



Retail Investment Opportunity Located Along Vancouver's Coveted Robson Street

1110 Robson Street, Vancouver, BC

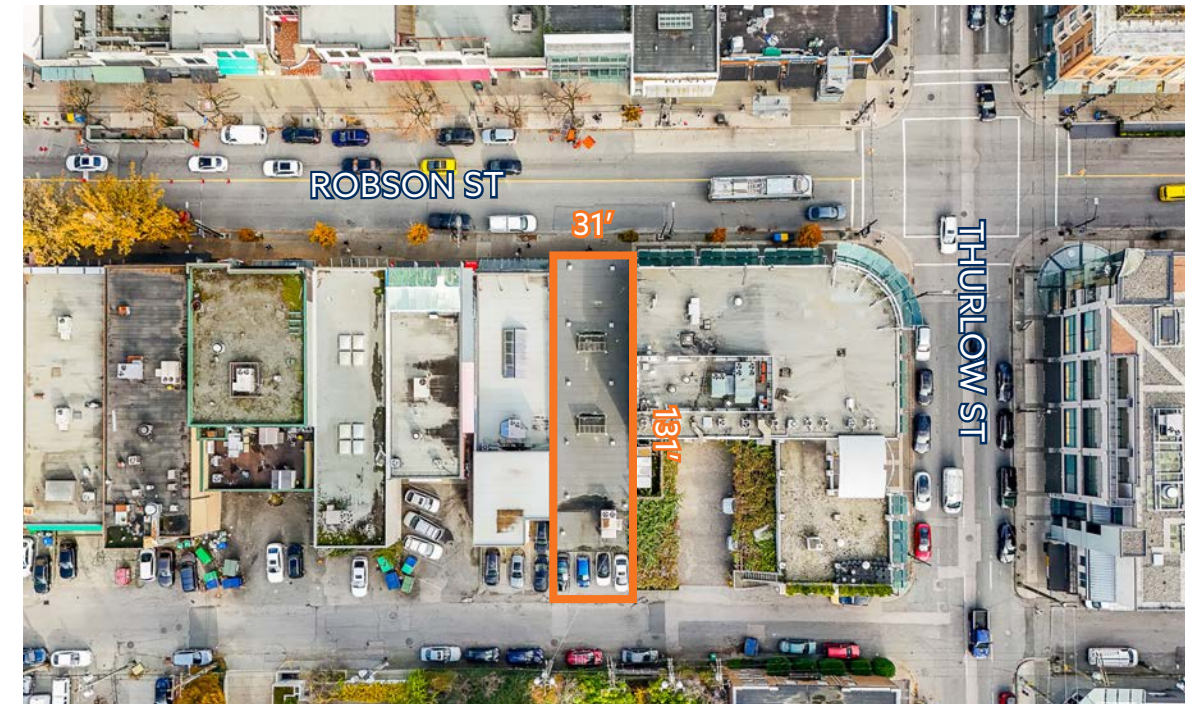
Marcus & Millichap

Opportunity Overview

A rare opportunity to purchase a prime commercial real estate asset located along Robson Street, 1110 Robson Street (the "Property") is a single tenanted retail building situated in the heart of Downtown Vancouver's most iconic shopping and dining district. The Property comprises 3,565 sq. ft. of leasable area situated on 4,061 sq. ft. of land. Fully leased to Aritzia, a prominent clothing retailer with over 120 boutiques across North America and a global eCommerce platform, the Property has steady income in place until January 31, 2029.

Location Overview

Robson Street is centrally located in the heart of Downtown and is Vancouver's most iconic shopping district. The shopping district is a vibrant and bustling destination that attracts locals and visitors from around the world. Robson Street is home to numerous fashion and beauty flagship stores, lifestyle stores, as well as gift and souvenir stores, with more than 150 businesses between Burrard and Jervis Streets alone. In addition to shopping, Robson Street is also a popular dining area home to numerous restaurants, cafes, and eateries offering various cuisines. Boasting a diverse array of international, national, and local brands, Robson Street offers an exceptional shopping experience to a wide range of clientele.



Salient Details

Civic Address:	1110 Robson Street, Vancouver
PID:	015-753-433
Legal Description:	THE WEST 1/2 OF LOT 2, EXCEPT THE WEST 2 FEET, BLOCK 19 DISTRICT LOT 185 PLAN 92
Assessed Value (2024):	Land: \$5,786,000 Improvement: \$1,788,000 Total: \$7,574,000
Property Taxes (2024):	\$84,463.60
Land Area:	4,061 sq. ft. (31' x 131')
Leasable Area:	3,565 sq. ft.
Zoning:	DD
Parking:	Four rear surface stalls
Tenant:	Aritzia
NOI:	Upon a signed CA
Asking Price:	Contact listing agents

All information is subject to confirmation.

Property Highlights

- + Prominent Robson Street location with 31 ft. of commercial frontage and a vibrant surrounding area filled with an abundance of retailers, restaurants, hotels, office towers, and residential buildings.
- + Located steps to the Alberni Street luxury shopping corridor, the Central Business District, and CF Pacific Centre, anchored by Holt Renfrew and Hudson's Bay.
- + Situated near the Burrard SkyTrain Station (500m) and the Vancouver City Centre Canada Line Station (650m), providing convenient rapid transit connectivity throughout Downtown and Metro Vancouver.
- + Area retailers include Reigning Champ, Banana Republic, Sephora, Footlocker, Zara, COS, JD Sports, Athleta, Nike, Adidas, Lululemon, and more.
- + Fully leased to Aritzia with steady income in place until January 31, 2029.



Tenant Overview

Founded in Vancouver, Aritzia originated as a concept within the Hill family's 70 year old department store. The company's first standalone boutique opened in Oakridge Centre in 1984. Over the past 40 years, Aritzia has expanded across North America and currently has over 120 boutiques within Canada and the United States.

Aritzia is an innovative design house and fashion boutique, home to an extensive portfolio of exclusive brands including Babaton, Wilfred and Tna. The company is the creator and purveyor of "Everyday Luxury" and values good design, quality materials, and timeless style — all with the wellbeing of their clients and the planet in mind.

Area Tenants

- | | |
|-------------------------|-------------------------|
| 1. CB2 | 24. Saint Laurent |
| 2. Scotiabank | 25. Banana Republic |
| 3. D'oro Gelato e Caffè | 26. COS |
| 4. Waves Coffee | 27. Browns |
| 5. size? | 28. Zara |
| 6. Breka Bakery & Cafe | 29. Footlocker |
| 7. Petit Pont | 30. Sephora |
| 8. London Drugs | 31. Aerie |
| 9. Earls | 32. Indigo |
| 10. Paul Bakery | 33. October's Very Own |
| 11. New Balance | 34. Lush |
| 12. Hello Nori | 35. Kiehl's |
| 13. Laduree | 36. Arc'teryx |
| 14. Reigning Champ | 37. Louis Vuitton |
| 15. CinCin | 38. Dior |
| 16. Mountain Warehouse | 39. Wolford |
| 17. Muji | 40. Cartier |
| 18. Nike | 41. Tiffany & Co. |
| 19. Wilfred | 42. Jimmy Choo |
| 20. Aritzia | 43. Mont Blanc |
| 21. Brunello Cucinelli | 44. Vacheron Constantin |
| 22. Thom Browne | 45. Van Cleef & Arpels |
| 23. Prada | 46. Balenciaga |

Area Demographics within a 2km radius



151,165
Total Population



\$120,285
Average Household Income



38.4
Median Age



ALBERNI STREET

BALENCIAGA	HUBLOT	BURBERRY
Cartier	IWC SCHAFFHAUSEN	
JIMMY CHOO	MONT BLANC	PRADA
ROLEX	SAINT LAURENT	TIFFANY & CO.
TORY BURCH	VACHERON CONSTANTIN	Van Cleef & Arpels

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	ARC'TERYX	ATHLETA	BANANA REPUBLIC
Browns	COS	Foot Locker	Kiehl's
Indigo	L'OCCITANE EN PROVENCE	LUSH	
SEPHORA	SWAROVSKI	ZARA	

CENTRAL BUSINESS DISTRICT

Burrard Station

Hyatt Regency

Fairmont Hotel Vancouver



Contact Information

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

Martin Moriarty*
Senior Managing Director
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.

© 2024 Marcus & Millichap. All rights reserved.