



For Lease | West End Corner Retail Opportunity

785 Denman Street, Vancouver, BC

Marcus & Millichap



Opportunity Overview

Prime opportunity to lease retail space on the corner of Robson and Denman Streets in the densely populated West End neighbourhood of downtown Vancouver. The subject property is on the ground floor of the Times Square Suites Hotel, located at the northwest corner of Robson Street and Denman Street. Robson Street and Denman Street are high-foot traffic arterials brimming with a diverse mix of restaurants, cafes, shops, and services. Area amenities include Nook, Safeway, Whole Foods, Breka Bakery and Café, Westin Bayshore Hotel, West End Community Centre, and many more.

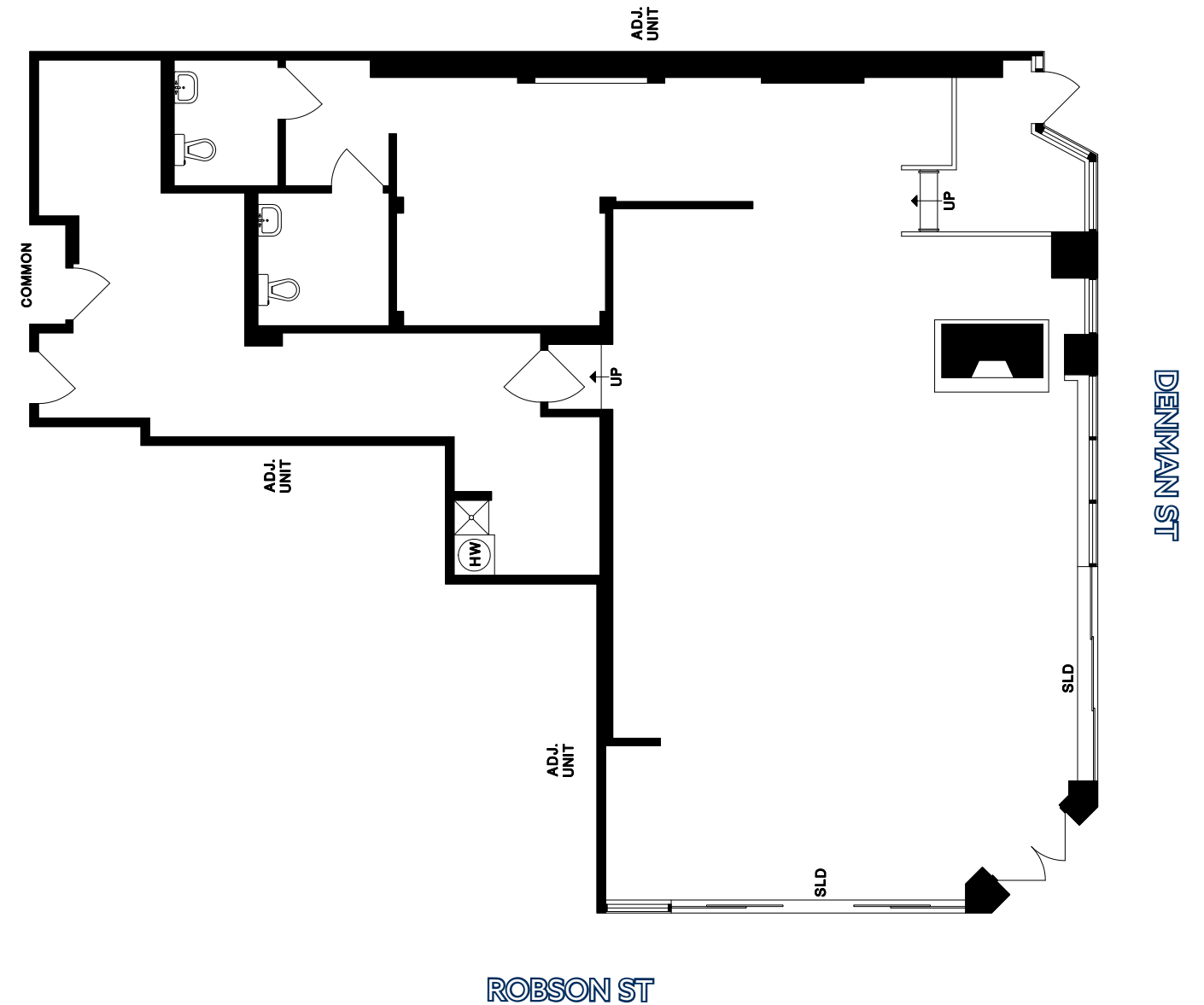
Salient Details

Address:	785 Denman Street, Vancouver
Strata Lot Area:	2,182 SF*
Asking Rent:	\$85.00 PSF
Additional Rent:	\$31.05 PSF (2025 estimate)**
Zoning:	C-5A***
Available:	Q3 2026

*Subject to change and measurement
 **Approximate and subject to change from time to time
 ***Tenant is responsible for verifying permissible uses as per the zoning



Floor Plan





98 Walker's Paradise
Daily errands do not require a car.

79 Rider's Paradise
Transit is convenient for most trips.

93 Biker's Paradise
Daily errands can be accomplished on a bike.

Neighbourhood Tenants

- | | | |
|-----------------------------------|----------------------------------|-------------------------------------------------------|
| 1. Tavola | 10. Jungle Room | 19. McDonalds |
| 2. Nook | 11. Peaked Pies | 20. Canadian College Student Residence/
Apartments |
| 3. Breka Bakery & Café Denman | 12. BMO Bank of Montreal | 21. Whole Foods Market |
| 4. Zakkushi on Denman | 13. King George Secondary School | 22. Saku |
| 5. Milano Espresso Bar | 14. West End Community Centre | 23. Robson Public Market |
| 6. Damso Modern Korean Restaurant | 15. Oxygen Yoga and Fitness | 24. Hongdae Pocha Korean BBQ |
| 7. Kingyo Izakaya | 16. Safeway | 25. Guu with Garlic |
| 8. Denman Athletics | 17. Kintaro Ramen | 26. Bayshore Towers |
| 9. RBC Royal Bank | 18. Nero Waffle Bar | |

Contact Information

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