



RAY

Main & 49th

FOR LEASE

191 E 49th Ave, Vancouver, BC

High-Profile Retail Opportunities in
Vancouver's Punjabi Market/Langara
Mixed-Use Urban Centre.

Marcus & Millichap

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Hudson.

OPPORTUNITY

191 E 49th Avenue by Hudson Projects features 8,788 sf of premium ground-floor retail space with exceptional visibility. Located at the high-traffic intersection of Main Street and 49th Avenue, the corner site benefits from 109,431 vehicles per day. This prime location is in close proximity to key amenities and the Langara-49th Avenue SkyTrain Station, ensuring excellent accessibility. Langara College is undergoing a 1.45 million sf expansion with plans to double its student population in the next 5 years. In addition, over 3,500 residential units are under construction in the immediate area.

 Close proximity to key amenities such as Langara College and Sunset Community Centre

90 Walk score—
A walker’s paradise

 Situated on Main Street in the heart of the dynamic Punjabi Market and Langara’s retail corridor

 Close proximity to the Langara-49th Avenue SkyTrain Station



OVERVIEW

Unit Sizes:	1,486 - 4,647 sf
Occupancy:	Immediate
Zoning:	C-2
Parking:	12 Commercial Stalls
Traffic Counts:	49th Avenue: 50,443 VPD* Main Street: 58,988 VPD*
Asking Rent:	Contact Listing Agents
Additional Rent:	Contact Listing Agents

*VEHICLES PER DAY



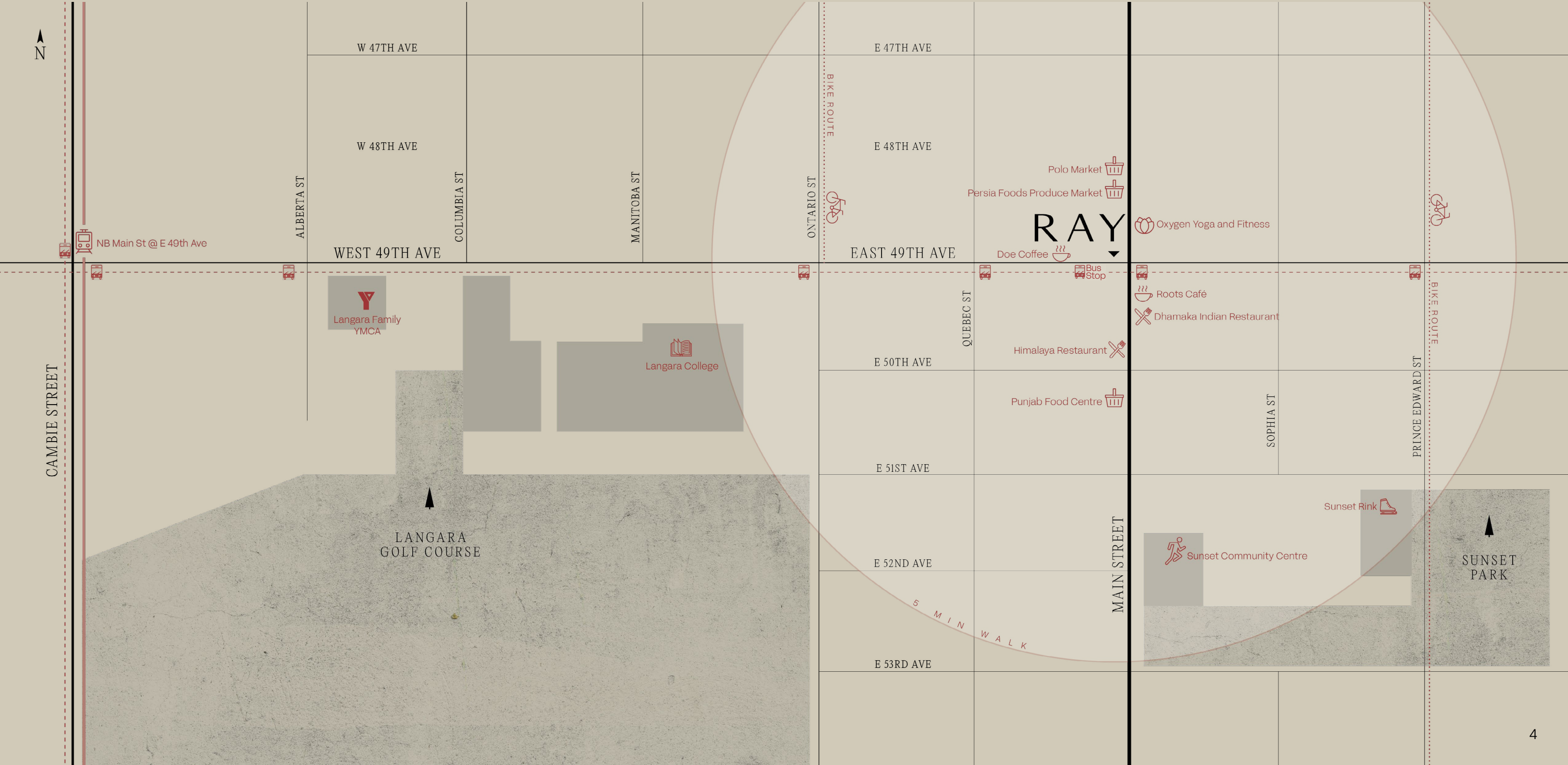
SITE PLAN

Stated rentable areas are inclusive of a gross-up factor.



NEIGHBOURHOOD

DEMOGRAPHICS	1KM RADIUS	3KM RADIUS	5KM RADIUS	WALK SCORE 90
2025 Total Population	18,990	154,556	402,419	
Population Growth (2025-2035)	5.7%	10.7%	8.0%	
2025 Avg. Household Income	\$137,769	\$144,472	\$144,257	



NEIGHBOURHOOD OVERVIEW

Located at 191 E 49th Avenue, this Hudson Projects development lies at the core of one of Vancouver’s most culturally rich and dynamic neighbourhoods. This rare opportunity offers businesses the chance to establish themselves in a community that seamlessly merges history with modern growth, all within an environment celebrated for its vibrant cultural heritage and strong community ties.

Within walking distance of Langara College—currently undergoing an expansive transformation set to double its student population—this area is poised for significant growth. Just west on 49th Avenue, between Cambie and Main Streets, multiple large-scale developments are underway, with thousands of residential units set to complete over the next few years. The resulting neighbourhood densification provides a compelling foundation for thriving retail.



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