

For Lease | High Exposure Downtown Vancouver Retail Space

765 Burrard Street, Vancouver, BC

Marcus & Millichap



Opportunity Overview

Prime opportunity to lease retail space located on Burrard Street, between Robson and Alberni Streets, in a vibrant and bustling area of Downtown Vancouver. 765 Burrard Street is located at the gateway to the Alberni Street luxury shopping district and within steps from the Robson Street shopping district, the Central Business District, and CF Pacific Centre. The space has exceptional street level exposure and benefits from a high level of pedestrian and vehicular traffic year round.

Salient Details

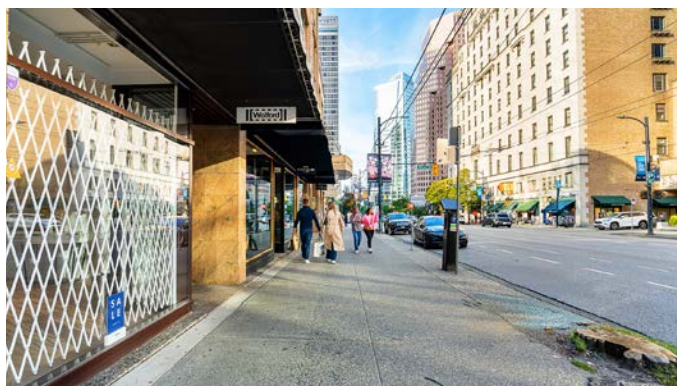
Leasable Area:	1,041 SF*
Net Rent:	\$235.00 PSF**
Additional Rent:	\$54.33 PSF (2025 estimate)***
Zoning:	DD****
Available:	Immediately

*Approximate. An additional 89 SF of storage area is available for use.

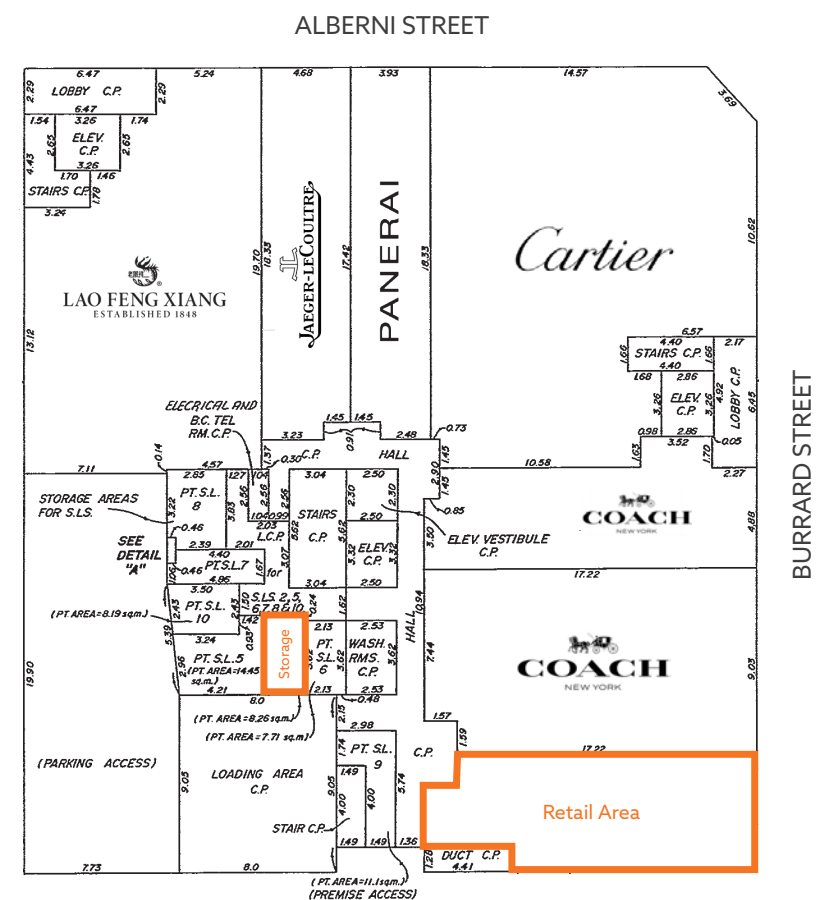
**Net rent payable on leasable area of 1,041 SF only. Additional rent is payable on 1,130 SF.

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

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



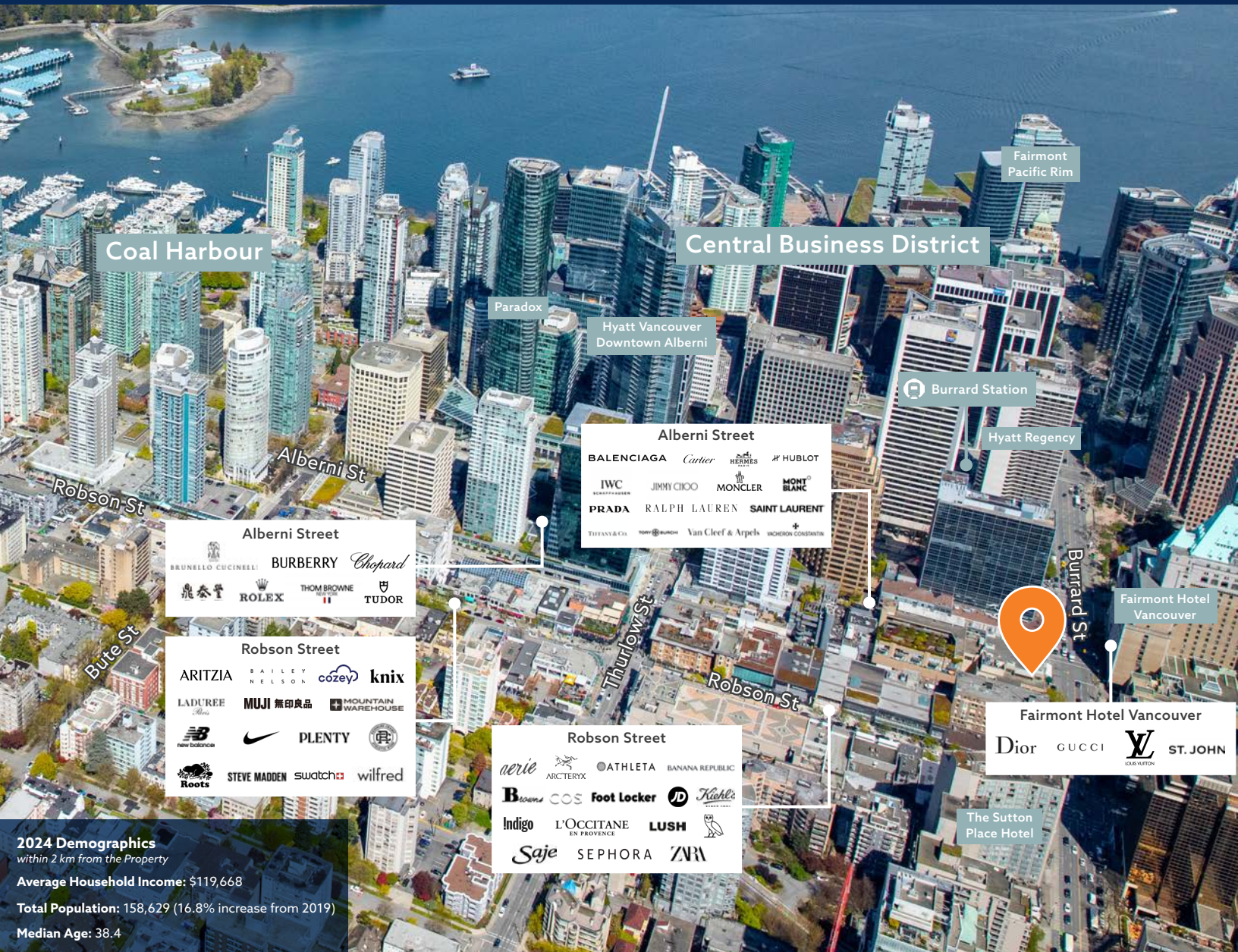
Strata Plan



Property Highlights

- + High exposure retail space located at the gateway to the Alberni Street luxury shopping district.
- + Alberni Street's unrivaled shopping options have solidified its status as the luxury retail shopping destination in Vancouver. Aside from its reputation for luxury shopping, Alberni Street has also emerged as a premier destination in the city for upscale and diverse dining experiences.
- + Central Downtown Vancouver location surrounded by an abundance of retailers, restaurants, hotels, office towers, and residential towers.
- + Situated near the Burrard SkyTrain Station (240 m) and the Vancouver City Centre Canada Line Station (400 m), providing convenient rapid transit connectivity throughout Downtown and Metro Vancouver.
- + Exceptional visibility and signage opportunities for tenants with prominent exposure onto Burrard Street.
- + Nearby retailers include Louis Vuitton, Gucci, Dior, Cartier, Tiffany & Co., Hermes, Jimmy Choo, and more.

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2024 Demographics
within 2 km from the Property
Average Household Income: \$119,668
Total Population: 158,629 (16.8% increase from 2019)
Median Age: 38.4

Contact Information

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