



For Lease | High Exposure Retail Space

837 Granville Street, Vancouver, BC



Opportunity Overview

Opportunity to lease retail space prominently located adjacent to the high-profile corner of Robson and Granville Streets in the heart of Downtown Vancouver. The property benefits from exceptional exposure and is surrounded by the city's top performing shopping destinations, including the Robson Street shopping district, CF Pacific Centre, Holt Renfrew, and the Apple Store – all which attract shoppers to the area and drive additional foot traffic to the property. Ease of access is provided by the numerous bus routes along West Georgia and Granville Streets and the Vancouver City Centre Canada Line Station located 220 m from the property.

Property Highlights

- + Central Downtown Vancouver location surrounded by an abundance of retailers, restaurants, hotels, office towers, and residential towers.
- + Situated near the Vancouver City Centre Canada Line Station (220 m) and the Granville Street SkyTrain Station (450 m), providing convenient rapid transit connectivity throughout Downtown and Metro Vancouver.
- + Exceptional visibility and signage opportunities for tenants with prominent exposure onto Granville Street.



Salient Details

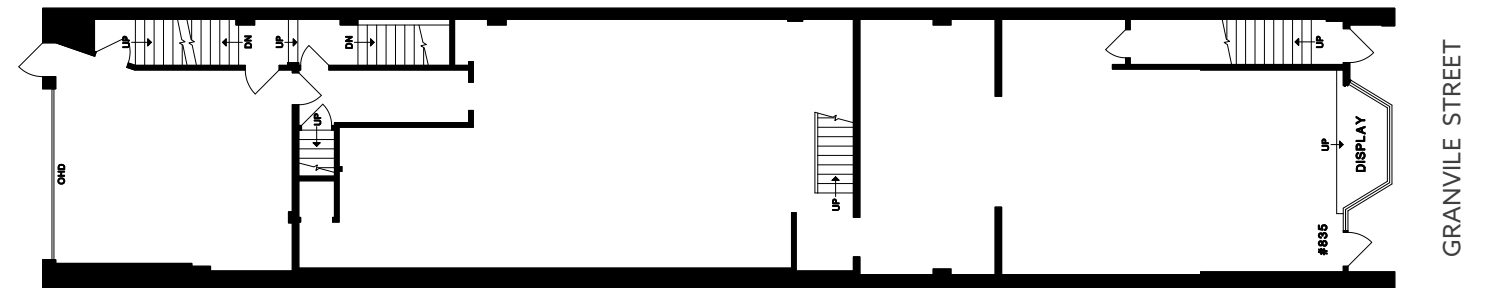
Civic Address:	837 Granville Street, Vancouver
Leasable Area:	Ground: 2,400 SF Mezzanine: 1,475 SF <u>Basement: 2,400 SF</u> Total: 6,275 SF
Net Rent:	Ground: \$95.00 PSF Mezzanine: \$25.00 PSF Basement: \$15.00 PSF
Additional Rent*:	\$22.00 PSF (2025 estimate)
Zoning**:	DD
Available:	Immediately

*Approximate and subject to change from time to time.

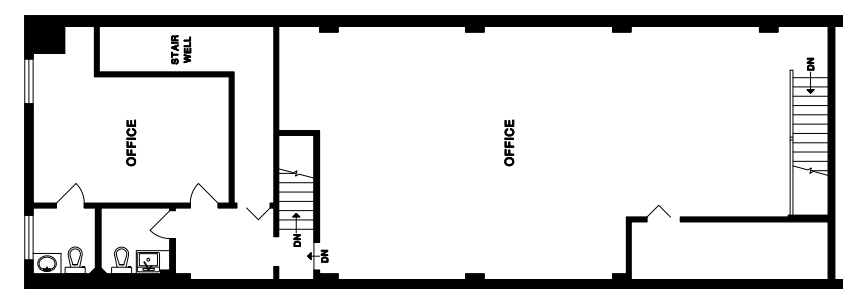
**Tenant is responsible for verifying permissible uses as per the zoning.

Floor Plan

Ground Floor



Mezzanine



For Lease



ALBERNI STREET
BALENCIAGA **BURBERRY**
 ARUNDELLO CUCINELLE HUBLOT IWC JIMMY CHOO
 LOUIS VUITTON MONT BLANC PRADA ROLEX
 SAINT LAURENT TIFFANY & CO. TORY BURCH
 YVES SAINT LAURENT Van Cleef & Arpels

ROBSON STREET
 aerie ATHLETA ARITZIA Browns
 BANANA REPUBLIC COS foot Locker Indigo
 LADUREE lululemon MUJI 無印良品 NB
 NIKE Roots SEPHORA ZARA

GRANVILLE STREET
 adidas BEST BUY Brandy Melville
 claire's Lids Marshalls
 URBAN OUTFITTERS HH
 WINNERS THE NORTH FACE

CF PACIFIC CENTRE
 alo Apple ARITZIA Browns CANADA GOOSE
 CLUB MONACO dyson H&M HARRY ROSEN
 HOLT RENFREW kate spade lululemon
 LUCID MaxMara MICHAEL KORS
 SEPHORA STEVE MADDEN TUMI

2024 Demographics
 within 1 km from the Property
 Average Household Income: \$124,199
 Total Population: 82,186 (19.1% increase from 2019)
 Median Age: 36.8

Contact Information

Mario Negris*
 Senior Managing Director
 Investments & Leasing
 (604) 638-2121
 mario.negris@marcusmillichap.com

Martin Moriarty*
 Senior Vice President
 Investments & Leasing
 (604) 675-5255
 martin.moriarty@marcusmillichap.com

Tate Venier
 Associate
 Investments & Leasing
 (604) 675-5204
 tate.venier@marcusmillichap.com

*Personal Real Estate Corporation

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2025 Marcus & Millichap. All rights reserved.