

FOR LEASE

1525 ROBSON STREET, VANCOUVER, B.C.

PODIUM COMMERCIAL OPPORTUNITIES IN LUXURY ROBSON STREET DEVELOPMENT

Developed & Managed by:



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Marcus & Millichap

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HIGHLIGHTS



Prominent exposure along Robson Street in the Downtown Core/West End



Immediate area features an exciting mix of restaurants and retailers



Project consists of 194 luxury residential rental units, typically resulting in higher occupancy level versus a comparable condo project



Project area is slated for significant growth with numerous luxury high-rise residential projects underway



Significant traffic at all times, daytime and evening, both weekdays and weekends



Restaurant venting available in all units



Rentable Area: 19,633 SF



Average household income (3-minute walk) \$92,427



SALIENT DETAILS

Municipal Address: 1525 Robson Street, Vancouver, B.C.

Zoning: [C-6 – A wide range of uses are permitted.](#)

Anticipated Completion: 2027

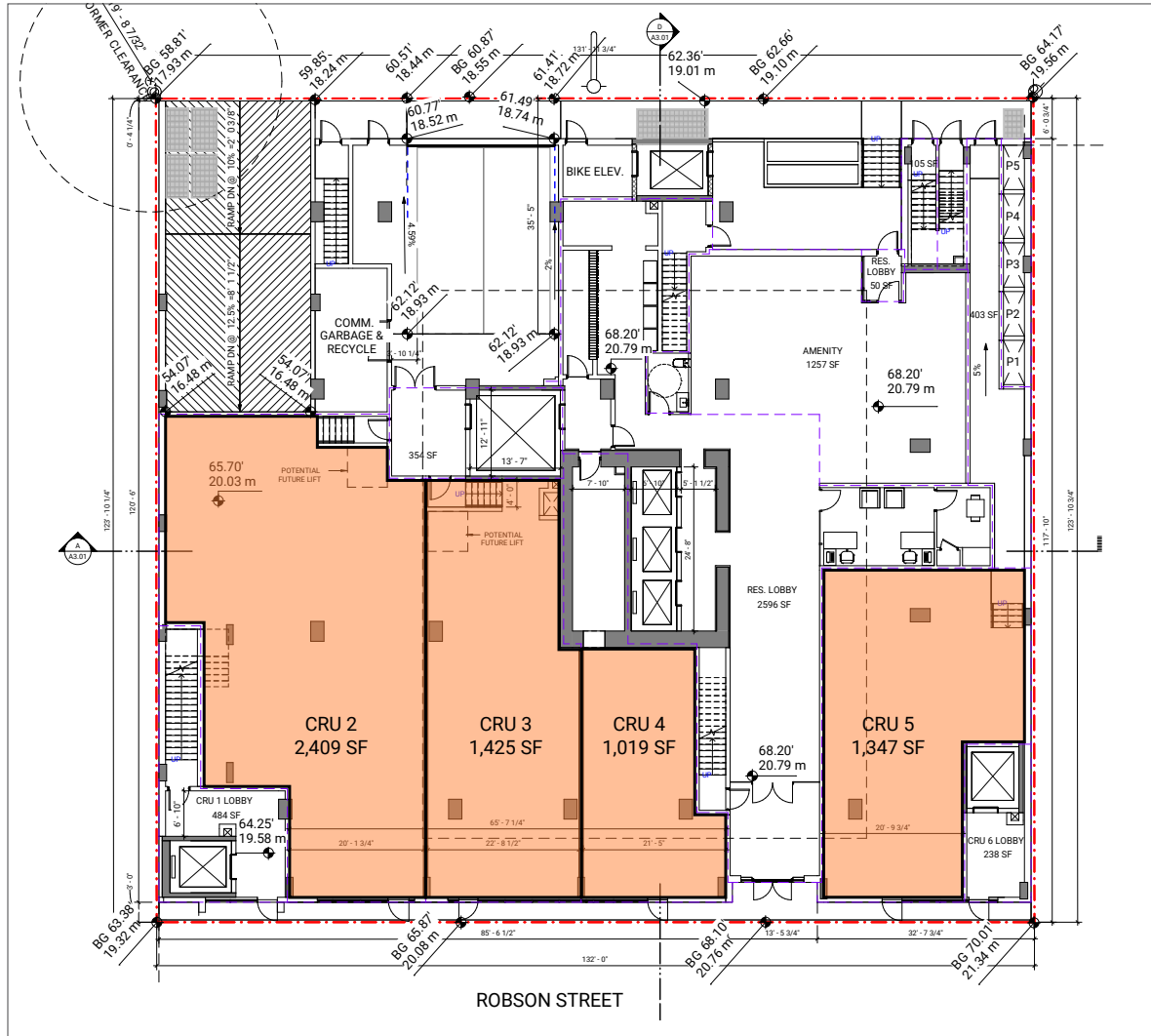
Basic Rent: Please Contact Listing Agents

Additional Rent: Please Contact Listing Agents

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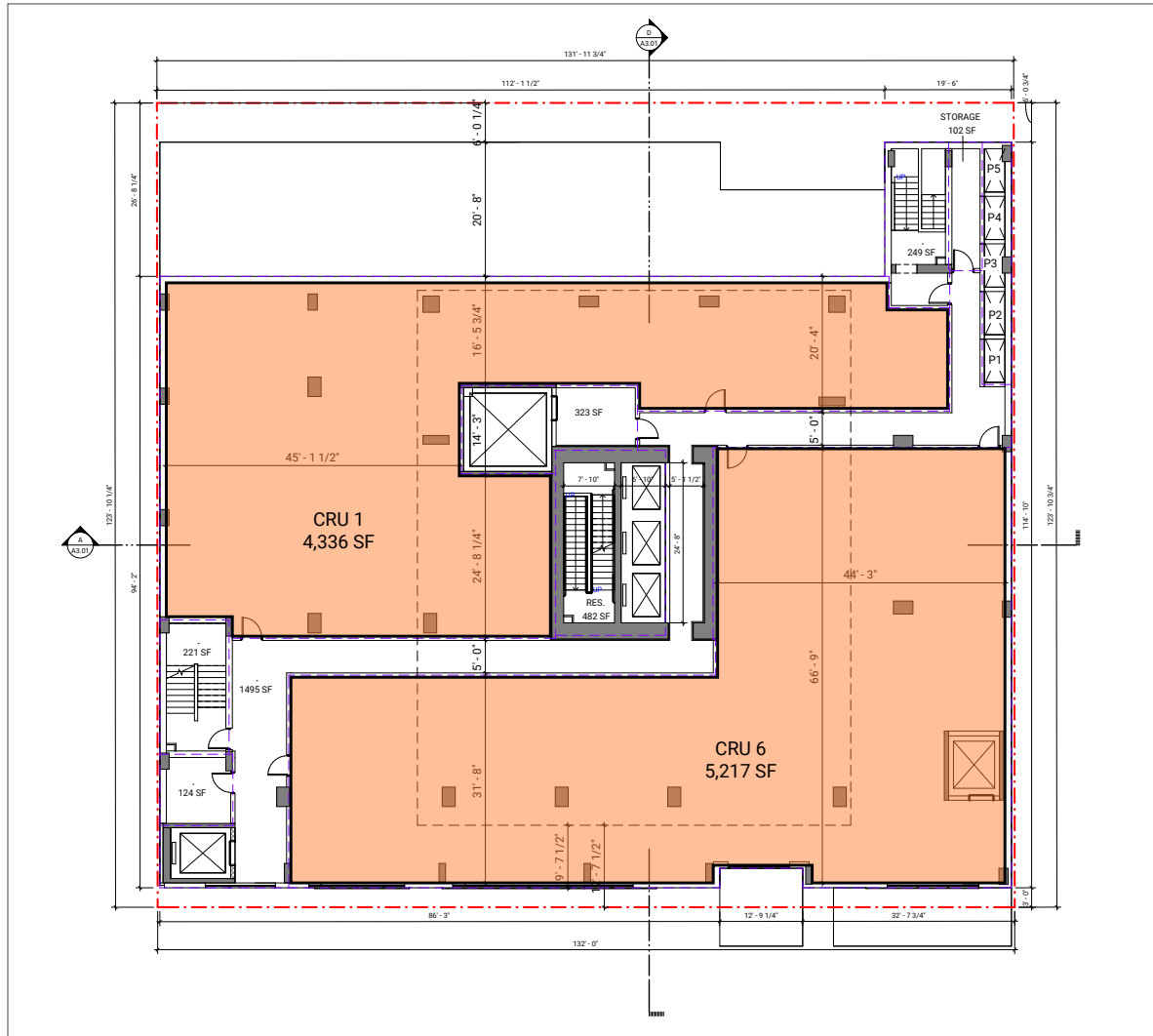
SITE PLAN - LEVEL 01



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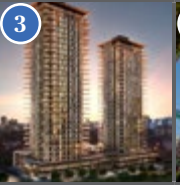

SITE PLAN - LEVEL 02







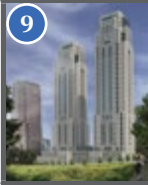



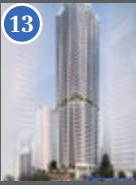
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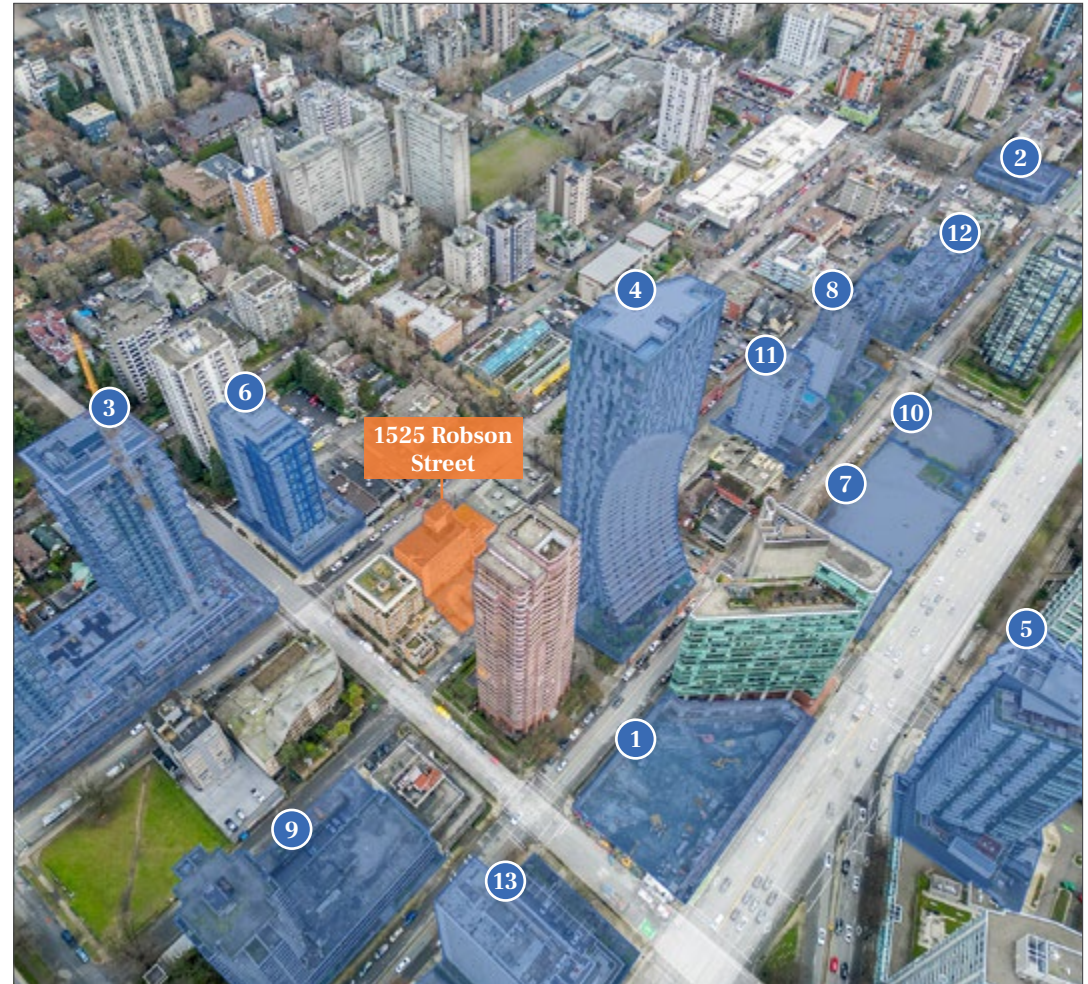
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SURROUNDING LUXURY RESIDENTIAL DEVELOPMENTS

				
Project Name	Fifteen Fifteen	1818 Alberni	Landmark on Robson	Alberni by Kengo Kuma
Total Units	199	54	237	180
Developer	Bosa Properties	Landa Global	Asia Standard Americas	Westbank

				
Project Name	Cardero	Chronicle	1608 W Georgia St	1668 Alberni St
Total Units	119	127	455	94
Developer	Bosa Properties	GWL	Aspac	Westbank

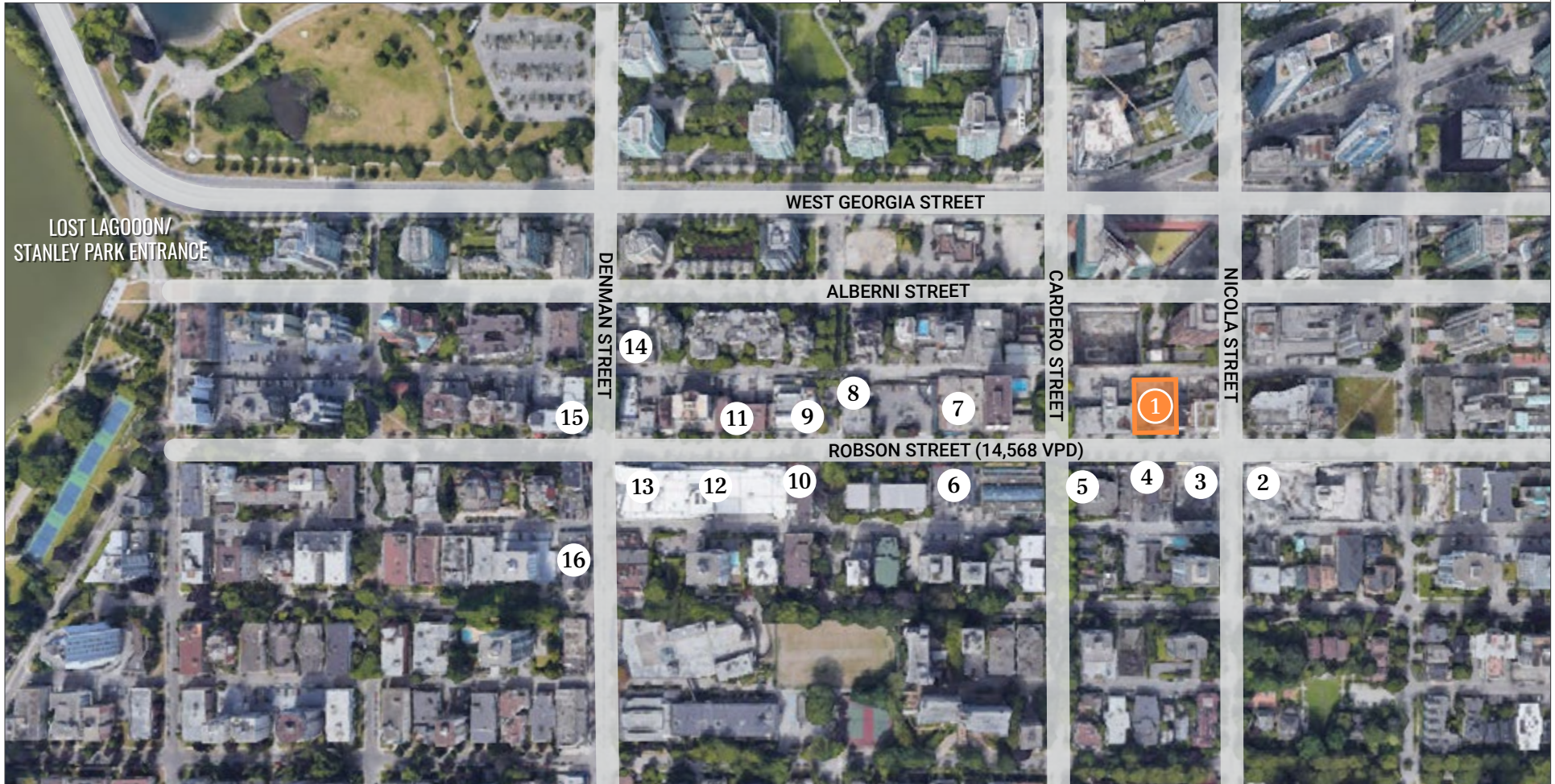
					
Project Name	1400 Alberni	Park	1640 Alberni	Alberni Street Towers	1450 W Georgia St
Total Units	314	127	211	387	355
Developer	Landa Global	Anthem	Landa Global	Bosa Properties	Wesgroup



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2022 Demographics	3 Min Walk	5 Min Walk	8 Min Walk
Population	4,659	11,250	25,525
Average Household Income	\$92,427	\$96,601	\$96,739
Population Growth 2022-2027	12.7%	11.4%	8.3%



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|--|-------------------------|---------------------------------------|-----------------------|
| 1. Subject Property | 4. Sura | 9. McDonald's, Dinesty Dumpling House | 14. Motomachi Shokudo |
| 2. Landmark on Robson
Various Retailers | 5. Saku | 10. Cobs Bread | 15. Starbucks |
| 3. Chronicle on Robson (by GWL)
Running Room, Perfecto Cafe | 6. Robson Public Market | 11. YiFang Taiwan Fruit Tea | 16. Kingyo |
| | 7. Whole Foods | 12. BC Liquor Store | |
| | 8. Marutama Ramen | 13. Safeway | |

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PROJECT DEVELOPED AND MANAGED BY:



GWL Realty Advisors Inc. ("GWLRA") is a real estate investment and management company who creates stable investment returns for pension funds and institutional clients through long-term investment in, and proactive management of, real estate assets. As a national real estate services firm, our practice is to acquire, develop and maintain sustainable, accessible and best-in-class buildings, as well as to offer excellent service to the residents and tenants of those buildings. As a wholly owned subsidiary of The Canada Life Assurance Company, our core corporate values of integrity, ambition, empathy and creativity, help to guide our responsible investing program and develop outstanding communities for our residents and tenants.

THE LIVMORE - TORONTO
LUXURY RESIDENTIAL RENTALS & RETAIL



CHRONICLE ON ROBSON - VANCOUVER
RESIDENTIAL RENTALS & LUXURY RETAIL



NORTHWOODS VILLAGE - NORTH VANCOUVER
RETAIL & RESIDENTIAL RENTALS



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