



FOR SUBLEASE

Corner Retail Opportunity on Robson Street

551 Robson Street, Vancouver, BC

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PROPERTY OVERVIEW

Colliers is pleased to present an opportunity to sublease retail premises on Robson Street between Seymour and Richard Streets. The unit benefits from a long stretch of Robson Street frontage, offering strong pedestrian visibility and branding exposure, complemented by expansive floor-to-ceiling glazing that enhances natural light, street presence, and display potential.

The fully renovated eight-storey, +/- 122,967 SF, square foot Class A office building benefits from immediate access to public transit and is surrounded by a vibrant mix of retail, dining, and everyday conveniences, placing it at the centre of Vancouver's downtown core.

Civic Address	#551 – 555 Robson Street, Vancouver, BC, V6B 1A6
Parcel Identifier (PID)	029-691-389
Location	On Robson Street between Seymour and Richards Streets
Building Area	+/- 122,967 SF
Retail Area For Lease	+/- 2,100 SF
Ceiling Heights	22.65 ft / 7.54 ft office area
Loading	Rear Loading
Parking	Up to three (3) random or reserved stalls at \$372.00 per month per stall
Availability Date	Immediate
Zoning	CD-1 (525) – Allows for a wide range of retail uses
Term	Expires February 1, 2028 (longer lease negotiable)
Asking Lease Rate	Please Contact Listing Agent
Operating Costs & Taxes (2026 Estimate)	\$24.82 PSF/per annum



Robson Street View

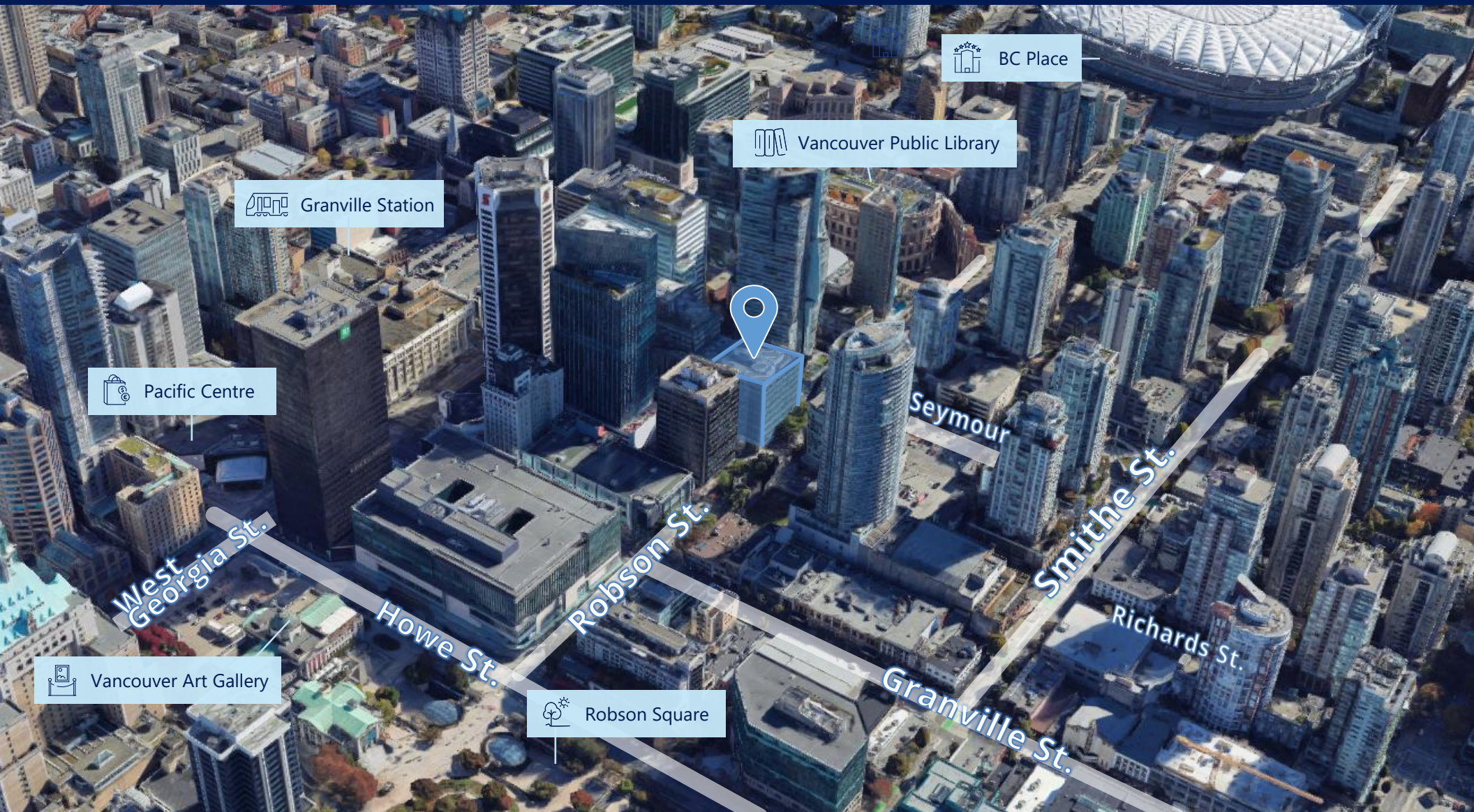


Robson Street View

LOCATION OVERVIEW

551 Robson Street offers a prominent downtown location in the broader TELUS Garden mixed-use node.

Surrounded by a strong mix of retail, restaurants, hotels, entertainment, and everyday services, the property benefits from excellent visibility, immediate amenity access, and strong connectivity to major transit nodes. As a completely refurbished Class A office building within the broader Telus Garden mixed-use node, 551 Robson Street is well suited for users seeking a highly accessible and recognizable downtown address.



NEARBY AMENITIES

#551 - 555 Robson Street

Cafes

1	Starbucks
2	Café Medina
3	Le Petit Beige
4	Giovane Café
5	Thierry

Restaurants

1	Fable Diner & Bar
2	Social Corner
3	Lupo
4	Five Guys
5	Chipotle

Banks

1	Scotiabank
2	CIBC
3	Bank of Montreal
4	TD Canada Trust
	RBC

Hotels

1	Fairmont
2	Hilton Hotel
3	Hampton
4	Kingston Hotel
5	Rosedale on Robson

Drug Stores

1	Shoppers Drug Mart
2	Rexall
3	Pharmasave
4	London Drugs
5	IDA Pharmacy

Major Retail

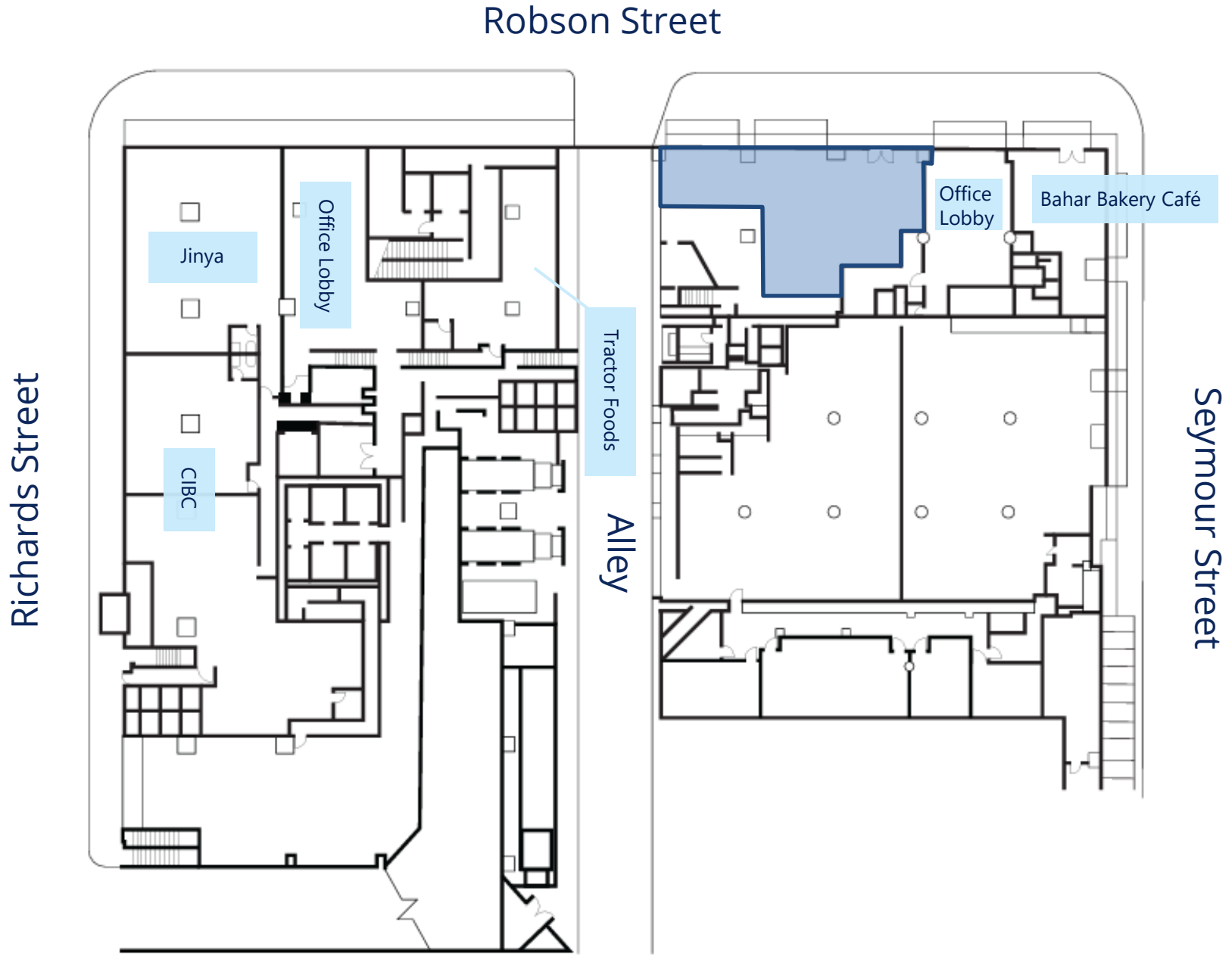
1	Best Buy
2	Marshalls
3	SportCheck
4	Apple
5	HomeSense

Other

1	Cineplex
2	Pacific Centre
3	Costco
5	Lululemon flagship
5	Adidas flagship

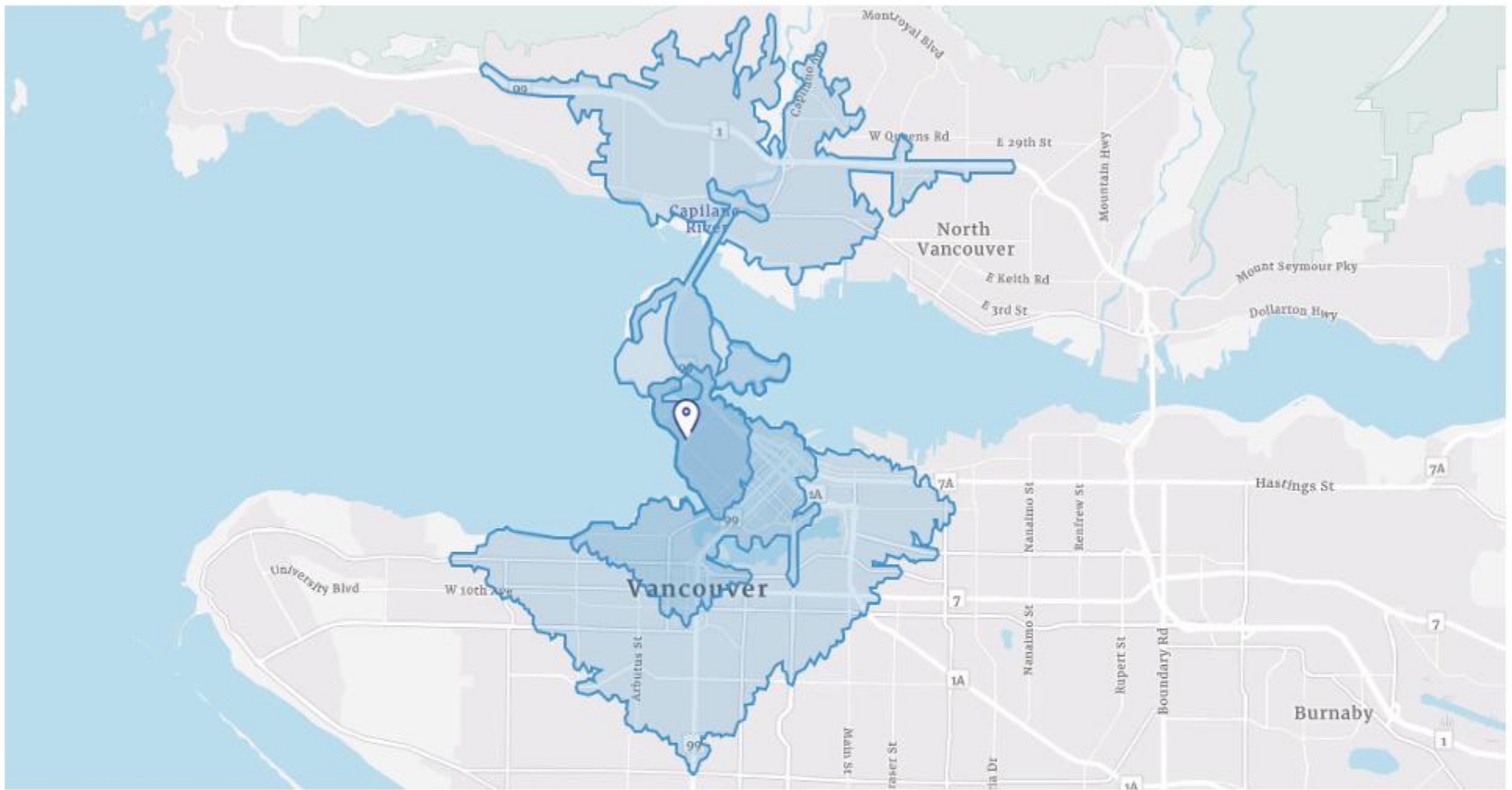


SITE PLAN



INTERIOR IMAGES





DEMOGRAPHICS

	5-minute Drive Time			10 minute Drive Time			15-minute Drive Time		
	2025	2030	Annual Increase	2025	2030	Annual Increase	2025	2030	Annual Increase
Total Population	64,815	66,438	2.50%	164,194	169,010	2.93%	349,607	360,543	3.13%
Average Household Income	CA\$110,341	CA\$131,809	19.50%	CA\$133,236	CA\$159,369	19.6%	CA\$143,390	CA\$170,610	18.9%
Total Households	36,802	37,242	1.20%	88,021	89,413	1.58%	171,321	174,681	1.96%

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.

The Colliers logo is a blue rounded rectangle with the word "Colliers" in white serif font. Below the text is a horizontal bar with a gradient from yellow to red.

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