SITINGS

Marcus & Millichap



WOODWARD'S BUILDING

136 W Cordova St (Gastown), Vancouver, BC

FULLY FIXTURED RESTAURANT FOR LEASE

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PROJECT SUMMARY

The iconic Woodward's building is located in Gastown, one of Vancouver's most recognizable and eclectic neighbourhoods known for its Victorian-styled buildings, rich history, and cobblestone side walks. This historic neighbourhood is home to some of the Lower Mainland's trendiest retailers and is an indisputable tourist destination. The Woodward's building is a mixed use project featuring 736 residential units, 50,000 SF of office space, 68,000 SF of retail space, and a 12,000 SF public atrium which holds several monthly events. Anchor tenants include Nesters Market, SFU's Goldcorp Centre for the Arts, and is now home to the new Vancouver Police Training Academy - Centre of Excellence.



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ABOUT THE VPD - CENTRE OF EXCELLENCE

Anchoring the project is the new Vancouver Police Department's Training Academy & Centre of Excellence, the VPD's first dedicated training facility since 1978. This 30,000 SF, purpose-built academy brings together rigorous instruction, technology, wellness and leadership training to shape every new officer joining the department from day one.

- VPD Training Academy - Ground Floor Anchor Tenant

  The academy trains every new officer joining the VPD, 40 recruits per intake, led by 18 full-time instructors. The facility officially opened September 10, 2026.

- Vancouver Police Museum & Archives - 2nd Floor, Abbott Building

  Preserves the city's policing and forensic history through authentic artifacts and archival materials. Relocating above the atrium, open to the public, and generating significant foot traffic.

- District 5 Police Station - 3rd floor Abbott Building

  Serves the Downtown Eastside communities of Gastown, Hastings Crossing and Chinatown. Over 80 patrol officers are in and out of this space 24 hours a day while on duty, giving the building a constant, visible police presence.



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DETAILS

- Size: 3,398 SF
- Parking: Street Parking & 538 Parking Stalls in Multi-Level, Above Ground Parkade Across Street
- Available: Immediately
- Additional Rent: $17.15 PSF
- Contact Listing Agents for Rates

AREA TENANTS

NESTERS MARKET, SFU, T&T 大統華, CINEPLEX, straight outta BROOKLYN nyc pizzeria, The Herschel Supply Co. Brand, VFS VANCOUVER FILM SCHOOL

DEMOGRAPHICS

	500 M	1 KM	3 KM	TRADE AREA
2025 Population	8,168	25,652	188,628	3,107,209
2030 Population (Est.)	8,299	26,648	195,348	3,314,494
2025 Daytime Population	20,712	79,216	346,044	3,044,861
2025 Average HH Income	$108,029	$107,463	$125,835	$145,635

CONTACT

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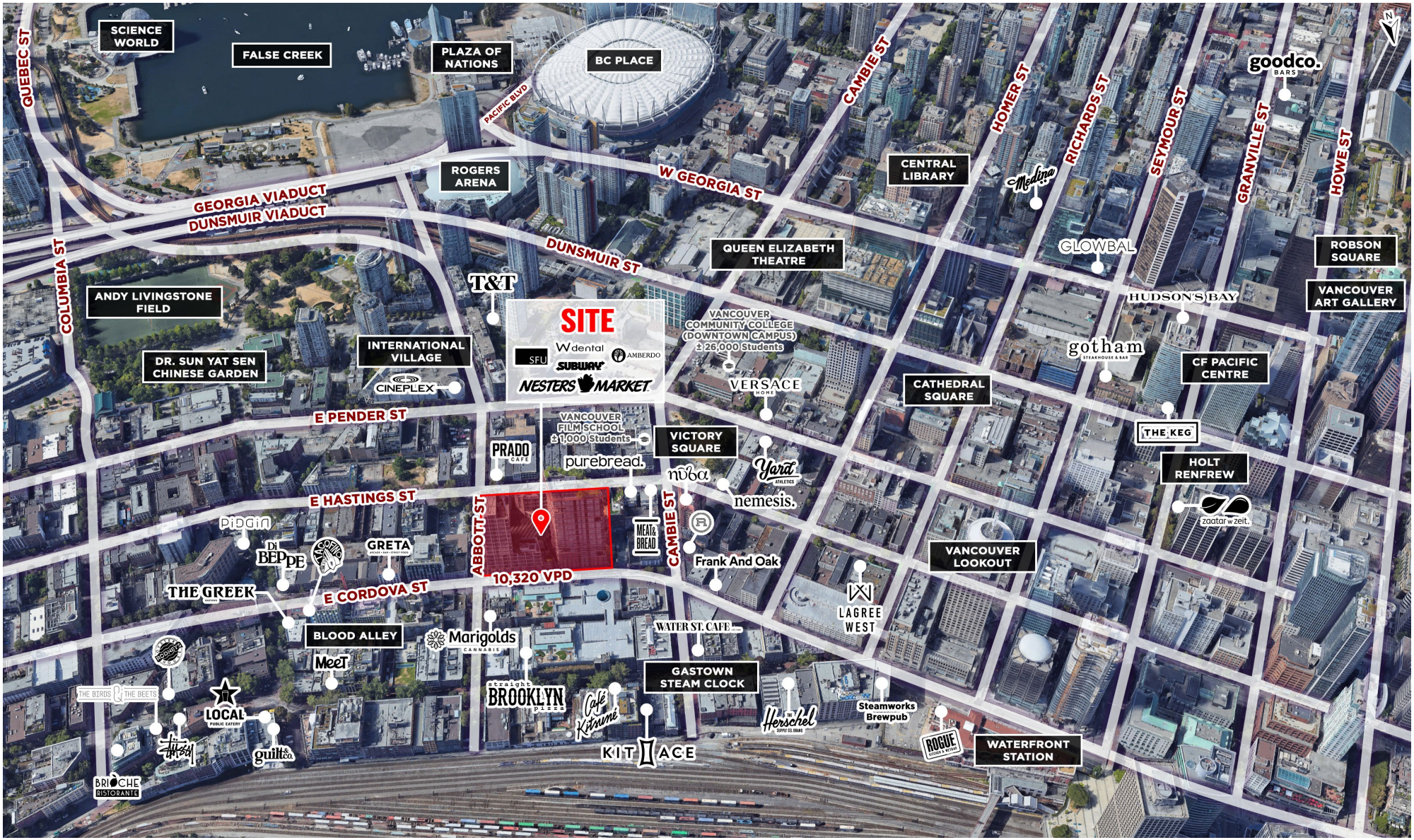
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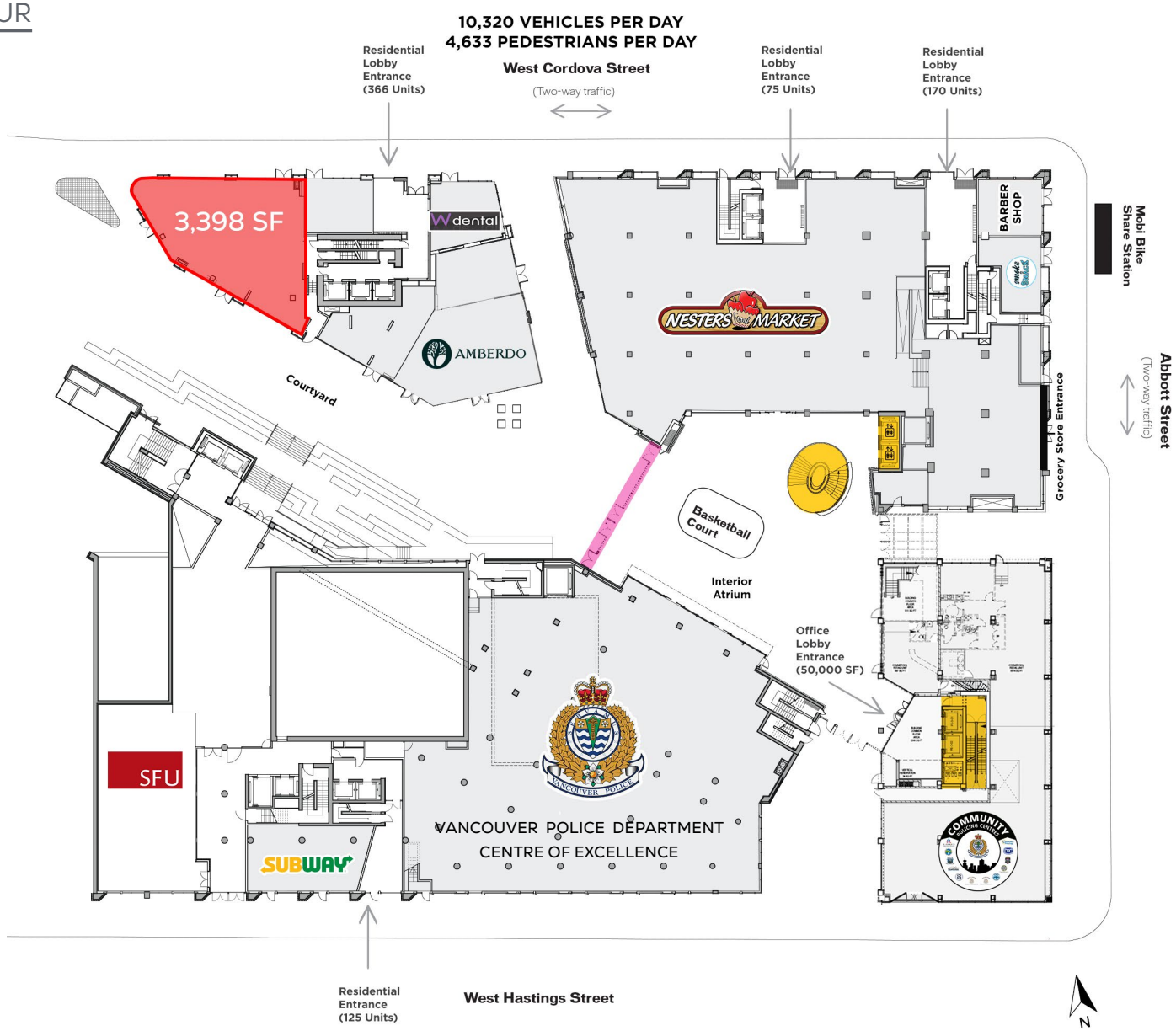
AERIAL



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SITE PLAN

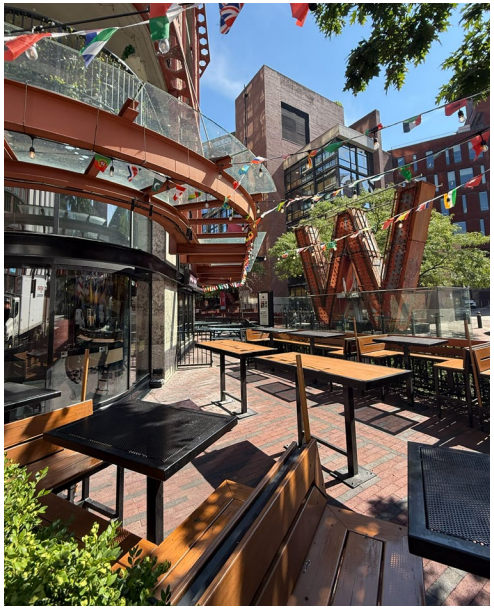
VIRTUAL TOUR



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EXTERIOR PHOTOS





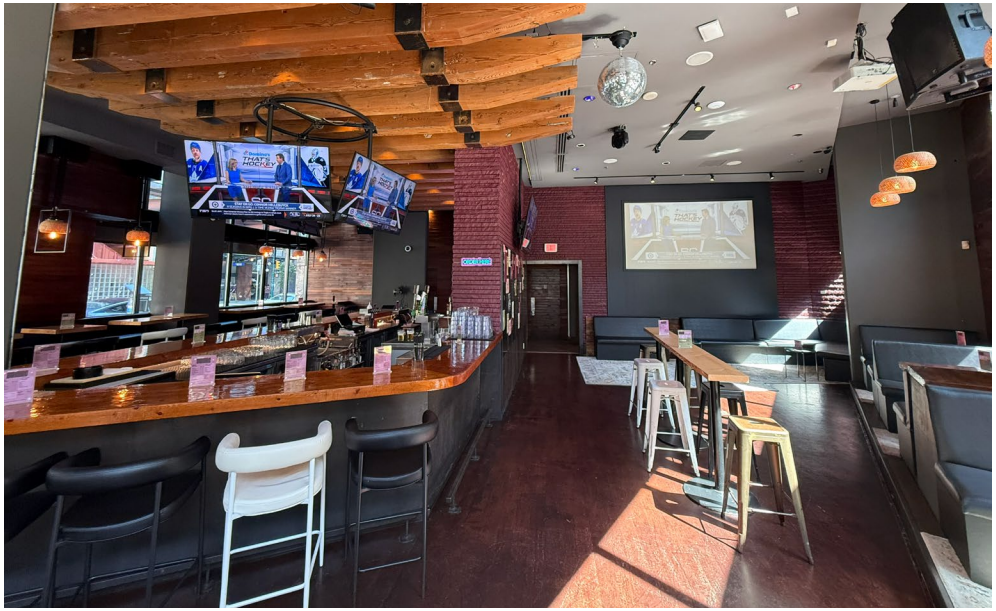
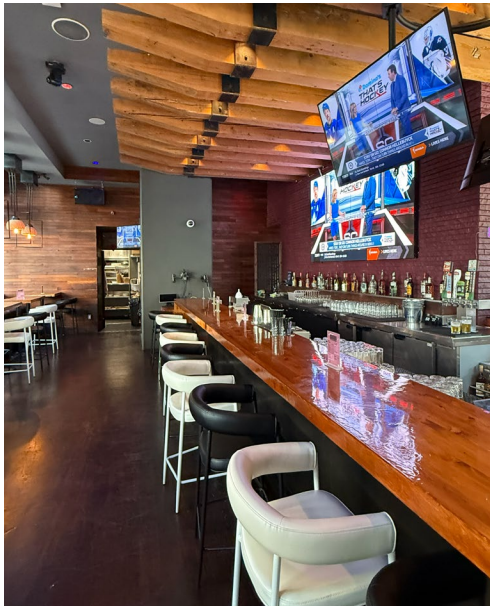
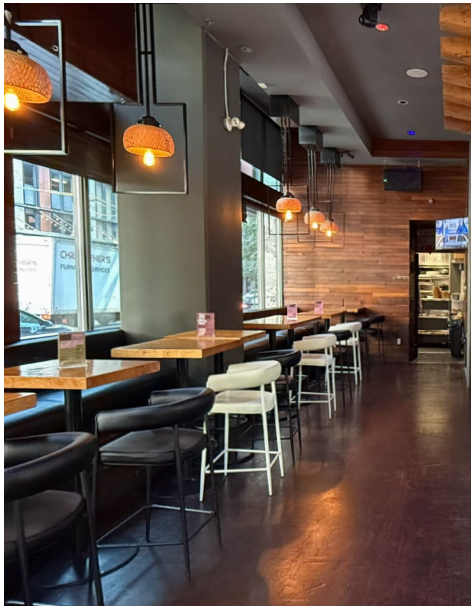
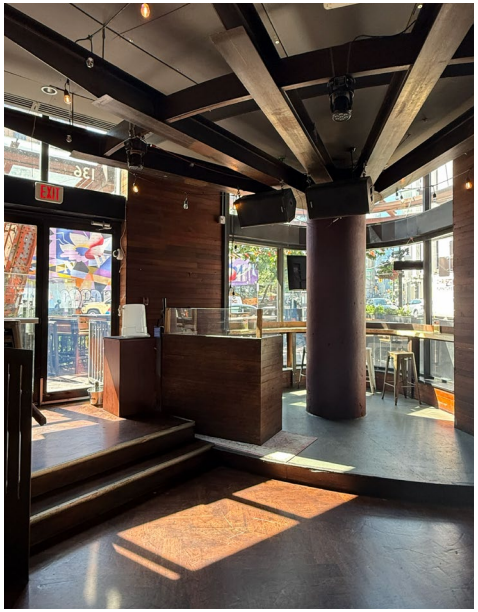
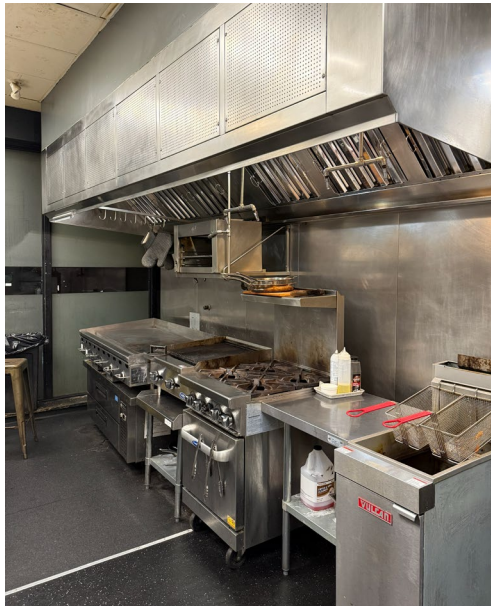






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INTERIOR PHOTOS



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