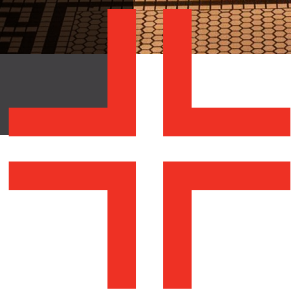




TURNKEY RESTAURANT IN THE STADIUM DISTRICT

871 BEATTY STREET

VANCOUVER, BC



SITINGS REALTY LTD.

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Personal Real Estate Corporation

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PROJECT SUMMARY

Located in downtown Vancouver's vibrant Stadium District, 871 Beatty Street offers a prime restaurant opportunity steps from BC Place, Rogers Arena, and Stadium-Chinatown SkyTrain Station. The property benefits from strong pedestrian traffic, excellent transit connectivity, and a growing mix of nearby residential, office, and entertainment uses that drive consistent daily and event-based activity.

Delivered as a turnkey opportunity and fully built out for restaurant use, the space is ready for immediate occupancy, allowing operators to open and begin serving customers without delay. An ideal opportunity for restaurant and food & beverage operators seeking high visibility in one of Vancouver's most active entertainment corridors.



VANCOUVER'S STADIUM DISTRICT



STADIUM DISTRICT KEY TRAFFIC DRIVERS

BC PLACE ANNUAL STATS

- MLS season: ~17 game dates
- CFL season: ~10 game dates
- Concerts + major events: ~20–35 dates
- Occasional tournaments / exhibitions
- ~1.2M–1.8M visitors per year

ROGERS ARENA ANNUAL STATS

- NHL season: 41 game dates (fixed baseline)
- Lacross season: ~10 game dates
- Concerts + major events: 40–60 dates
- ~2M visitors per year

QUEEN ELIZABETH THEATER

- Total capacity: 2,765 seats
- 180–250+ events per year
 - Event types:
 - Vancouver Opera
 - Ballet BC
 - Broadway touring productions
 - Concerts & comedy shows

HARBOUR EVENT & CONVENTION CENTRE

- Total Capacity: 2,452 patrons
- 120–200+ events per year
 - Event types:
 - Mid-size concerts
 - Corporate functions
 - Galas and award ceremonies

HOTELS IN WALKING DISTANCE

- Smithe House (40–50 Rooms)
- Hampton Inn & Suites by Hilton (132 Rooms)
- JW Marriott Parq (329 Rooms)
- Hotel BLU Vancouver (75 Rooms)
- Sandman Signature (302 Rooms)
- Hotel Willo (Undisclosed)
- the DOUGLAS (188 Rooms)
- Hilton Vancouver Downtown (207 Rooms)

NOTABLE RESTAURANTS IN THE AREA

- Cactus Club
- Elisa
- Per Se Social Corner
- Browns Social House
- Moxies
- Boston Pizza
- The Keg
- Shark Club
- Ventura Room
- Banter Room
- Earls
- Blue Water Cafe

DETAILS

871 BEATTY STREET
VANCOUVER, BC



Size:

Main Floor: 4,373 SF

Basement: 1,644

Total: 6,017



Base Rent: Contact Listing Agent



Additional Rent: Contact Listing Agent



Available: Immediately



Rental Term: Negotiable



Additional Info: Liquor license for 199 seats

CONTACT

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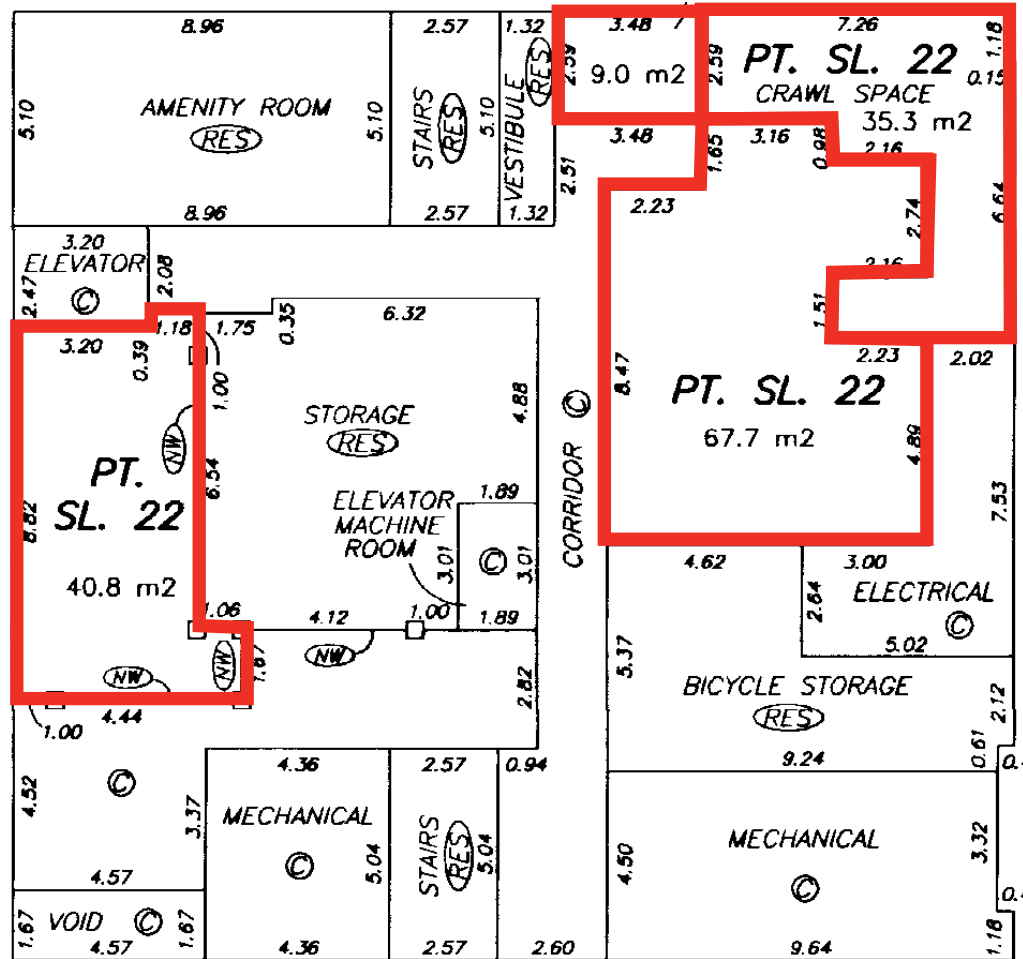
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BEATTY ST

BASEMENT LEVEL STRATA PLAN

871 BEATTY STREET
VANCOUVER, BC

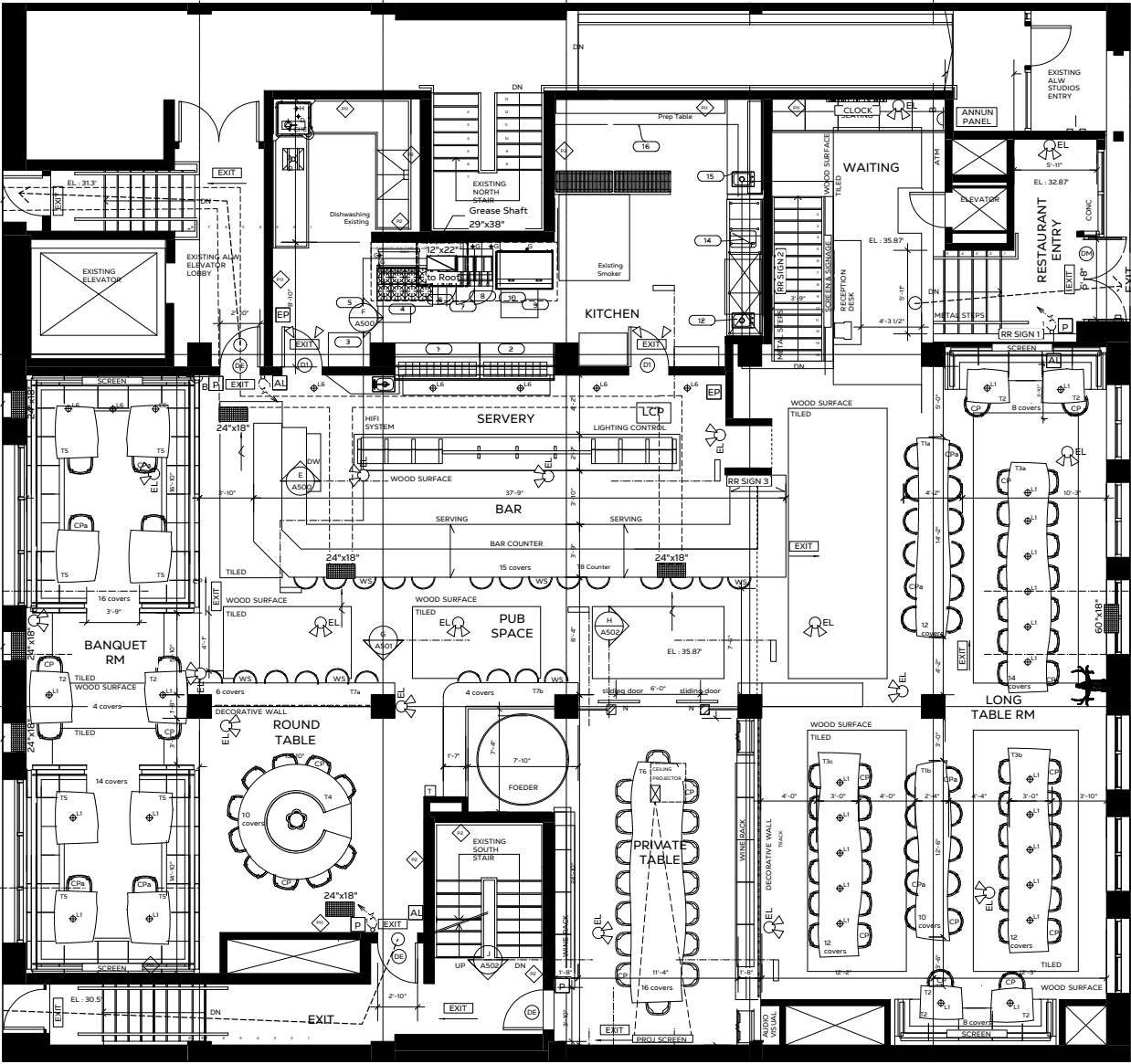
1,644 SF



BEATTY ST

AS BUILT FLOOR PLAN

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VANCOUVER, BC



BEATTY ST

PHOTOS

871 BEATTY STREET
VANCOUVER, BC



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