164 E. 11TH AVENUE, VANCOUVER

Newly Renovated Heritage Retail Space for Lease in Mount Pleasant

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OPPORTUNITY
The Wenonah offers a unique opportunity to lease completely renovated retail space in a 100 year old heritage building in the heart of Mount Pleasant.

HIGHLIGHTS
- 12 foot ceilings
- Stained glass transition windows
- Heritage exterior lighting
- Built out washroom
- Walking distance from 99 BLine and Canada Line

AREA TENANTS
Neighbouring tenants include Dock Lunch, Stone Fox Hair, Burdock & Co, Cascade Room, Charlie’s Italian, 49th Parallel Roasters, Colony, and JJ Bean.

UNIT: 164 E. 11th Avenue
SIZE: 634 sqft
BASIC RENT: $40 PSFPA
ADDITIONAL RENT: $14.71 PSFPA
AVAILABILITY: Immediately

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<thead>
<tr>
<th>DEMOGRAPHICS</th>
<th>1 KM RADIUS</th>
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<tbody>
<tr>
<td>Population</td>
<td>24,798</td>
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<tr>
<td>Households</td>
<td>13,383</td>
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<tr>
<td>Household Income</td>
<td>$80,616</td>
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<tr>
<td>Median Age</td>
<td>36.6</td>
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