

RETAIL FOR LEASE

LITTLE MOUNTAIN | MAIN & 37TH
VANCOUVER, BRITISH COLUMBIA



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LOCATION OVERVIEW

The Subject Property, situated at the corner of Main Street and East 37th Avenue in Vancouver's Riley Park neighbourhood, is the cornerstone of Holborn's upcoming Little Mountain development.

Riley Park is bounded by 41st Avenue to the south, 16th Avenue to the north, Cambie Street to the west and Fraser Street to the east. It is a thriving hub with a commercial and retail corridor along Main Street; home to a variety of unique boutiques, grocers and a blend of restaurants. Riley Park is home to Hillcrest Community Centre, Nat Bailey Stadium and Queen Elizabeth Park.

Area tenants include Matchstick Coffee, Rexall, Little Mountain Coffee Company, Au Petit Cafe, Pharmasave, Avalon Dance Shop, LifeLabs, Clarkdale Volkswagen, CIBC and many more.

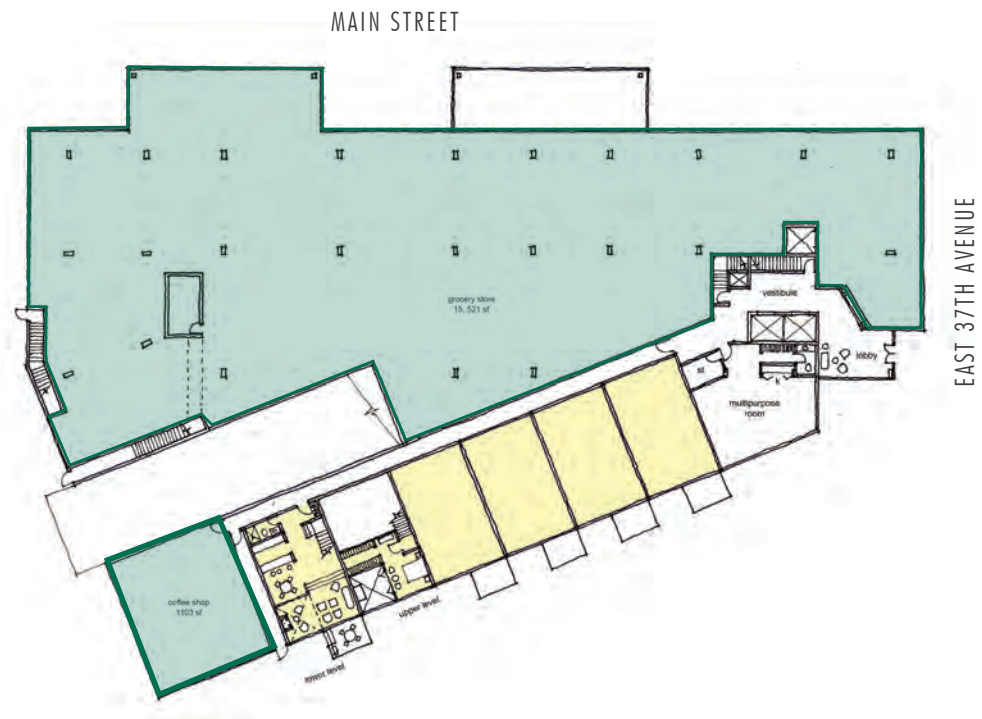
PROPERTY OVERVIEW

Unit	Area (SF)	Lease Rate	Lease Rate (demised)	Additional Rent
Grocery	18,720*	\$35.00 per sq. ft.	\$45.00 per sq. ft.	\$15.00 per sq. ft.
Coffee Shop	1,103	\$45.00 per sq. ft.	-	\$15.00 per sq. ft.

*inclusive of 3,200 sq. ft. storage

AVAILABILITY	ZONING	PARKING
Q2/Q3 2019	CD-1 (451)**	20-30 Stalls (to be finalized)

FLOOR PLAN



**Tenant is responsible for verifying allowed uses as per the zoning

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