



FOR LEASE

Artistic rendering of building

*Flagship retail space located on the corner of
Robson and Granville Streets with 170' of frontage*

800-804 Granville Street, Vancouver, BC

Marcus & Millichap

Opportunity Overview

The property is prominently located on the 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 Granville Street and close proximity to two SkyTrain stations.

Salient Details

Available Area:

800 Granville St
 Ground Floor: 2,990 SF
 Mezzanine: 1,255 SF
 Second Floor: 1,650 SF
 Total: 5,895 SF

804 Granville St
 Ground Floor: 2,365 SF
 Second Floor: 3,200 SF
 Total: 5,565 SF

Asking Rent: Ground: \$175.00 PSF
 Second: \$50.00 PSF

Additional Rent: \$23.00 PSF (2023 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.



Location Highlights

- Directly across the street from the property is the vacant 220,000 SF Nordstrom space at CF Pacific Centre. It is speculated that a variety of exciting destination retail tenants will be occupying the space.
- Located steps from The Rec Room (estimated to open Summer 2024) a 50,000 SF premier eats and entertainment hot spot. This popular 19+ social destination features great games, food, and amazing entertainment all under one roof.
- Two new hotels are proposed to be built within one parallel block of the property. 848 Seymour Street and 600 Robson Street will bring a significant number of hotel rooms to the neighbourhood which will greatly increase foot traffic in the immediate vicinity of the property.
- A national brand operated by TJX Companies will be opening up a 35,000 SF flagship store in the neighbourhood in the near future.

Floor Plans



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CF PACIFIC CENTRE
alo ARITZIA B. Jones CANADA GOOSE
CLUB MONACO dyson H&M HARRY ROSEN
kate spade lululemon LUCID
MaxMara MICHAEL KORS SEPHORA
STEVE MADDEN TED BAKER TUMI

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

ROBSON STREET
aerie ATHLETA ARITZIA B. Jones
BANANA REPUBLIC COS ESPRIT foot Locker
Indigo LADUREE lululemon MUJI 無印良品
NEW BALANCE Nike SEPHORA ZARA

Granville Station
4.8 million annual boardings

Vancouver City Centre Station
4 million annual boardings

600 ROBSON ST
Proposed hotel

848 SEYMOUR ST
Proposed 30-storey hotel

Demographics
156,977 Total Population
\$103,235 Average Household Income
42.3 Average Age
WITHIN A 2 KM RADIUS

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

*Personal Real Estate Corporation

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