

FOR LEASE
RETAIL OPPORTUNITIES

837 BEATTY

RELIANCE
PROPERTIES

CBRE



YOUR NEW SPACE AT 837 BEATTY

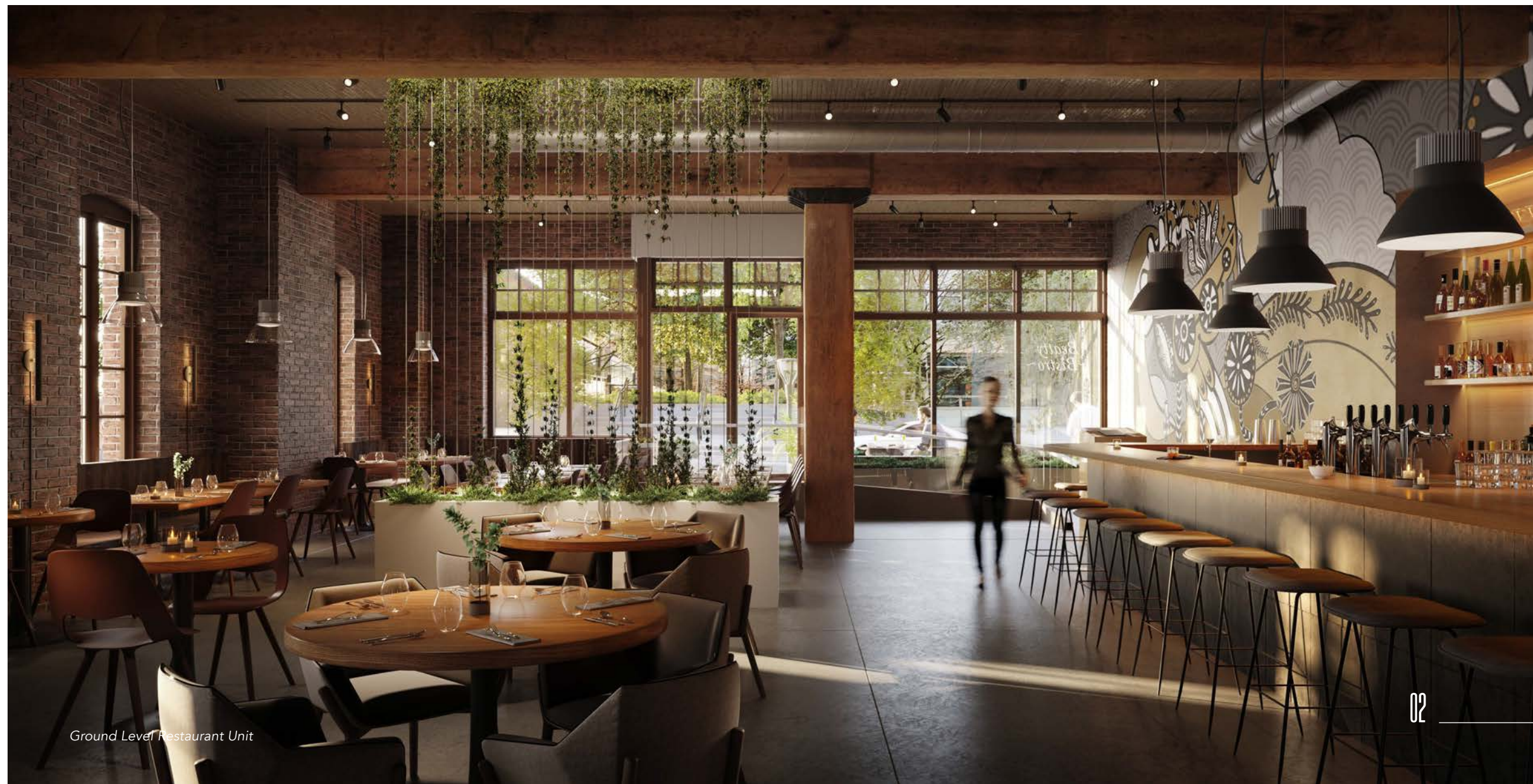
Welcome to your future home at 837 Beatty Street — a masterfully restored heritage building that blends the timeless charm of a century-old brick-and-beam structure with the modern sophistication of a state-of-the-art retail and office building.

Originally constructed in 1911 as a purpose-built warehouse, 837 Beatty was one of many buildings in downtown Vancouver once serviced by rail. Now, over a century later, it offers a rare flagship opportunity for restaurant or retail use — right at the gateway to the vibrant Stadium District.

Inside, the ground floor units showcase beautifully restored brick-and-beam interiors with exposed mass timber, soaring ceilings, abundant natural light, and operable heritage windows — all thoughtfully designed to create a warm, inviting, and inspiring environment.



Anglo-Canadian Warehouse, circa 1925
[City of Vancouver Archives (CVA) 99-1311]



Ground Level Restaurant Unit

JOIN VANCOUVER'S BUSTLING STADIUM DISTRICT

837 Beatty is located at the epicenter of Vancouver's Sport & Entertainment District, just steps away from BC Place's main entrance at Robson and Beatty Streets - which strikes the perfect balance, attracting sports fans and concert-goers, yet remaining distinct from the existing hospitality hubs.

This rare and limited opportunity is perfect for retailers and restaurateurs looking to expand or enter Vancouver's vibrant food and beverage scene.



EXCEPTIONAL NEW RESTAURANT/RETAIL SPACE BEING DELIVERED IN 2026



BUILD OFF BC LIONS, WHITECAPS & CANUCKS GAMES AND CONCERTS WITH 70+ MAJOR EVENTS PER YEAR INCLUDING 2026 FIFA WORLD CUP



LOCATED AT THE EPICENTER OF VANCOUVER'S SPORTS & ENTERTAINMENT DISTRICT



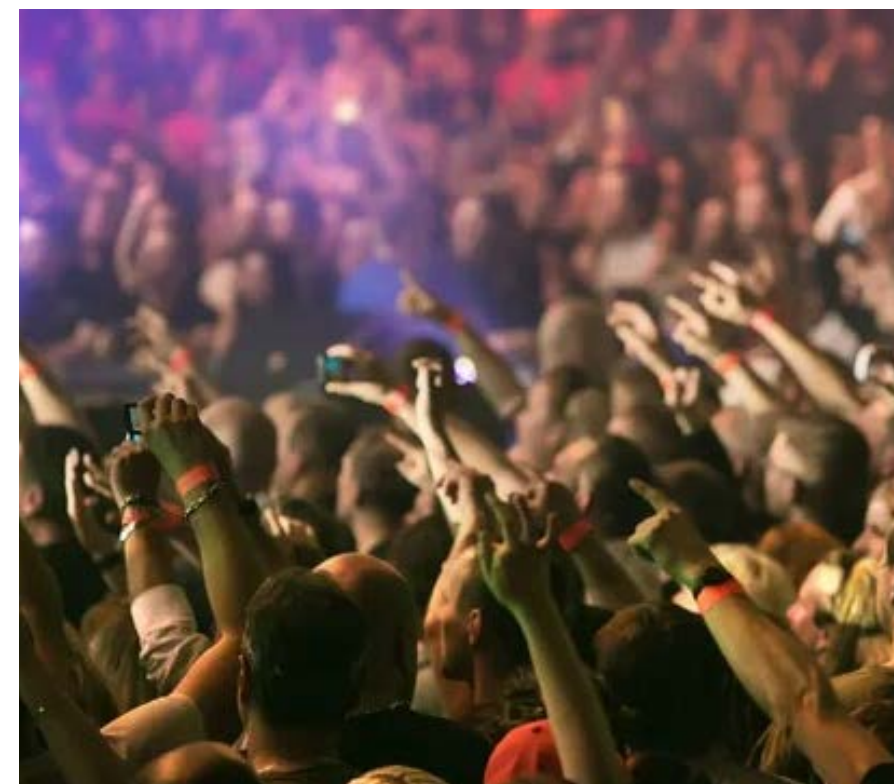
JUST A 5-MINUTE WALK TO/FROM THE STADIUM-CHINATOWN SKYTRAIN STATION



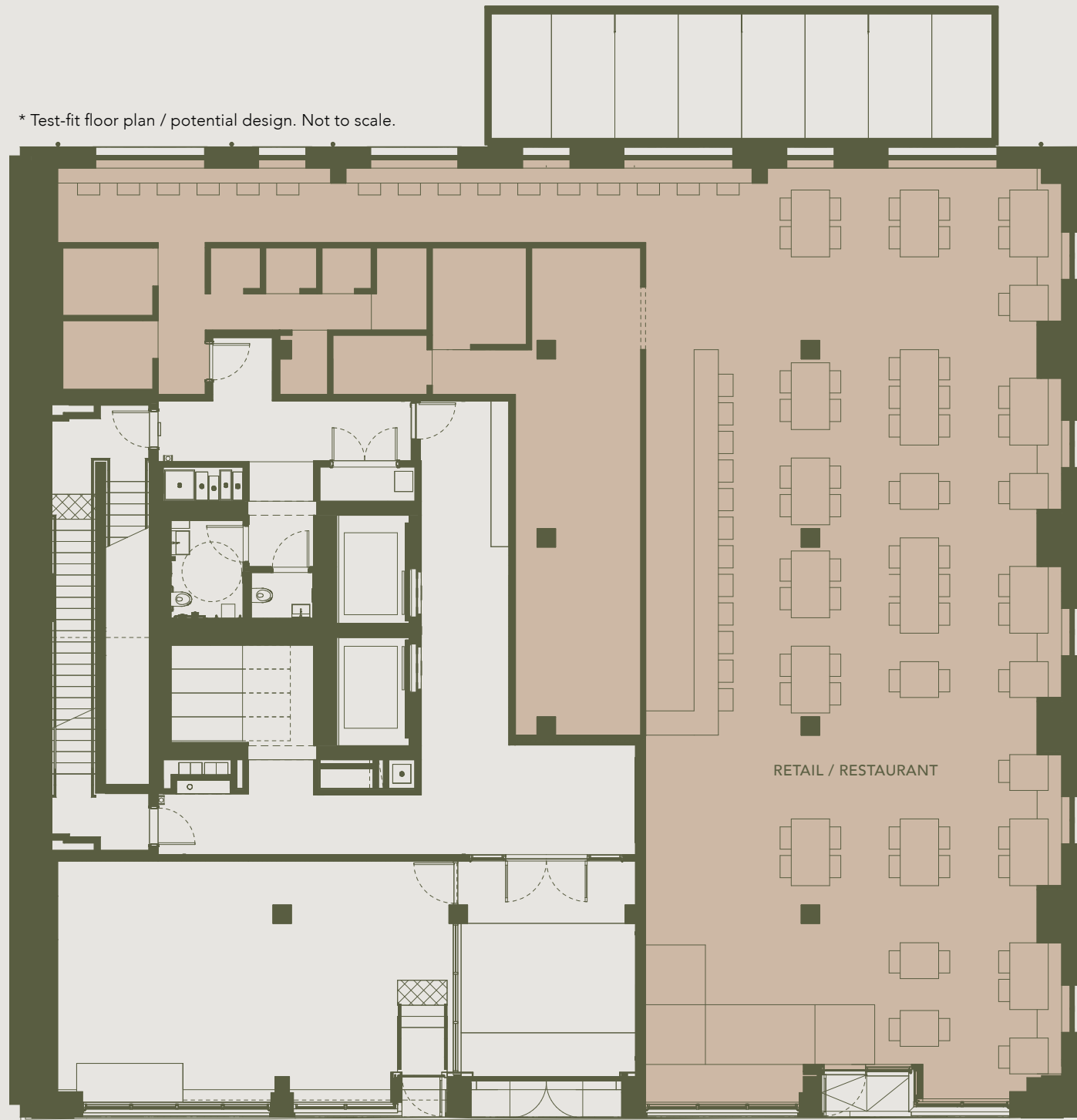
BRAND NEW HERITAGE RESTORATION WITH BRICK AND BEAM HERITAGE CHARM



JOIN VANCOUVER'S BUSTLING STADIUM DISTRICT - HOME TO BC PLACE, BRITISH COLUMBIA'S LARGEST AND MOST VERSATILE VENUE



* Test-fit floor plan / potential design. Not to scale.



Beatty Street

FLOOR PLAN

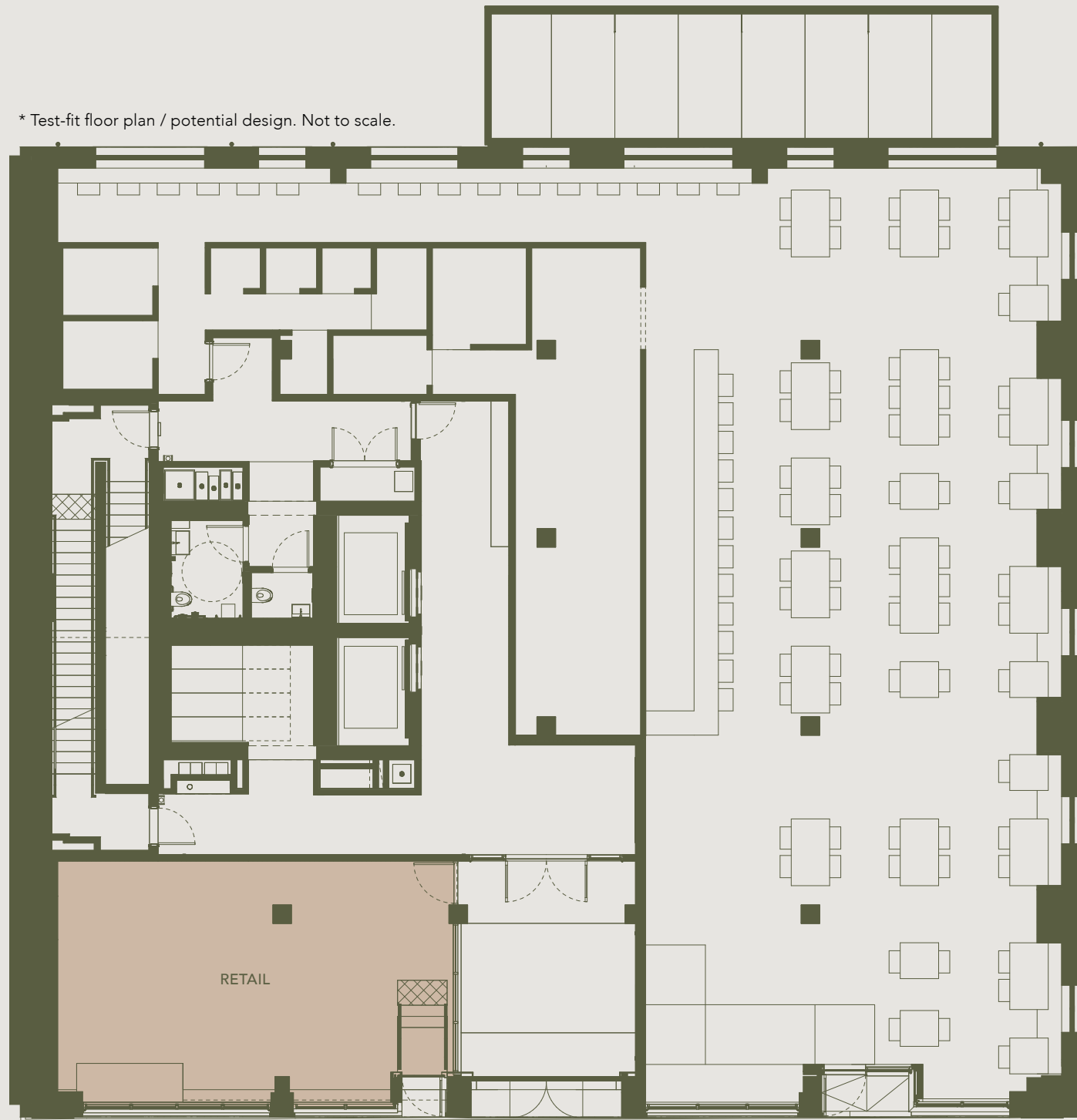
RESTAURANT / RETAIL OPPORTUNITY

Unprecedented restaurant space primely located in the heart of Vancouver's sports and the entertainment district.

Unit Size	5,253 SF
Net Rent	\$60.00 PSF
Additional Rent (est.)	\$23.00 PSF
Clear Ceiling Height	13'6" clear; 11'6" to underside of beam
Utility/Power	Contact agent
Delivery	Q1 2026
Zoning	DD



* Test-fit floor plan / potential design. Not to scale.



Beatty Street

FLOOR PLAN

RETAIL OPPORTUNITY

Ideal retail space with prime frontage that boasts both pedestrian and office tenant traffic.

Unit Size	963 SF
Net Rent	\$75.00 PSF
Additional Rent (est.)	\$23.00 PSF
Clear Ceiling Height	13'6" clear; 11'6" to underside of beam
Utility/Power	Contact agent
Delivery	Q1 2026
Zoning	DD





WALK SCORE
98

BIKE SCORE
81

TRANSIT SCORE
100



LOCATION + LIFESTYLE

RESTAURANTS

- 01 Rodney's Oyster House
- 02 Blue Water Café
- 03 Browns Socialhouse QE
- 04 Chambar Restaurant
- 05 Brix and Mortar
- 06 Elisa
- 07 Lupo Restaurant & Vinoteca
- 08 Minami
- 09 The Greek By Anatoli
- 10 The Parlour
- 11 Yaletown Brewing Company
- 12 Earls Kitchen + Bar
- 13 Dovetail
- 14 Cactus Club Cafe
- 15 El Guapo
- 16 Jam Cafe

CAFÉS + OTHER EATS

- 17 Café Medina
- 18 Nemesis Coffee Gastown
- 19 Rocanini Coffee Roasters
- 20 Small Victory Bakery
- 21 Urban Fare
- 22 Waves Coffee House
- 23 Analog Coffee

PARKS + LIFESTYLE

- 24 Anytime Fitness
- 25 Kommunity
- 26 Coopers' Park
- 27 David Lam Park
- 28 Ride Cycle Club
- 29 Rumble Boxing Studio
- 30 The Bar Method
- 31 Lagree West

BUSINESSES

- 32 Amazon YVR14
- 33 BMO Bank of Montreal
- 34 Canada Post
- 35 CIBC Branch
- 36 Hampton Inn & Suites by Hilton
- 37 Hotel BLU Vancouver
- 38 HSBC Bank
- 39 L'Hermitage Vancouver
- 40 RBC Royal Bank
- 41 TD Canada Trust
- 42 the DOUGLAS, Autograph Collection
- 43 The Post
- 44 Wendy's Top Tailor
- 45 BC Place
- 46 Parq Vancouver Casino Resort

ARTS + ENTERTAINMENT

- 47 Queen Elizabeth Theatre
- 48 Rogers Arena
- 49 The Orpheum
- 50 Vancouver Public Library
- 51 Commodore Ballroom

- EXPO LINE
- CANADA LINE
- WEST COAST EXPRESS



ENGLISH BAY

NORTH SHORE

STANLEY PARK

DINING DISTRICT

SHOPPING DISTRICT

WATERFRONT STATION

GASTOWN

BC PLACE STADIUM

ROGERS ARENA

837

YALETOWN

CAMBIE BRIDGE

COOPERS' PARK

DAVID LAM PARK

SEAWALL

FALSE CREEK



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