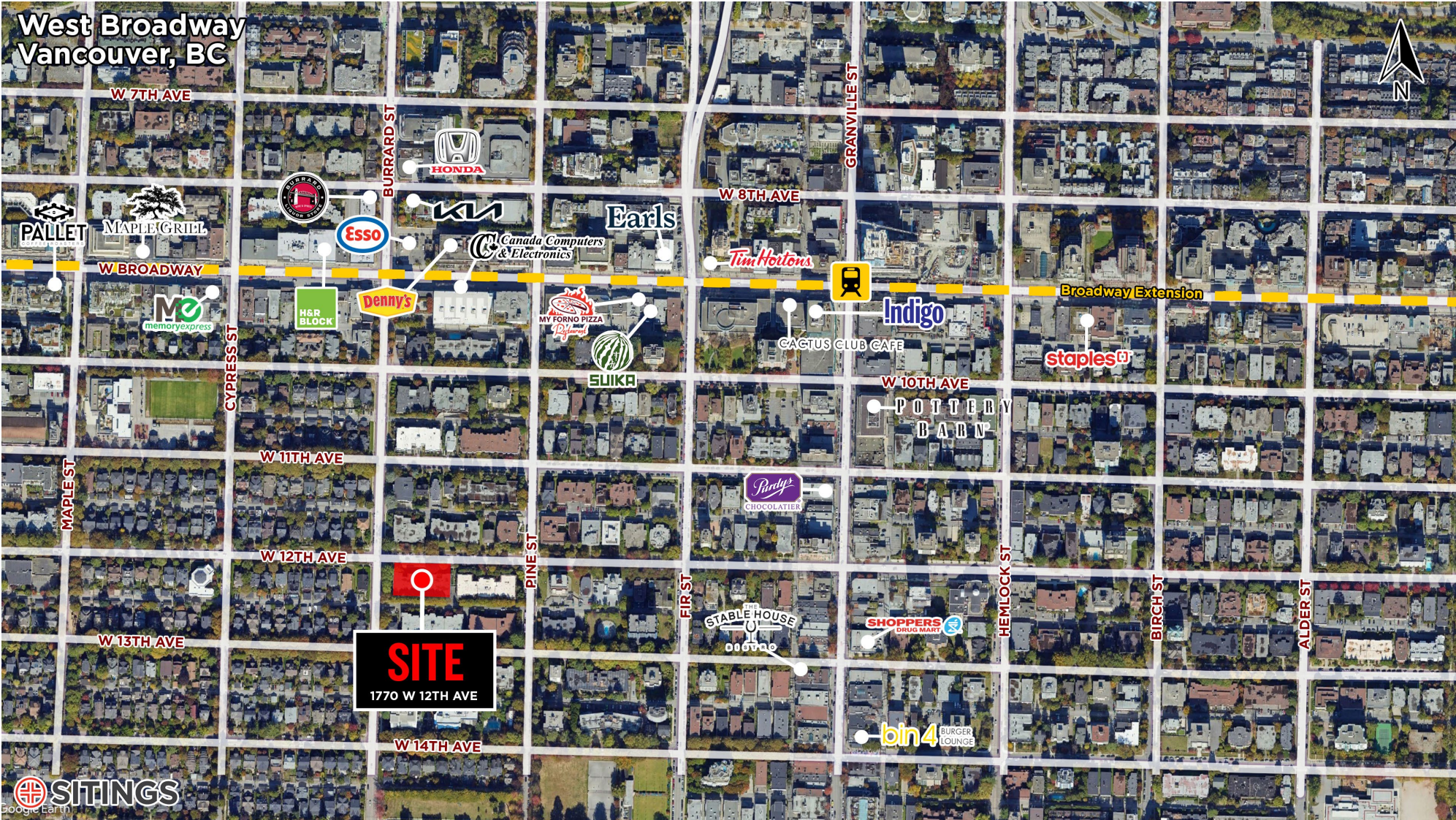
BURRARD STREET



*Final location of commercial stalls TBD

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AERIAL



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RENDERINGS AND PHOTO



VIRTUAL TOUR

AMENITY AERIAL
ALONG W 12TH AVE



PEDESTRIAN
VIEW AT LANE
AND BURRARD ST



FULL VIEW



CORNER OF
BURRARD AND
W 12TH AVE



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