

# restaurant opportunity

67 W 6th Ave | Mount Pleasant, Vancouver BC

HOUSS



a unique restaurant space in the heart of Mount Pleasant

HOUSS is a distinct building in a vibrant community, providing a mix of strata office, industrial space and a unique restaurant opportunity on the main floor.

Contemporary, minimalist architectural style provides an ideal surrounding backdrop for the Coulter House, an iconic Vancouver heritage home, which is incorporated as a focal point for the project and a unique addition to this premium restaurant space.

Located in the heart of Mount Pleasant, this Class A restaurant opportunity has been thoughtfully designed both inside and out. Featuring two generous outdoor patios, 24' clear ceiling heights, and the historic Coulter House, there is no restaurant space quite like this in Vancouver.

## features

- premium space with heritage house component
- two generous outdoor patios, totalling approx. 1,400 sq.ft
- signage opportunities
- venting infrastructure in place
- power: 400amp service
- 24' clear ceiling height

contact us today

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[www.houss.org](http://www.houss.org)

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\*Personal Real Estate Corporation

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## civic address

67 West 6th Avenue  
Vancouver, BC

## unit areas

main area 2,687 sf  
(main dining, heritage house & washroom)

patios 1,400 sf

storage (p1) 274 sf

## zoning

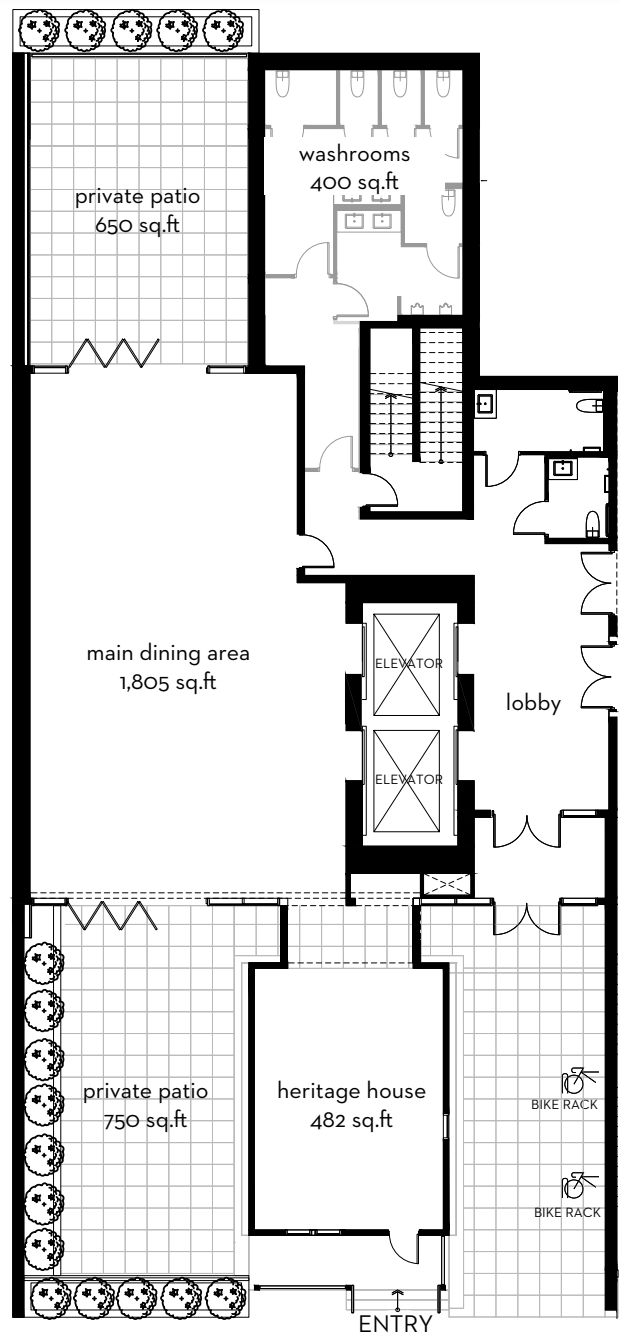
I-1 Zone (restaurant/cafe uses permitted)

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**under construction**

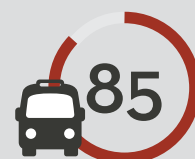
**occupancy summer 2021**



## mount pleasant demographics

	1km	5km
population (2018)	28,909	438,409
% population change (2018-2023)	8.7%	8.7%
households (2018)	16,865	216,064
% household change (2018-2023)	8.7%	8.7%
average household income 2018 median estimated	\$104,102 \$73,452	\$99,775 \$64,445

source: statistics canada; pitney bowes canada, 2018 estimates and projections



excellent transit



walkers paradise

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## location

located in the centre of Mount Pleasant, HOUSS is in the heart of a distinct and vibrant community:

- blocks from West Broadway, Main Street, Olympic Village and Cambie Street
- surrounded by a vibrant amenity base
- blocks from an active residential area
- on all major transit lines and bike safe streets
- 5 minutes from downtown
- 10 minutes from Highway #1



## amenities

- 1 Tap & Barrel
- 2 Craft Beer Market
- 3 The Flying Pig
- 4 Earnest Ice Cream
- 5 Red Truck Beer Company
- 6 Big Rock Urban Brewery & Eatery
- 7 Juice Truck
- 8 Purebread
- 9 Milano Coffee Roasters
- 10 Starbucks
- 11 33 Acres Brewing Company
- 12 Faculty Brewing
- 13 Whole Foods
- 14 BC Liquor Store
- 15 Kingsgate Mall
- 16 Fable Diner
- 17 TaG Cycling Studio
- 18 Tacofino

- Expo Line
- Canada Line
- ..... Millennium Line Broadway Extension
- Future SkyTrain Stations



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## under construction – occupancy summer 2021

### Conwest

Conwest is a local, privately owned real estate developer that has been in business for more than 30 years. With a proven track record of delivering great projects and an experienced team of over 100 people, Conwest's approach centres around a foundation of strong relationships, excellence in customer experience, and delivering high product quality.

### Colliers

Colliers is a leading diversified professional services and investment management company. With operations in 67 countries, more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners and investors.

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