



For Lease | Prime Robson Street Retail Space

1176 Robson Street, Vancouver, BC

Marcus & Millichap

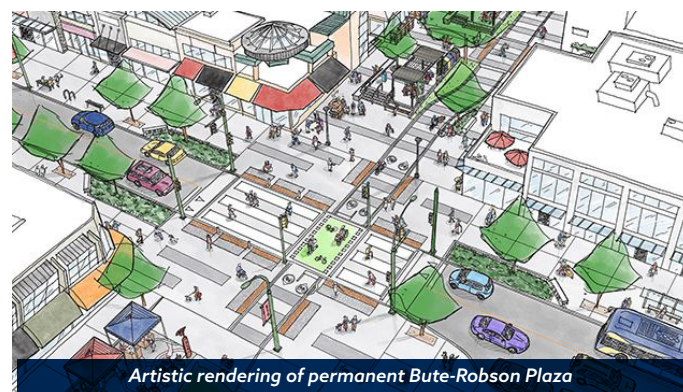


Opportunity Overview

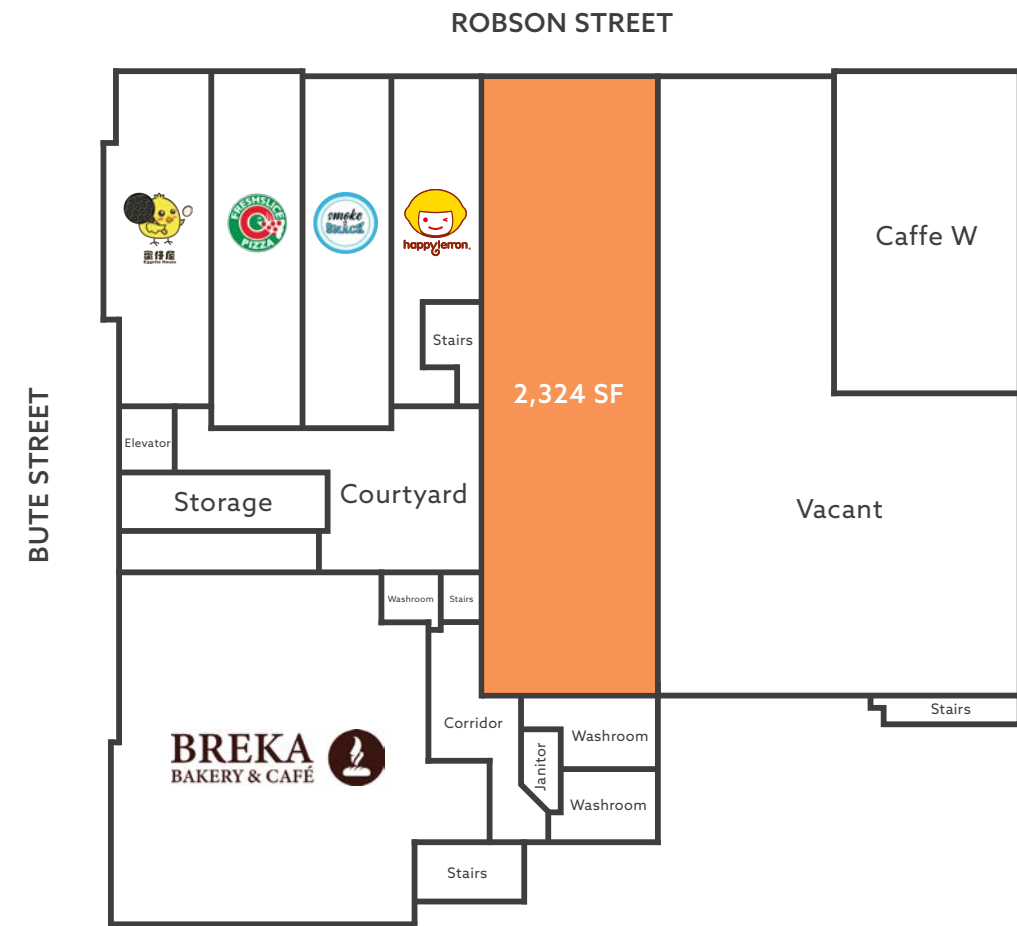
Prime opportunity to lease retail space located on Robson Street, between Thurlow and Bute Streets, in the heart of the Robson Street shopping district. The Robson Street shopping district is a vibrant and bustling destination that attracts locals and visitors from around the world. Boasting a diverse array of global, national, and local brands, Robson Street offers an exceptional shopping experience to a wide range of clientele. The space benefits from high pedestrian traffic year-round and is located within steps to the Alberni Street luxury shopping corridor, the Central Business District, CF Pacific Centre, UBC Robson Square, and the Vancouver Law Courts.

Salient Details

- Available Area: 2,324 SF
- Net Rent: \$110.00 PSF
- Additional Rent: \$51.45 PSF (2025 estimate)*
- Zoning: DD**
- Available: Immediately



Ground Floor Plan



Property Highlights

- + Premium flagship retail space located along Vancouver’s most coveted shopping district.
- + Central Downtown Vancouver location surrounded by an abundance of retailers, restaurants, hotels, office towers, and residential towers.
- + Situated near the Burrard SkyTrain Station (650 m) and the Vancouver City Centre Canada Line Station (850 m), providing convenient rapid transit connectivity throughout Downtown and Metro Vancouver.
- + Exceptional visibility and signage opportunities for tenants with prominent exposure onto Robson Street.
- + Adjacent to the Bute-Robson Plaza, a new “social” public space in Downtown Vancouver with improvements such as seating areas, new landscaping, a separated bike path, widened pedestrian sidewalks, and a Mobi bike station.
- + Area retailers include Reigning Champ, New Balance, Mountain Warehouse, Knix, Muji, Nike, Aritzia, Banana Republic, Zara, Sephora, Footlocker, and more.

*Approximate and subject to change from time to time.
 **Tenant is responsible for verifying permissible uses as per the zoning.



COAL HARBOUR

ROBSON STREET
 CB2 Scotiabank
 Tim Hortons size?

ALBERNI STREET
 BALENCIAGA BURBERRY
 Cartier HUBLOT IWC
 JIMMY CHOO LV MONTBLANC PRADA
 ROLEX SAINT LAURENT TIFFANY & CO.
 TORY BURCH UCHERON CONSTANTIN Van Cleef & Arpels

CENTRAL BUSINESS DISTRICT

Burrard Station

Hyatt Regency

Fairmont Hotel Vancouver

WEST END

ROBSON STREET
 ARITZIA BAILEY NELSON knix
 LADUREE MUJI 無印良品 MOUNTAIN WAREHOUSE
 NEW BALANCE NIKE Roots
 STEVE MADDEN swatch wilfred

ROBSON STREET
 aerie ARCTERYX ATHLETA BANANA REPUBLIC
 B. COS Foot Locker JD Kohl's
 Indigo L'OCCITANE EN PROVENCE LUSH
 SEPHORA SWAROVSKI ZARA

adidas

lululemon

2024 Demographics
 within 1km from the Property
Average Household Income: \$111,601
Total Population: 73,594 (15.8% increase from 2019)
Median Age: 37.8

Contact Information

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