



# *The Lydia*

By Locarno

RETAIL UNITS FOR PRE-LEASE

24th Avenue & Main Street  
219 East 24th Avenue, Vancouver







Artist rendition. All renderings/pictures are for illustration purposes only



# UNIQUE RETAIL PRE-LEASING OPPORTUNITY

Rare opportunity to pre-lease retail space in Locarno's newest mixed-use development on Vancouver's vibrant Main Street; home to some of Vancouver's trendiest restaurants, shops, and unique boutique retailers.

The project features 58 boutique style market residential rental units with 7,690 SF of high exposure and carefully detailed retail space at grade. The expansive ceiling heights and large windows will ensure the project's retailers have unmatched curb appeal attracting foot traffic from Main Street to visit the project's retailers. The immediate area has desirable demographics highlighted by high household income and median age of 38.9 years and examples of users in the immediate area include Anh and Chi, Published, MeeT, Aesop and many more.

The site benefits from strong arterial access along Main Street, West-East access along Kind Edward Avenue, and street front parking on both frontages.

## AVAILABILITY

768 - 3,218 SF available

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## PROPERTY HIGHLIGHTS



Retail Customer Paid  
Parking  
**10 STALLS**



Occupancy  
**OCTOBER 2025**



High Profile Location  
on Main Street



21,002 Population  
within 1 km Radius



Ventilation Shaft for  
Kitchen Exhaust in place  
for select Units



Bi-Folding Storefront  
Doors for CRU 1



Class B Commercial Loading/  
Garbage and Recycling Room  
accessible to each CRU via rear  
access corridor



16 ft. to 17 ft.  
Ceiling Heights

# LOCATION

The project is ideally located at the prominent northeast corner of Main and East 24th Avenue in the heart of Vancouver's rapidly growing Riley Park neighbourhood. This "centre ice" location experiences high foot traffic, is surrounded by desirable amenities, thriving businesses and is a short walk to various transit options providing unmatched connectivity throughout urban Vancouver and the Lower Mainland.

## Food & Drinks

- 1 Anh and Chi
- 2 Church's Texas Chicken
- 3 Published
- 4 Sun Sui Wah
- 5 The Arbor
- 6 Aperture Coffee Bar
- 7 Sula Indian
- 8 Trafiq Cafe & Bakery
- 9 Meet
- 10 bbq Chicken & Pub
- 11 Breka Bakery & Café
- 12 Le Marché
- 13 JJ Dosa
- 14 Egg & Co.
- 15 Earnest Ice Cream
- 16 Good Sushi

## Services & Shops

- 17 TD Canada Trust
- 18 Welk's
- 19 Praise Dental Centre
- 20 Aesop
- 21 Organic Acres Market
- 22 The Soap Dispensary and Kitchen Staples
- 23 Royal Bank
- 24 Vancity
- 25 Fashionably Free
- 26 Shoppers Drug Mart
- 27 Dean's NOFRILLS
- 28 Niche Market

## Demographics Within 1km



Census Population (2023)  
21,002



Household Income (2023)  
\$158,314



Median Age (2023)  
38.9



Census Population (2028)  
22,609

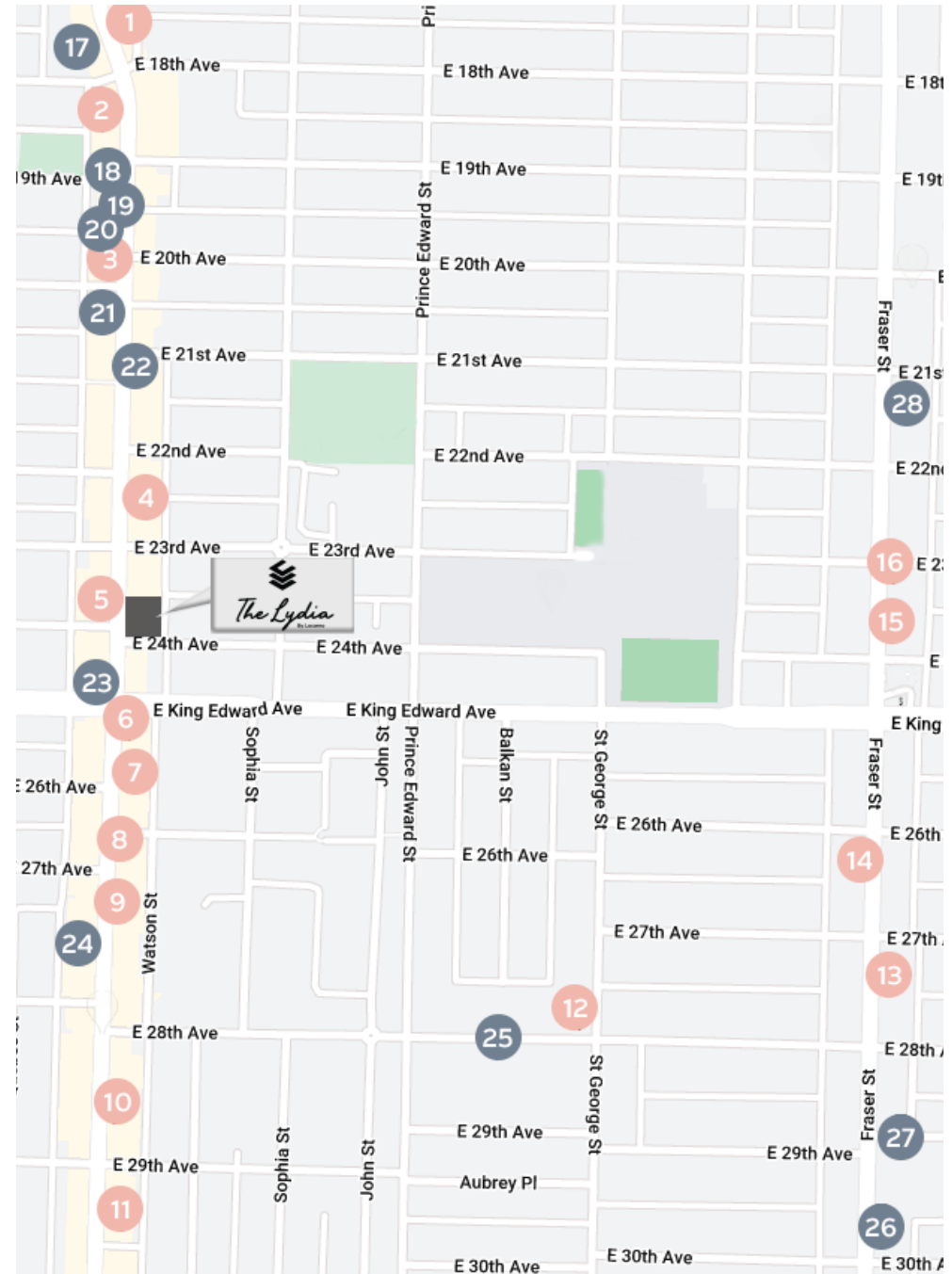


Household Income (2028)  
\$185,988



Median Age (2028)  
40.3

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# FLOOR PLAN

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CRU	SF
CRU 1	LEASED
CRU 2	768 SF
CRU 3	956 SF
CRU 4	1,494 SF
CRU 5	LEASED
TOTAL:	3,218 SF

Asking Rent: Please contact listing agent

Additional Rent: Estimated at \$23.50 PSF/annum

# PROJECT TEAM

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Locarno is a family-owned 4th generation landlord and real estate developer based in Vancouver with roots dating back to the 1920s when our founder began buying and developing properties in recognizable locations though out West Point Grey, Dunbar, Kitsilano, and East Vancouver.

Today, Locarno specializes in the acquisition, development and operation of commercial and mixed-use buildings in key locations within both established and growing neighbourhoods.

Our strategy is to hold properties for the long-term and we pride ourselves on producing high quality projects that will maintain their appeal for generations.

[Locarno.ca](http://Locarno.ca)



Whether project leasing, strata pre-sales, or representing tenants, Sittings 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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