

READY FOR WORLD CUP 2026
CELEBRATIONS!



TURNKEY RESTAURANT IN THE STADIUM DISTRICT

871 BEATTY STREET

VANCOUVER, BC



SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

1595 - 650 West Georgia Street, Vancouver, BC V6B 4N8

NICK FISHER

Personal Real Estate Corporation

604.628.2581

nick@sittings.ca

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. The location is further strengthened by the upcoming FIFA World Cup 2026, which is anticipated to generate exceptionally high visitor volumes in the area beginning this summer and continuing for months following the event. 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



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

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

UPCOMING FIFA WORLD CUP

- Over 1 million additional out of province visitors are expected between 2026–2031
- Seven matches will be held in Vancouver
 - All seven matches will be sold out
 - A total of 362,100 event attendees will result from the World Cup
- Visitor spending will be ~\$195 million

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

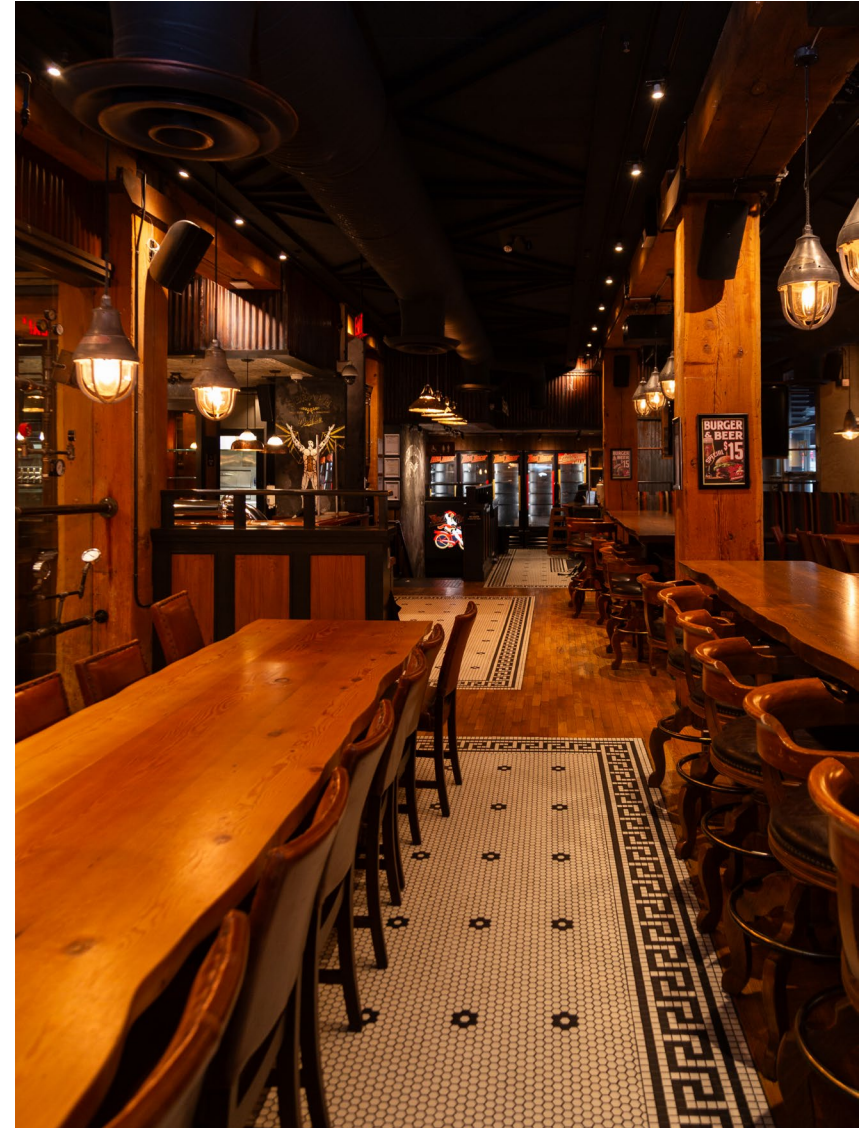
✦ Additional Info: Liquor license for 199 seats

CONTACT

NICK FISHER

Personal Real Estate Corporation
Sitings Realty Ltd

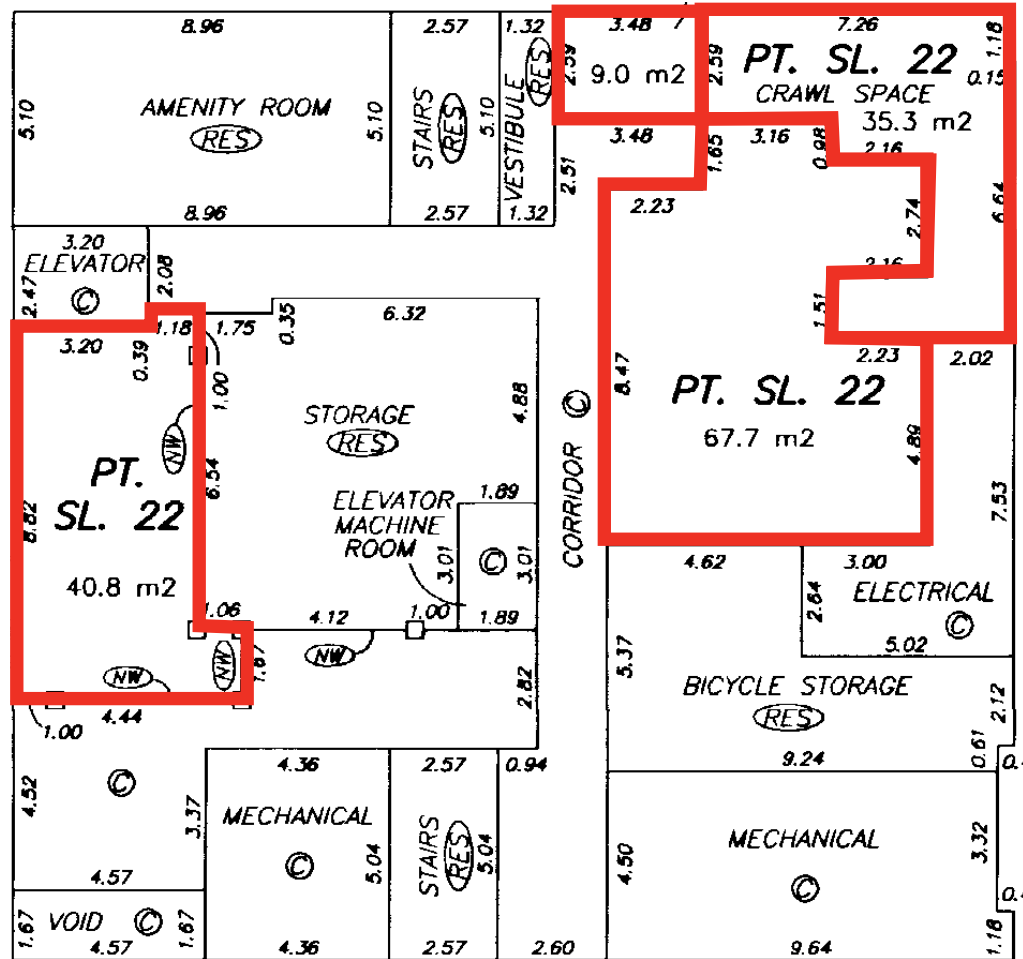
604.628.2581
nick@sitings.ca



BASEMENT LEVEL STRATA PLAN

871 BEATTY STREET
VANCOUVER, BC

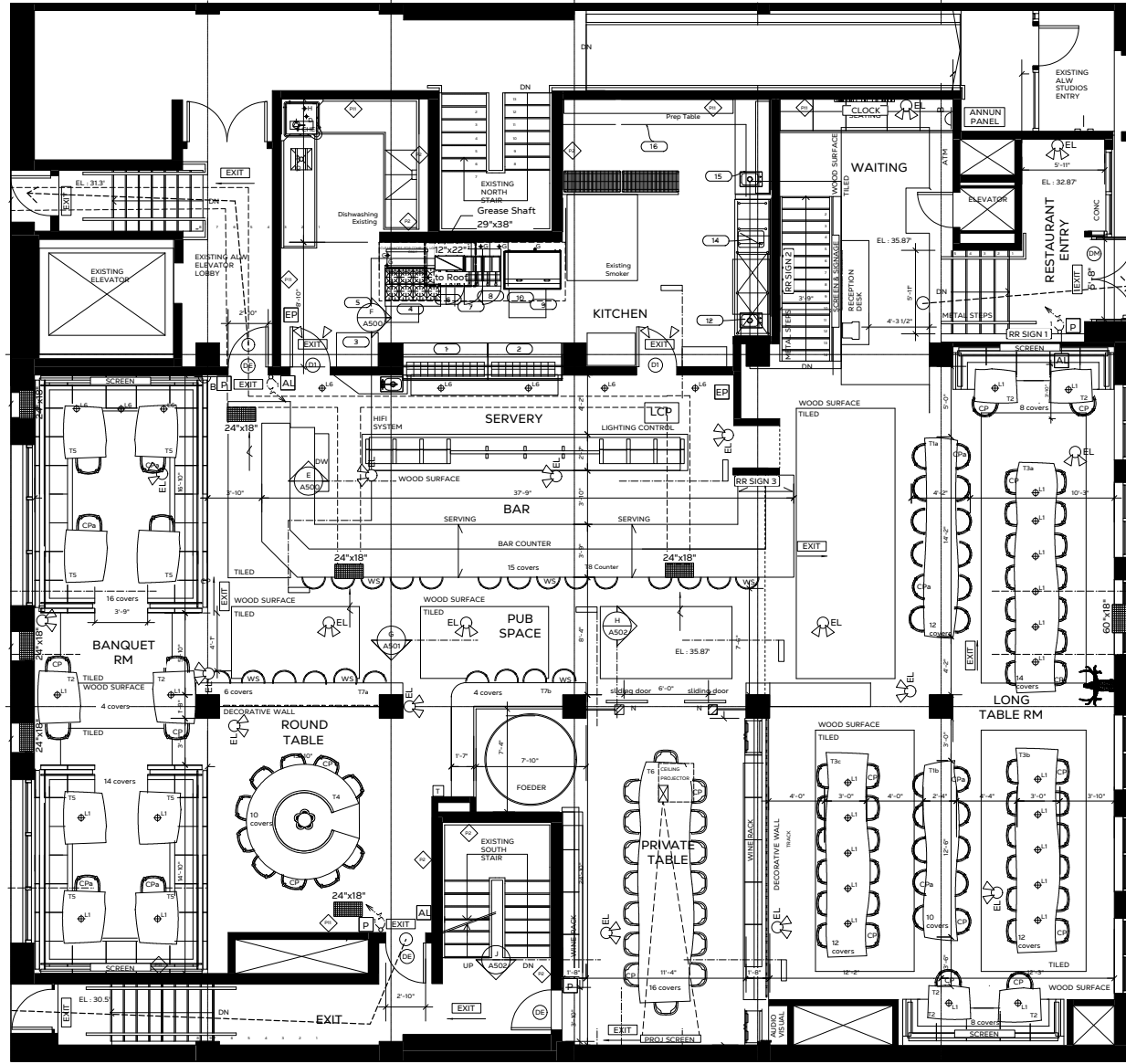
1,644 SF



BEATTY ST

AS BUILT FLOOR PLAN

871 BEATTY STREET
VANCOUVER, BC



BEATTY ST

PHOTOS

871 BEATTY STREET
VANCOUVER, BC



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.



SITINGS.CA
604.684.6767 9