

FOR LEASE

1087 Hornby Street

Vancouver, BC

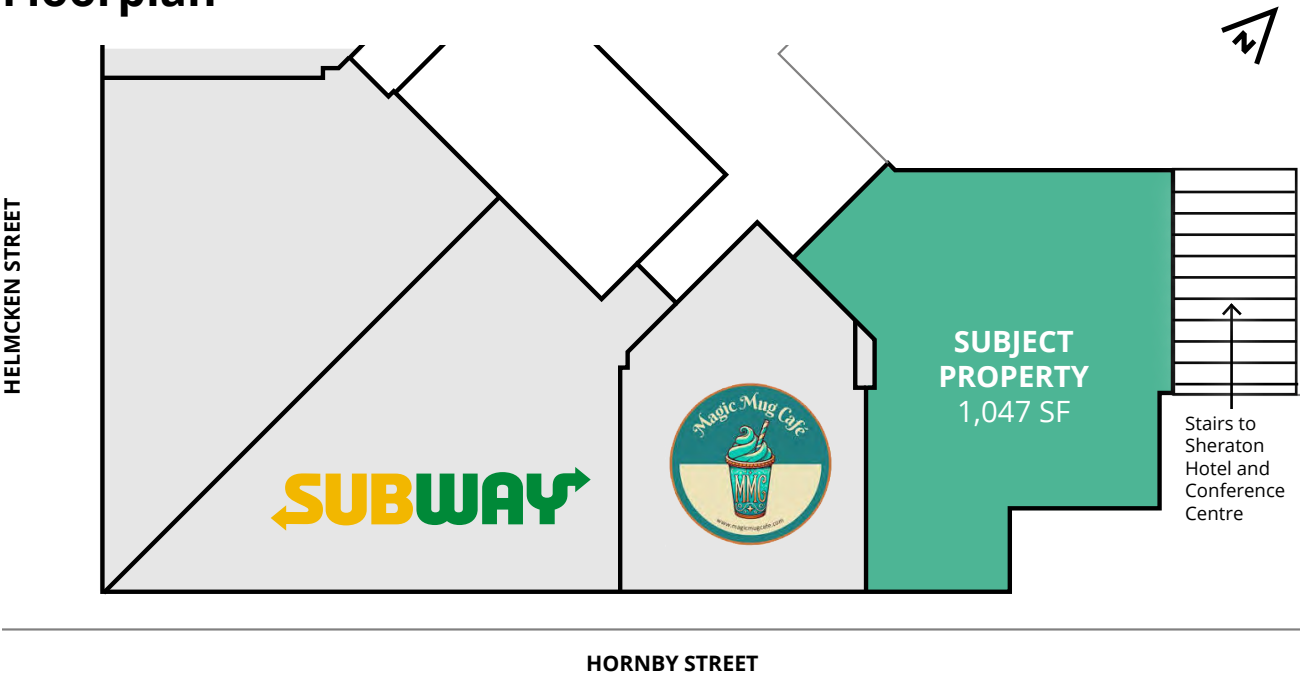


**1,047 sf retail space at the base
of the Sheraton Wall Centre**

**AVISON
YOUNG**



Floorplan



Opportunity

Located in Vancouver’s bustling financial district, the property is situated at the base of the Sheraton Vancouver Wall Centre (part of the Marriott Bonvoy family) and benefits from:

- Thousands of visitors per day to the Hotel and Conference Centre (on the same block)
- Being in the heart of one of Canada’s most densely populated downtowns with over 130,000 residents and millions of annual visitors
- Street and underground paid parking
- Ample foot traffic thanks to the density from surrounding office towers, residences, and Law Courts

PROPERTY SUMMARY

AREA AVAILABLE*

1,047 sf

ZONING**

CD-1 (386)

LEASE RATE

Please contact listing agents

ADDITIONAL RENT***

\$20.14 (2026 estimate)

AVAILABILITY

October 2026, with potential to take possession earlier

PARKING

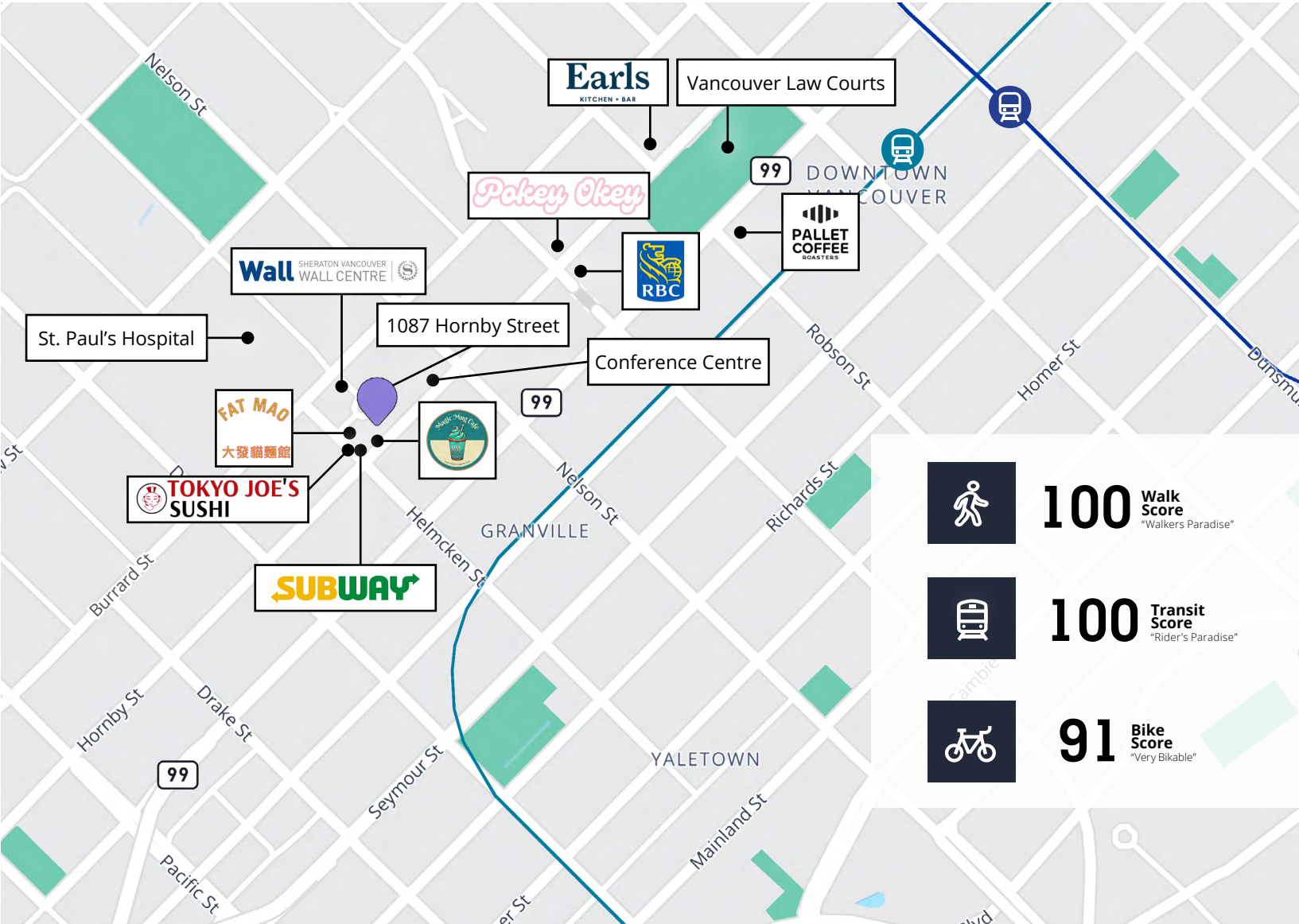
Street and underground paid parking

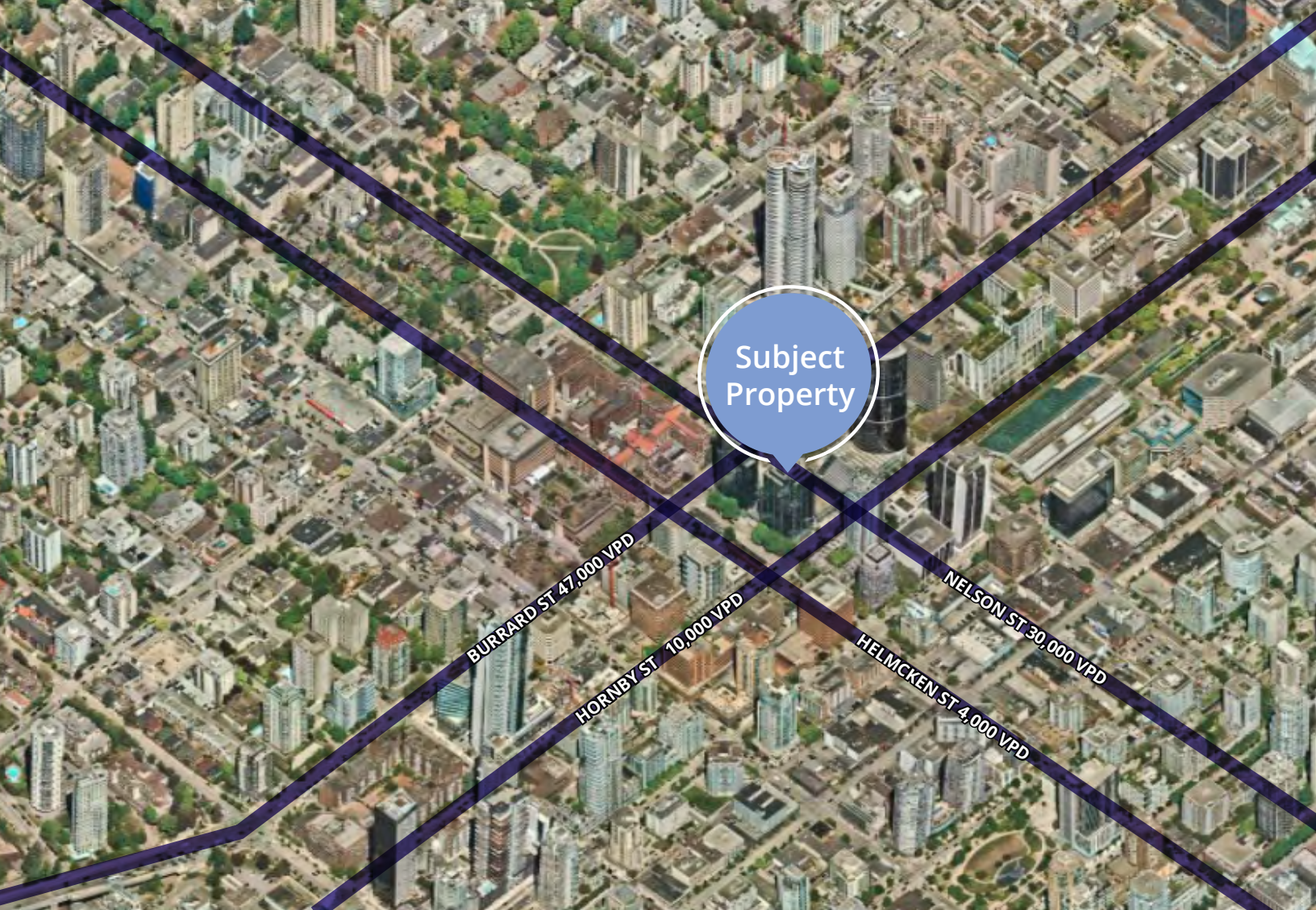


*Tenant is responsible for confirming measurement if important
**Tenant is responsible for verifying uses permitted by the zoning



***Approximate and subject to change from time to time





Subject
Property

BURRARD ST 47,000 VPD

HORNBY ST 10,000 VPD

NELSON ST 30,000 VPD
HELMCKEN ST 4,000 VPD

Demographics



165,000+

Daytime population



130,000+

Residents downtown and
in the West End



>\$140,000

Average household income

Contact for more information

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