



FOR LEASE | FIXTURED FOOD & BEVERAGE OPPORTUNITY

SOUTH FLATS

893 GREAT NORTHERN WAY
VANCOUVER, BC



SITINGS REALTY LTD.
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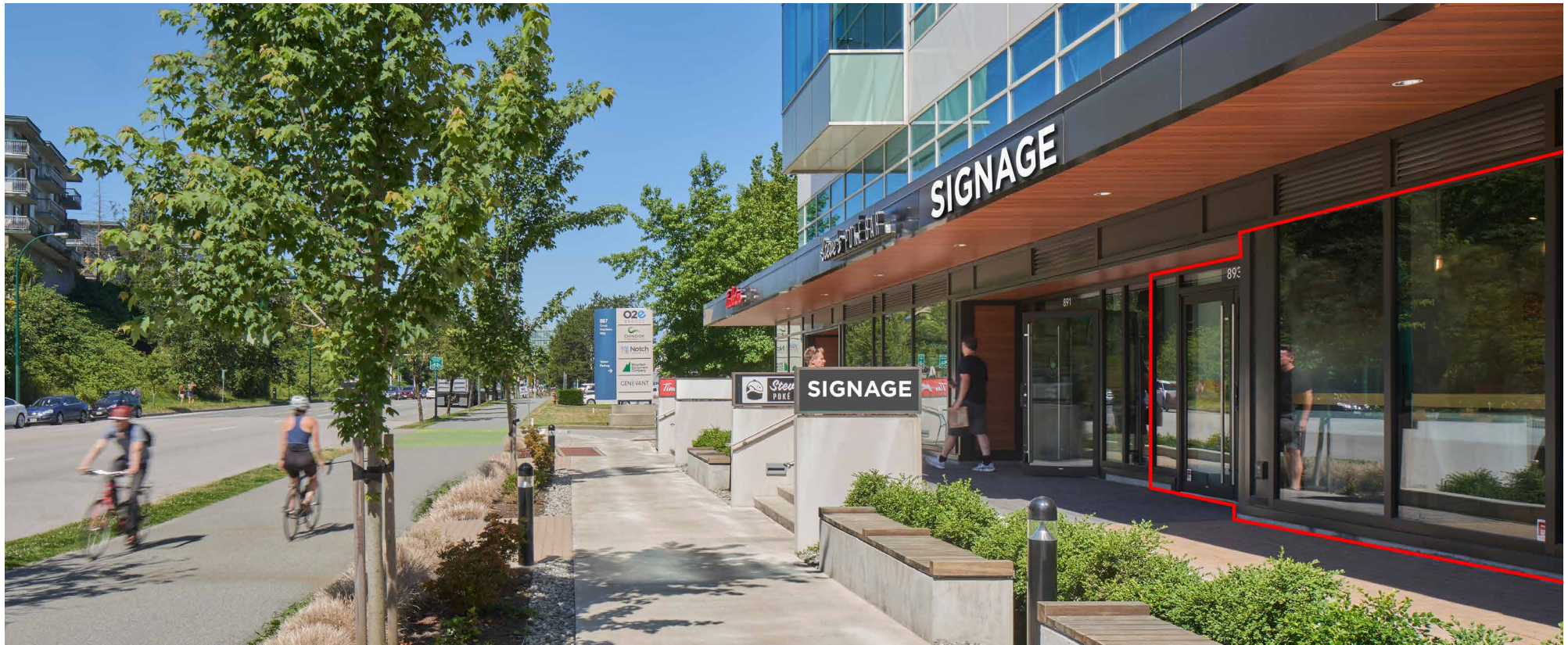
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OPPORTUNITY

Positioned in the heart of South Flats—Vancouver’s emerging creative district—this high-exposure retail space offers exceptional visibility and accessibility. Strategically located along a major thoroughfare near key transit routes, renowned tech and arts campuses, and industry-leading companies, this location offers an excellent opportunity for businesses to establish a strong foothold in a dynamic and rapidly evolving hub.

- ✦ Prominent location on Great Northern Way with high-exposure signage opportunities
- ✦ A well-rounded mix of established retailers, office and laboratory tenants, generating on-site foot traffic
- ✦ Located on the Central Valley Greenway—a shared pedestrian and biking route that links Vancouver, Burnaby, and New Westminster
- ✦ Highly accessible, located 8 minutes away by foot to VCC-Clark Station and 7 minutes by foot from the future Great Northern Way-Emily Carr Station



DETAILS

✦ Available Size: 1,185 SF

✦ Base Rent: Contact Listing Agents

✦ Additional Rent: \$20.82 PSF (est. 2025)

✦ Available: Immediately

✦ Improved for food and beverage uses

IMPROVEMENTS

✦ Power: 400 amps

✦ Heating, Ventilation, and Air Conditioning System

✦ Electric Hot Water Tank

✦ Front of House Refrigerator

✦ Walk-in Cooler

✦ Display Screens (4)

✦ Service Counter

✦ Three-Compartment Sink

✦ Handwashing Sinks (2)

✦ Prep Sink and Mop Sink

DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2024 Population	28,399	85,368	424,908
2029 Populations Projections	30,957	92,119	462,702
2024 Average HH Income	\$112,192	\$122,255	\$127,780
2024 Daytime Population	22,614	97,211	541,995

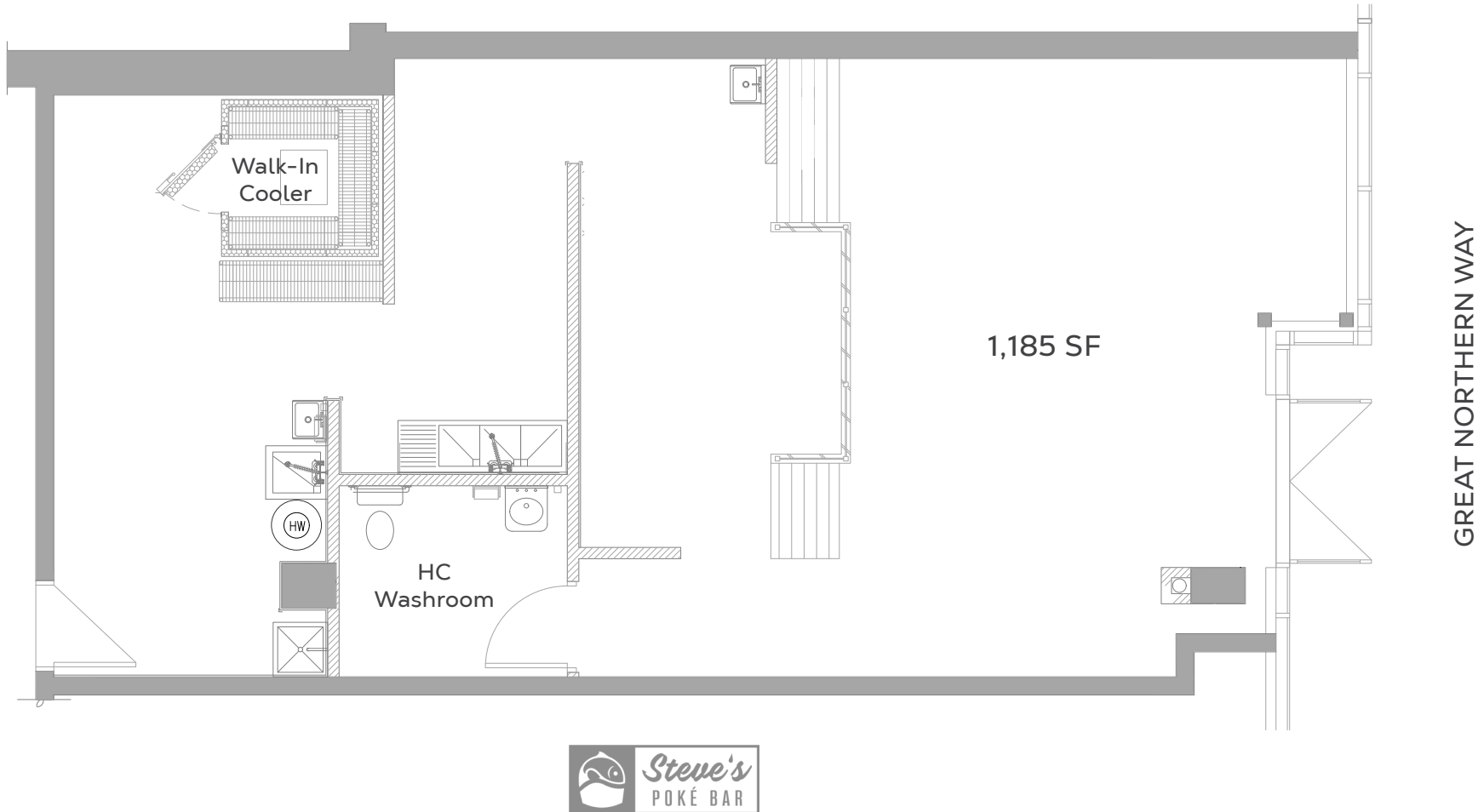
Source: Sitewise Analytics

AREA RETAILERS



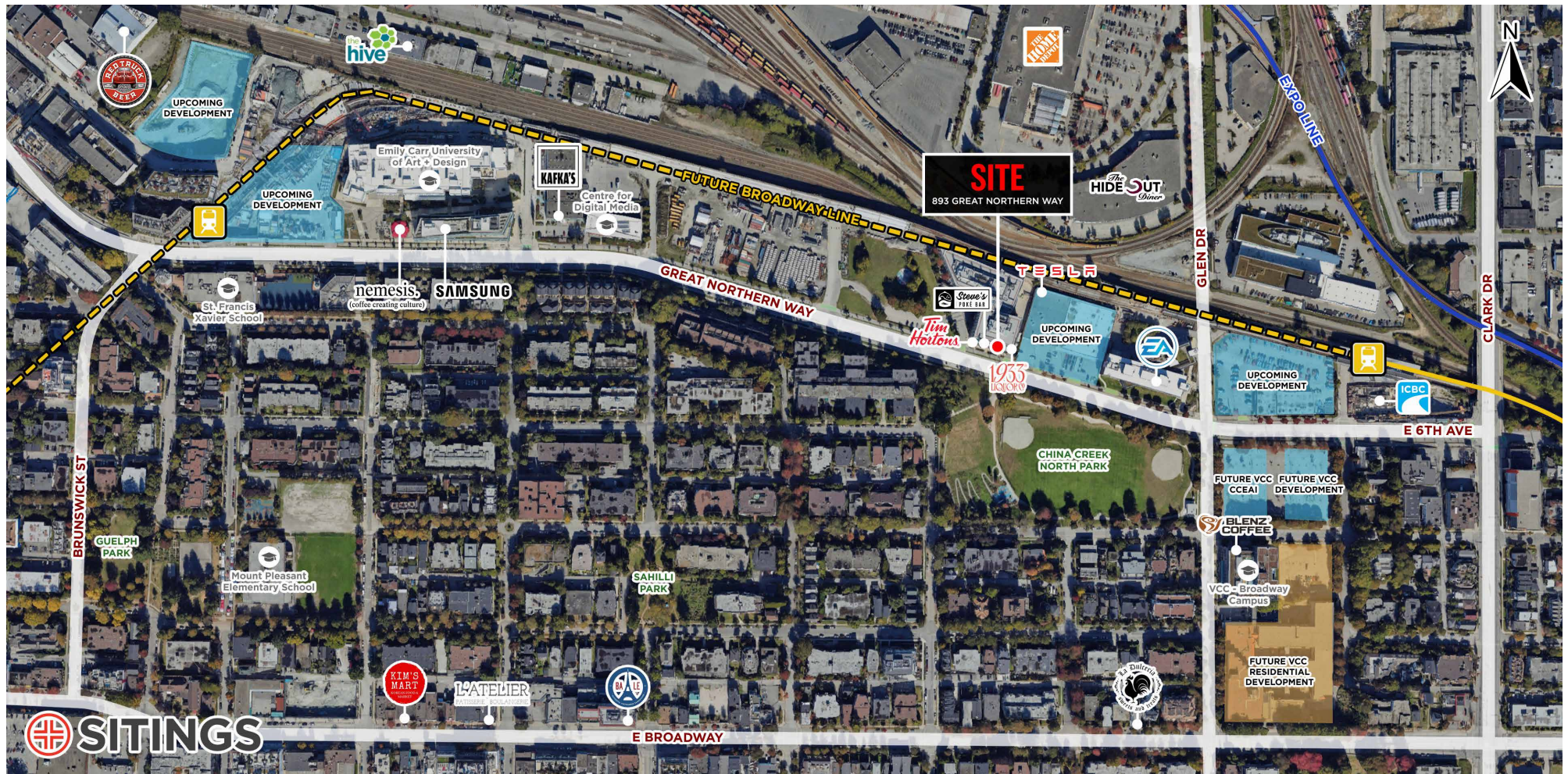
FLOOR PLAN

1933[®]
LIQUOR CO



SOUTH FLATS

Positioned between VCC-Clark Station and the future Great Northern Way-Emily Carr Station, South Flats is an emerging destination energized by tomorrow's innovations. Home to institutions like Emily Carr University, Vancouver Community College, and the Centre for Digital Media, alongside industry leaders such as Electronic Arts, Samsung, Tesla and the future ICBC headquarters, the neighborhood is filled with creative minds. Local spots like Red Truck Brewing, Nemesis, and 1933 Liquor anchor the community. With over 2 million square feet of future retail, office, industrial and multifamily rental space in the pipeline, South Flats is set to become the heart of Vancouver's growing creative economy, offering exceptional transit access, walkability and connection to the Central Valley Greenway.



PROJECT TEAM

Landlord & Property Manager:



Low Tide Properties is a private real estate investment, development, and management company founded in 2011 and headquartered in Vancouver, Canada. We invest and immerse ourselves in the emerging neighbourhoods that we know best and work to become part of the community. We acquire industrial, retail, office and multifamily residential properties – only committing to spaces for which we can create a vision.

www.lowtideproperties.com

Commercial Leasing & Marketing:



Whether project leasing, strata pre-sales, or representing tenants, Sitings Realty work in partnership with all of our clients throughout the complete process. We provide in-depth knowledge, strong industry relationships, honesty, professional support and a track record for success to every project we undertake.

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