



FABER BLOCK

2511 CAROLINA ST

VANCOUVER, BC

Ground Floor Retail Opportunities For Lease
Ranging From 1,217 SF to 2,825 SF

SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

DAVID KNIGHT

Personal Real Estate Corporation

604.416.5581

david@sittings.ca

KAYLA MORROW

Senior Associate

604.416.5584

kayla@sittings.ca

PROJECT SUMMARY

Faber Block is a distinctive boutique mixed-use development nestled in the heart of Mount Pleasant, one of Vancouver's most sought-after urban neighbourhoods. This development offers a unique blend of premium ground floor retail units, a newly constructed heritage unit, and residential rental and live-work units. Situated in a neighborhood celebrated for its vibrant community and recognized around the world for its independent businesses and eclectic food scene, the ground floor retail experience creates novel opportunities for entrepreneurs – and local culture – to flourish.

- ✦ Offers excellent exposure to Broadway
- ✦ 9 min walk to the future Mount Pleasant Rapid Transit Station
- ✦ 22-foot double-height ceiling in CRU 100
- ✦ Ability to consolidate units into large contiguous space fronting Broadway
- ✦ Dedicated commercial elevator provides access to dedicated parking stalls or customer parking stalls



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DETAILS

✚ Address: 2511 Carolina Street, Vancouver

✚ Venting for kitchen exhaust is available in CRU 102

✚ Available Space:

CRU 100 LEASED

CRU 101/102* 1,608 SF

CRU 103* 1,217 SF

**CRU 101/102 and 103 can be combined at 2,825 SF*

✚ Base Rent: Contact Listing Agents

✚ Estimated Additional Rent: \$17.93 (2025)

✚ Commercial/Visitor Parking: 11 secured underground stalls, paid

✚ Secured Loading: Class B

✚ Available: Immediately

AREA TENANTS

L'ATELIER
PATISSERIE - BOULANGERIE

DUBAR CYCLES
CORSA CYCLES

MT. PLEASANT
OPTOMETRY

BRUSH
salon

¿CÓMO?
Taperia

nemesis.
(coffee creating culture)

PIZZERIA
BARBARELLA

DEMOGRAPHICS

	3 min	5 min	10 min
2024 Population	36,643	109,532	484,939
2029 Populations Projection	39,541	117,294	528,362
2024 Daytime Population	36,803	121,494	581,800
2024 Average HH Income	\$118,432	\$130,567	\$128,729

CONTACT

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FLOOR PLAN

2511 CAROLINA ST
Vancouver, BC

E BROADWAY

**CRU 101/102 and 103 can be combined at 2,825 SF*



LOCATION

From community centres, parks and schools to art studios and locally-owned grocery stores, the neighbourhood boasts modern amenities and well-developed community infrastructure. Faber Block is minutes from the future Broadway rapid transit line, and has easy access to both arterial routes and world-class cycling infrastructure.

