



# FOR LEASE

## SMALL FORMAT CRU OPPORTUNITY AT HABITAT

2526 Guelph St  
Vancouver, BC



**DAVID KNIGHT**

Personal Real Estate Corporation  
Partner

604.416.5581

david@sitings.ca

**JULIE ZHU**

Personal Real Estate Corporation  
Associate

604.416.4929

julie@sitings.ca

**SITINGS REALTY LTD.**

SITINGS.CA / 604.684.6767

1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

# PROJECT SUMMARY

Centrally located in the heart of Mount Pleasant, Habitat features nine retail strata units with frontage along Guelph Street and East Broadway. Now available for lease is 2526 Guelph Street. This 670 SF CRU has ceiling heights of approximately 15 feet and wide floor-to-ceiling windows, creating a spacious and inviting atmosphere. Positioned along the bustling high-traffic stretch of East Broadway, Habitat is adjacent to Olympic Village and is within walking distance to the upcoming Mount Pleasant SkyTrain Station.

- Small format CRU opportunity with excellent exposure fronting Guelph Street
- Ceiling heights of approximately 15 feet
- 7-minute walk to the upcoming Mount Pleasant SkyTrain Station.
- Prominent signage available
- Expansive floor to ceiling glazing
- Tenant access to bike storage and lockers



GREAT  
STOREFRONT  
VISIBILITY

# DETAILS

✦ <u>Size:</u> 670 SF	✦ <u>Available:</u> Immediately
✦ <u>Rent:</u> Contact Listing Agent	✦ <u>Additional Rent:</u> \$22.00 PSF
✦ <u>Parking:</u> 1 Stall, available to rent at prevailing market rates	✦ <u>Loading:</u> Rear Loading
✦ <u>Zoning:</u> C-2C	✦ <u>Current improvements:</u> Shell space

# AREA TENANTS

**EMILY CARR**  
UNIVERSITY  
OF ART + DESIGN



**BCLIQUOR**



# DEMOGRAPHICS

	1KM	3KM	5KM
2024 Population	25,175	170,497	447,654
2029 Populations Projections	26,929	184,523	490,140
2024 Daytime Population	23,427	188,862	559,655
2024 Average HH Income	\$117,063	\$126,541	\$127,467

# CONTACT

**DAVID KNIGHT**

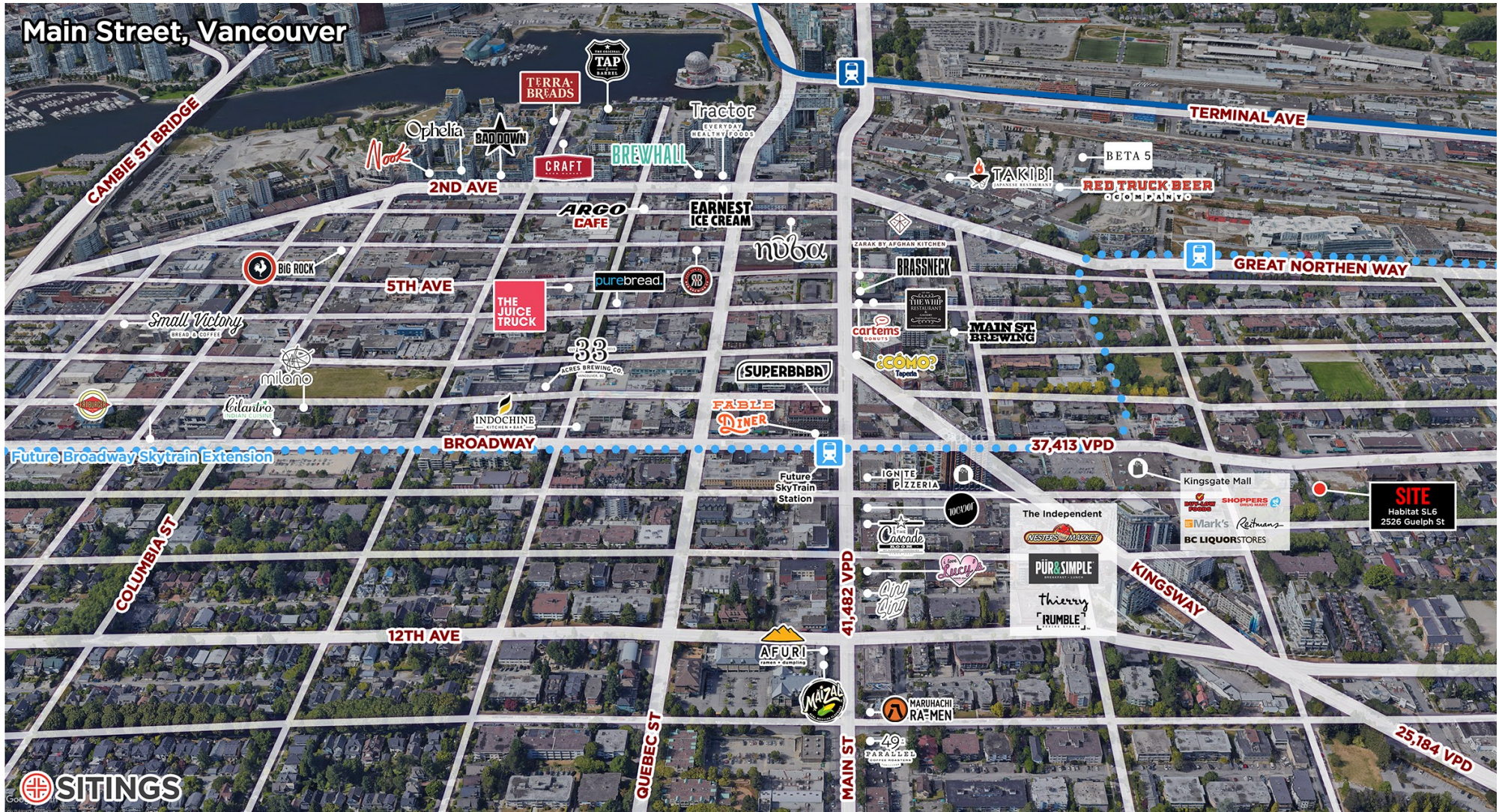
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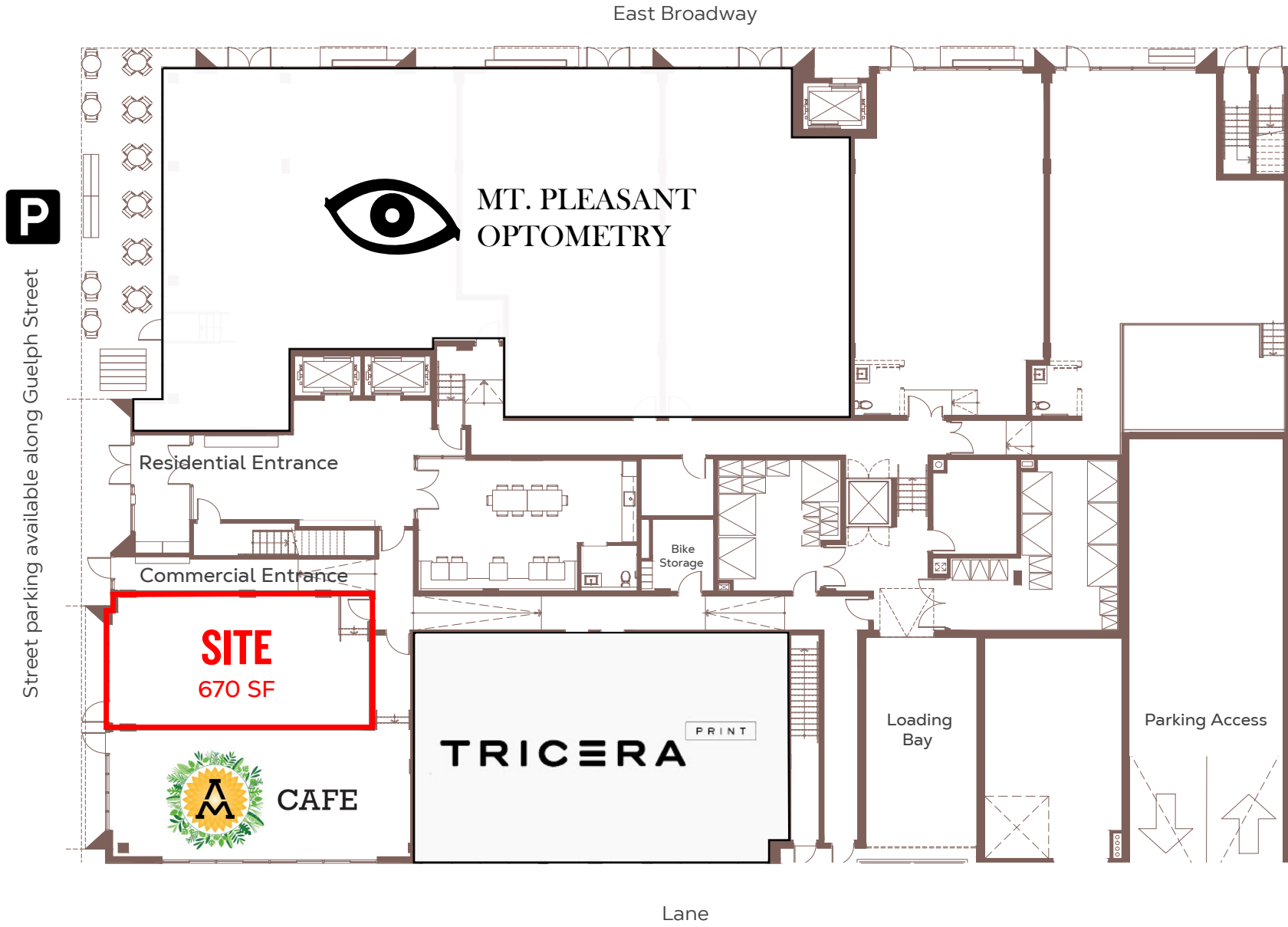
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# SITE PLAN



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