

FOR LEASE
230 E PENDER STREET
PRIME CHINATOWN RETAIL SPACE OPPORTUNITY





THE LOCATION

Chinatown is one of Vancouver's most exciting, emerging neighbourhoods, rich in history and filled with new and trendy places to live, work, and shop. The Chinatown district is home to a wide variety of boutique retailers, award-winning restaurants, and popular coffee shops. Located on East Pender Street, in between Main Street and Gore Avenue, the subject property is near renowned restaurants that include Kissa Tanto, Meo, COFU, The Ramen Butcher, Phnom Penh Restaurant and many others. Additionally, the property is strategically situated 2 blocks south of the new \$1.9 billion St. Paul's Hospital, a \$2 billion purpose-built health campus, set to trigger a strong influx of employment and development in the immediate area.



St. Paul's Hospital & Campus



Dr. Sun Yat Sun Garden



Treasure Green



Mello

THE FEATURES



High exposure retail opportunity with exceptional pedestrian and vehicle exposure along E Pender Street



Large retail display windows with prominent signage potential



Bright and airy unit with recessed lighting throughout



Spacious lower level potentially used for storage or a unique underground concept



Dedicated private washroom



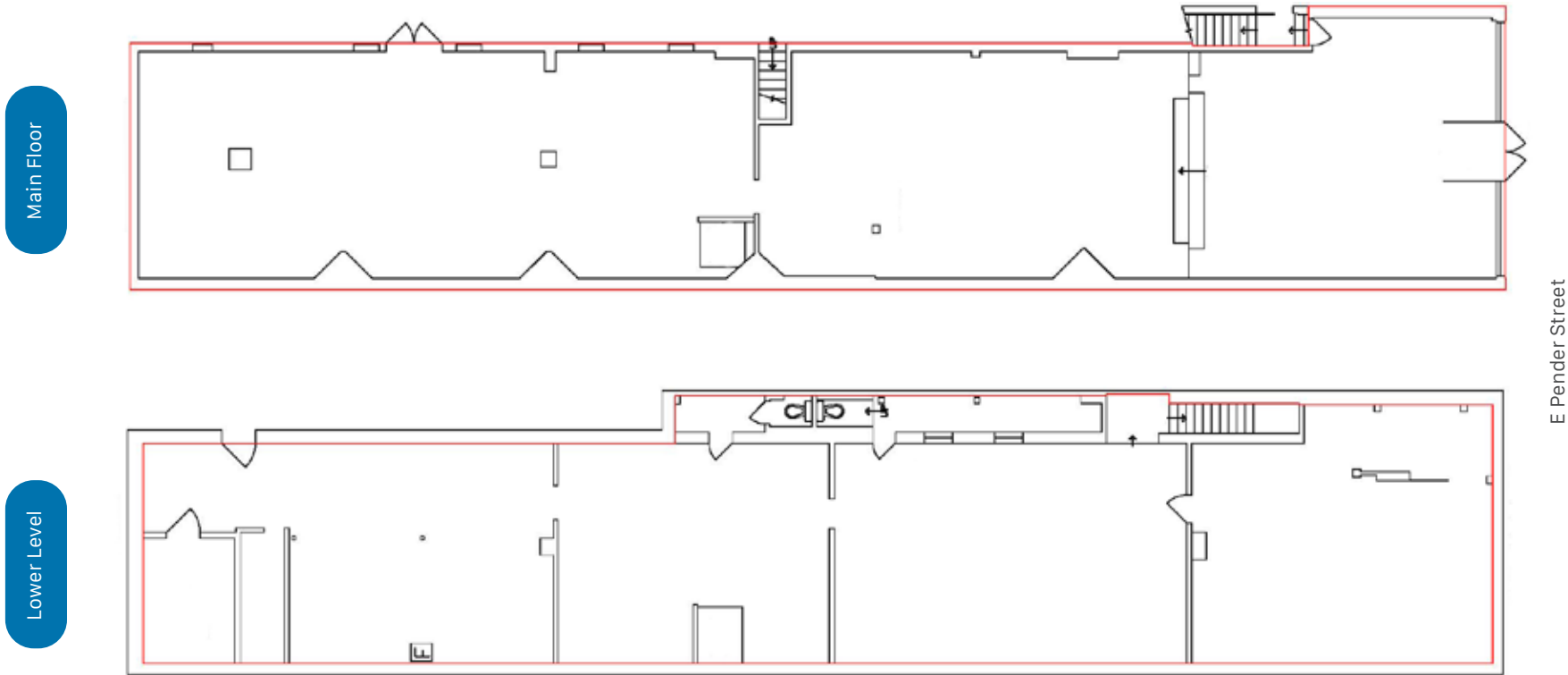
Located just steps from the future St. Paul's Health Campus and surrounded by numerous new residential developments driving long-term demand.



Positioned on one of Chinatown's most desirable streets and within a celebrated dining destination, surrounded by Michelin-recognized restaurants including Barbara, St. Lawrence, and Michelin-rated favourites such as Kissa Tanto, Phnom Penh, Fiorino, Bar Gobo, Bao Bei, and Ask for Luigi — all just steps away.



FLOOR PLAN & SALIENT FACTS



SIZE (Approx.): ¹	BASIC RENT:	ADDITIONAL RENT:	ZONING:	AVAILABILITY
Main Level: 2,741 SF Lower Level: 2,912 SF Total: 5,663 SF	Please contact agent	\$10.18 (2026 est.)	HA-1A (Historic Chinatown)	Immediately

¹All sizes are approximate and subject to verification.
^{*}Floor plan may not be 100% accurate and is subject to verification.



Chinatown BBQ



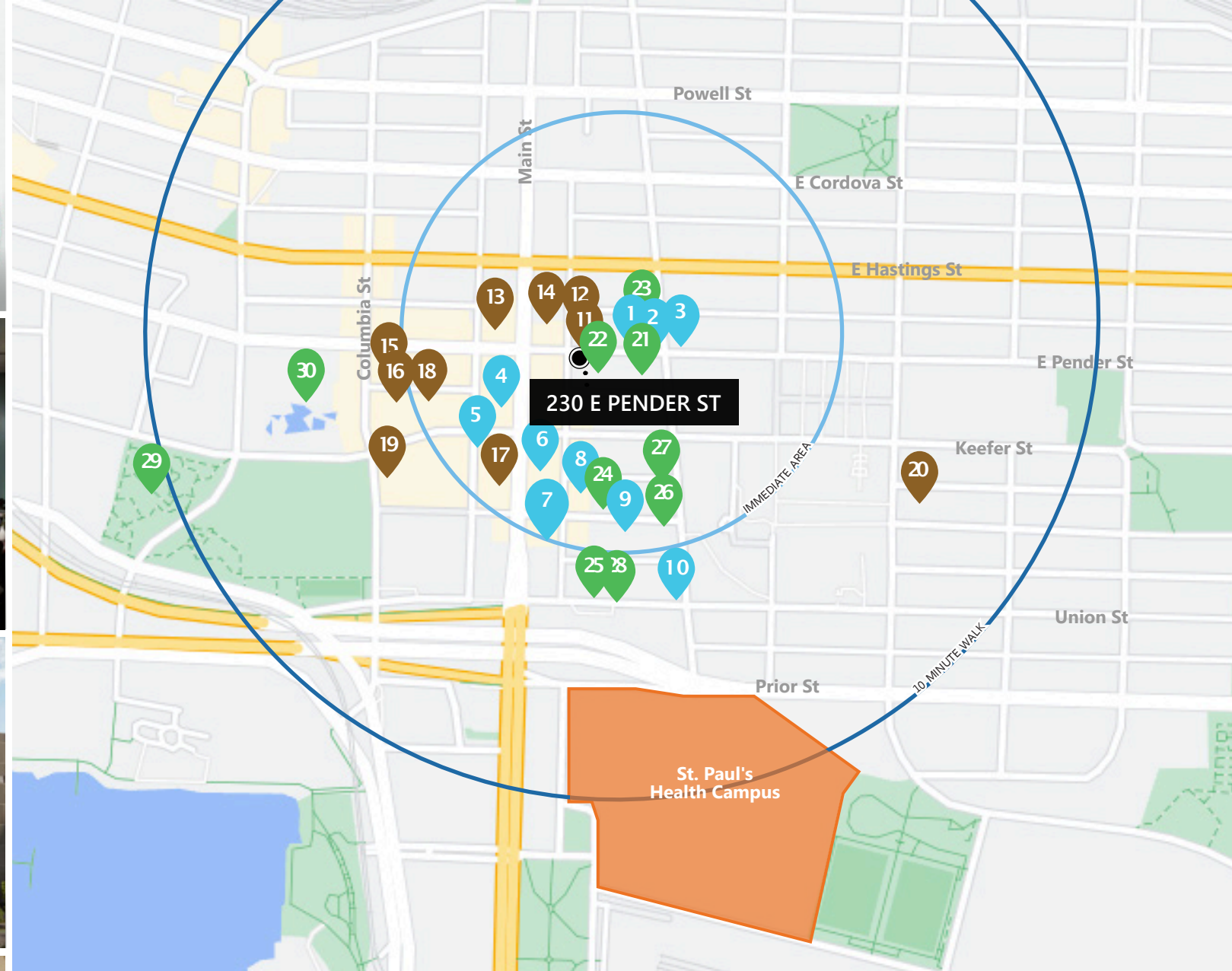
Kissa Tanto



St. Paul's Hospital & Campus



Hunnybee Brunchonette



DINING + COCKTAILS

1. Kissa Tanto
2. Meo
3. COFU
4. MILA
5. Juke Fried Chicken
6. Los Sapos Tacos
7. Fiorino
8. Fat Mao Noodles
9. Phnom Penh
10. Hunnybee Brunchonette

COFFEE + CASUAL FARE

11. The Ramen Butcher
12. Mello
13. Pizza Coming Soon
14. Propaganda Coffee
15. Between 2 Buns
16. Chinatown BBQ
17. DALINA
18. New Town Bakery & Restaurant
19. Annabelle's
20. Finch's Market

SHOPPING & SERVICES

21. Diaz Combat Sports
22. Vegan Supply Chinatown
23. Team Hybridtraining
24. Treasure Green Tea Company
25. Hunter & Hare
26. Gore Street Vintage
27. Myodetox
28. Noize To Go Records
29. Andy Livingstone
30. Dr. Sun Yat-Sen Classical Chinese Garden

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