

950
GRANVILLE
STREET



EXCLUSIVE INVESTMENT OPPORTUNITY | VANCOUVER, BC



Capital Markets
Real Estate Group

Marcus & Millichap

1 INTRODUCTION THE OPPORTUNITY

950-978 Granville Street (the “Property” or “950 Granville”) is a newly constructed, institutional-grade retail and office asset located in the heart of Vancouver’s Granville Entertainment District. Designed by the highly recognized architectural firm Perkins & Will and delivered in 2024, the Property comprises 63,118 sf of net rentable area across four levels, including six ground-floor retail units and three full floors of above-grade office space, along with 55 underground parking stalls.

Positioned mid-block along one of Downtown Vancouver’s most iconic commercial corridors, the Property offers 175 feet of frontage and immediate access to both the Expo and Canada SkyTrain lines. 950 Granville is 100% leased to a strong tenant roster anchored by the Government of Canada (Passport Office), Cornerstone International Education, and Bright Blueprint Learning, with supporting service retail tenants including KFC and Taco Bell.

RBC Capital Markets Real Estate Group Inc. and Marcus & Millichap Real Estate Investment Services Canada Inc. (the “Advisors”) have been retained on an exclusive basis to offer for sale a 100% freehold interest in the Property.

TENANCY SUMMARY



Tenant	Area	
	(sf)	(%)
Gov. of Canada Passport Office	20,492	32.5%
Cornerstone International Education Inc.	18,000	28.5%
CEFA	15,873	25.1%
KFC	1,422	2.3%
Parsley Berlin Doner	1,316	2.1%
Rice and Noodle	1,283	2.0%
Pizza Garden	1,283	2.0%
Taco Bell	1,249	2.0%
Holy Shakes	1,200	1.9%
Chaiiwala of London	1,000	1.6%
	63,118	100.0%

63,118
SQUARE FEET OF GLA

100%
LEASED

2024
YEAR BUILT

9.6 YEARS
WALT

0.48 ACRES
SITE AREA



POSITIONED MID-BLOCK ALONG ONE OF DOWNTOWN VANCOUVER'S MOST ICONIC COMMERCIAL CORRIDORS



INVESTMENT HIGHLIGHTS

NEWLY BUILT MIXED-USE ASSET

Completed in 2024, 950 Granville is a best-in-class, 63,118 sf retail and office building designed by renowned architectural firm Perkins & Will. The Property features modern construction, efficient floor plates, exceptionally tall ceiling heights across several floors, and 55 underground parking stalls, offering a high-quality, durable asset in the heart of Downtown Vancouver

100% LEASED TO A STRONG AND STABLE TENANT ROSTER

The Property is fully leased to a diverse tenant mix anchored by the Government of Canada (Passport Office), Cornerstone International Education, and Bright Blueprint Learning, offering high demand services including child care, education and government services to the densely populated surrounding office and residential population

SERVICE-ORIENTED RETAIL GENERATING DAILY FOOTFALL

National quick service restaurant tenants including KFC, Taco Bell, and Pizza Garden provide consistent daily traffic and complement the Property's service oriented commercial tenants

AMENITY-RICH URBAN ENVIRONMENT

Surrounded by some of Vancouver's top destinations including Pacific Centre, Robson Street, and the Orpheum Theatre, 950 Granville is centrally positioned within a high-demand, walkable downtown corridor

IRREPLACEABLE DOWNTOWN LOCATION WITH TRANSIT CONNECTIVITY

Situated mid-block on Granville Street with 175 feet of frontage, the Property is steps from both the Expo and Canada Line SkyTrain stations, offering exceptional regional access. The Property also features 55 below grade parking stalls, a unique feature on Granville, and an exceptional amenity for those travelling by car to the Property

950 GRANVILLE

TRADE AREA DEMOGRAPHICS⁽¹⁾



6.4%
PROJECTED 5-YR
POPULATION GROWTH



74%
ADULTS WITH POST-
SECONDARY EDUCATION



\$1,491,840
AVERAGE DWELLING
VALUE



439,903
TOTAL
POPULATION

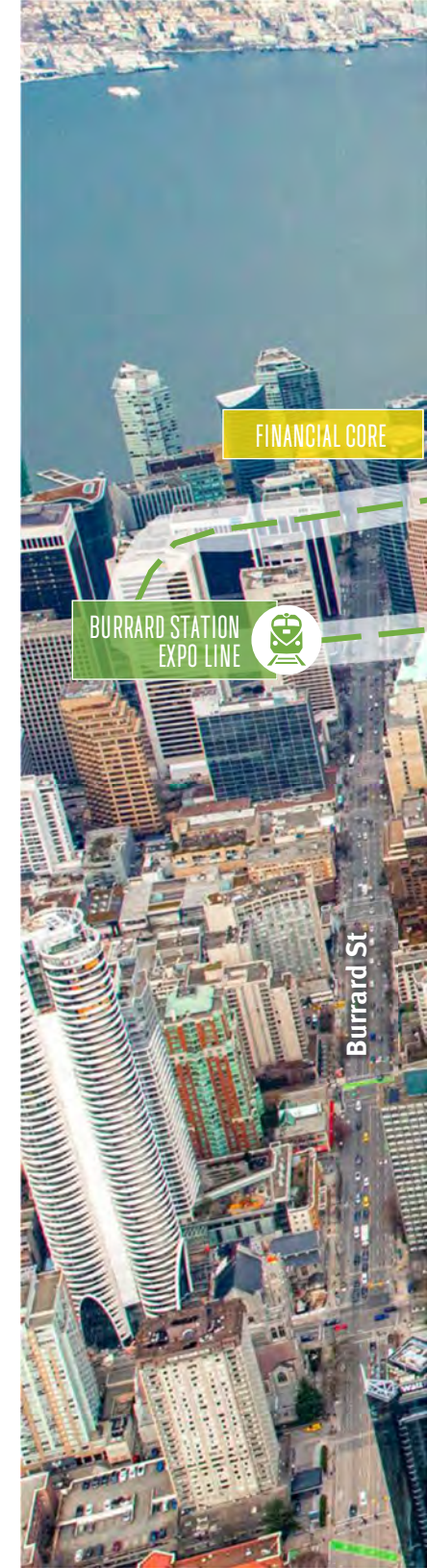


237,785
NUMBER OF
HOUSEHOLDS



\$123,143
AVERAGE HH
INCOME

(1) Within a 5km radius
Sources: Polaris Intelligence



WATERFRONT STATION
CANADA LINE / EXPO LINE / WEST COAST EXPRESS



MAIN STREET-SCIENCE WORLD STATION
EXPO LINE



STADIUM-CHINATOWN STATION
EXPO LINE



SCIENCE
WORLD



GRANVILLE STATION
EXPO LINE



CF PACIFIC
CENTRE

BC PLACE



VANCOUVER CITY CENTRE STATION
CANADA LINE



VANCOUVER PUBLIC
LIBRARY



West Georgia St

GRANVILLE STREET
SHOPPING DISTRICT



950
GRANVILLE
STREET

Robson St

Nelson St

Granville St

YALETOWN ROUNDHOUSE STATION
CANADA LINE



950 GRANVILLE STREET



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