





2511 CAROLINA ST

VANCOUVER, BC

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

SITINGS REALTY LTD.

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# 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







#### **DETAILS**

# Address: 2511 Carolina Street, Vancouver

# Available Space:

# Base Rent: Contact Listing Agents

CRU 100 LEASED

# Estimated Additional Rent: \$17.93 (2025)

CRU 101/102\* 1,608 SF

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

CRU 103\* 1,217 SF

Secured Loading: Class B

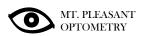
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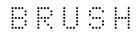
\*CRU 101/102 and 103 can be combined at 2.825 SF

### **AREA TENANTS**









salon

#





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**

#### **E BROADWAY**



\*CRU 101/102 and 103 can be combined at 2.825 SF

CAROLINA ST

# **LOCATION**

From community centres, parks and schools to art studios and locally-owned grocery stores, the neighbourhood boasts modern amenities and welldeveloped 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.

