

FOR LEASE

# 1351 BURRARD STREET

Rare Corner Downtown Vancouver Retail Opportunity



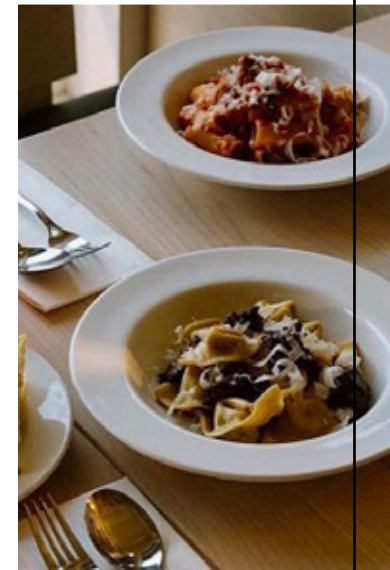


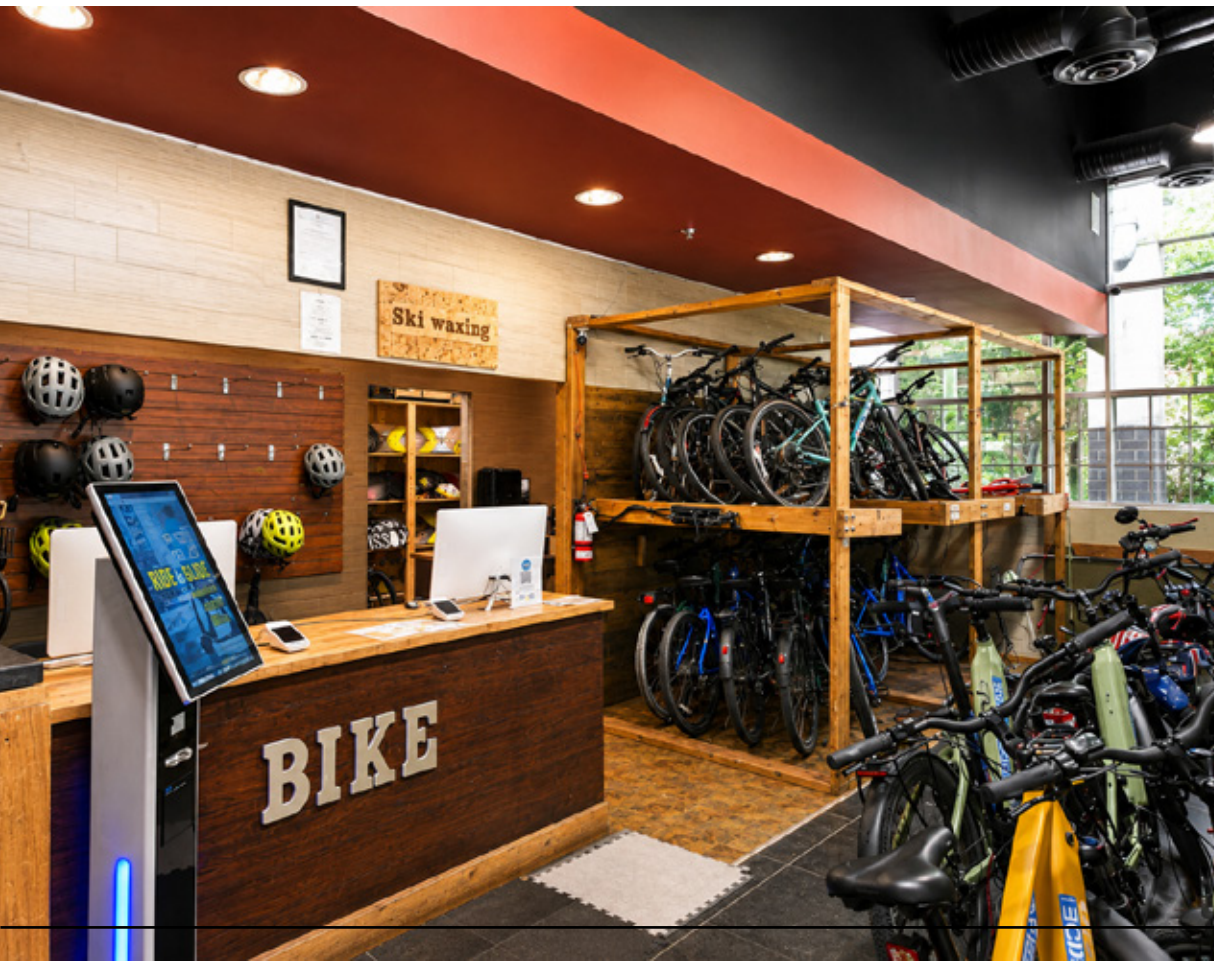
# LOCATION

Positioned at the gateway to Downtown Vancouver, 1351 Burrard Street occupies one of the city's most connected and dynamic urban locations, seamlessly linking the Downtown Core, West End, False Creek, Granville Island, English Bay, and Kitsilano. Surrounded by a growing residential population, established office towers, destination hotels, and an eclectic mix of restaurants, cafés, boutiques, and wellness operators, the property benefits from exceptional pedestrian activity and year-round neighbourhood vitality.

The surrounding area continues to evolve with significant residential growth, public realm improvements, and increasing investment throughout the Beach District and False Creek waterfront. Moments from the False Creek Seawall, Granville Island, Sunset Beach, Robson Street, and CF Pacific Centre, the location offers immediate access to many of Vancouver's most recognizable destinations and recreational amenities.

An exceptional opportunity for retail, wellness, hospitality, lifestyle, or service-oriented businesses seeking a prominent presence in one of Vancouver's most established commercial corridors, where local residents, office workers, and visitors converge throughout the day.





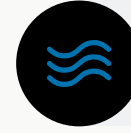
## FEATURES



High profile small format retail opportunity located in Downtown Vancouver along Burrard Street



Large retail display windows providing prominent signage and abundant natural light



Fully distributed HVAC



Private washroom



Abundant street parking available



Numerous restaurants, premier shops and amenities in the immediate area

## SALIENT FACTS

<b>Size<sup>1</sup></b>	1,220 SF (Approx.)
<b>Basic Rent</b>	\$50.00 PSFPA
<b>Additional Rent</b>	\$29.00 (2026 est.)
<b>Gross Rent<sup>2</sup></b>	\$8,031.67/month + GST
<b>Parking</b>	2 stalls available for rent
<b>Zoning</b>	CD-1 (169) Comprehensive Development
<b>Availability</b>	With 2 months notice

<sup>1</sup>All sizes are approximate and subject to verification.

<sup>2</sup>Gross rent currently equates to this amount plus GST. Lease to be fully triple net.



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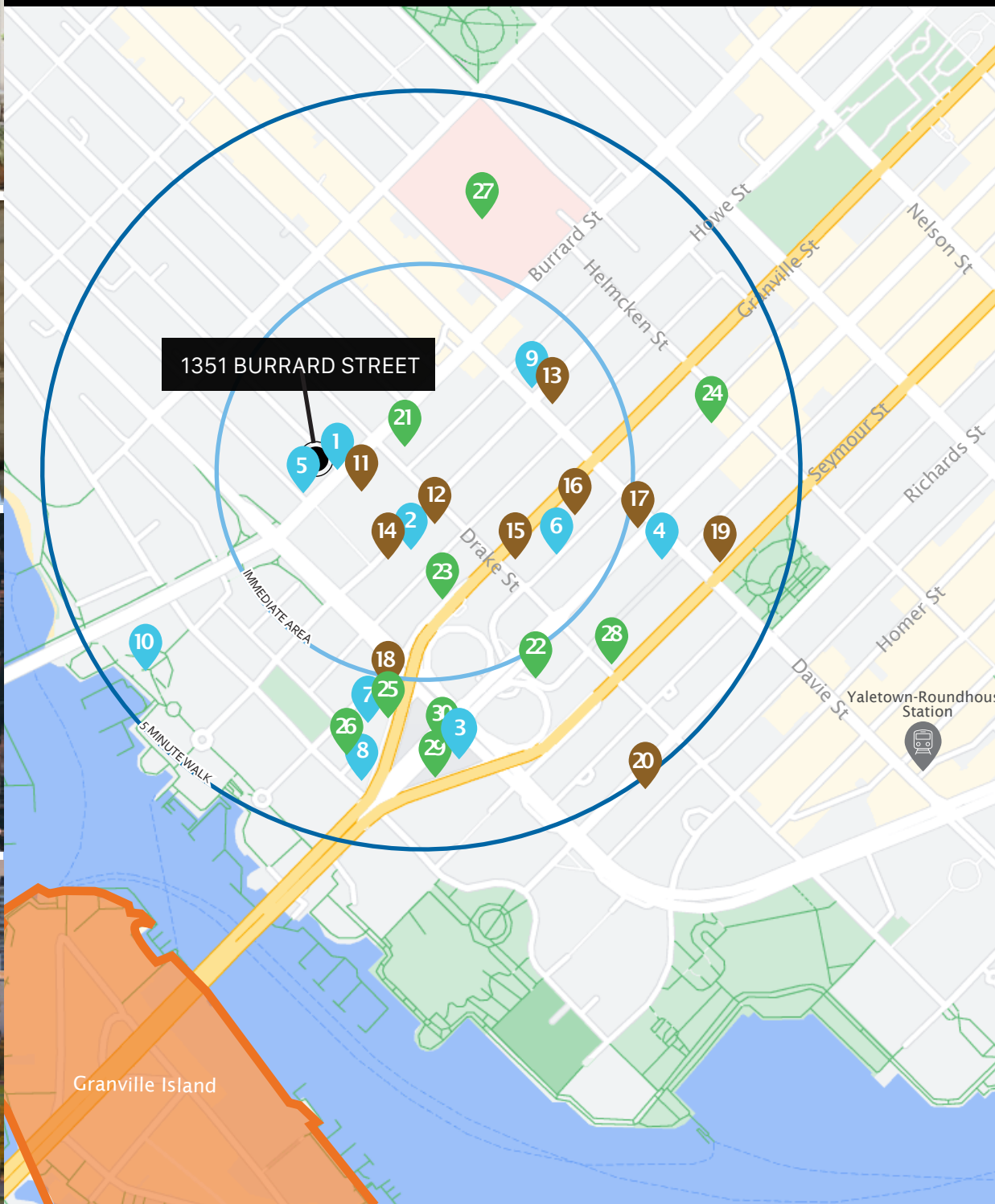
**Walker's Paradise**

Daily errands do not require a car

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**Rider's Paradise**

World-class public transportation



around the neighbourhood.

**DINING + COCKTAILS**

1. Maxine's Cafe & Bar
2. Giardino Restaurant
3. Linh Café
4. Kinkura Sushi + Sake
5. Osaka Sushi
6. HASHIGO - SAKE DINING
7. Ça Marche
8. Autostrada Osteria Vancouver House
9. Sushi Mugen
10. Tasty BBQ

**COFFEE + CASUAL FARE**

11. #e food
12. Starbucks
13. Breka Bakery & Café
14. Sashimiya
15. Sombreros
16. Body Energy Club
17. Blenz Coffee
18. Fresh St. Market Coffee Shop
19. Perfecto Cafe & Gelato
20. Matchstick

**AMENITIES, SHOPPING, & ENTERTAINMENT**

21. Jim Pattison Toyota
22. Spin Society
23. Level Hotel
24. 8th & Main
25. Fresh St. Market
26. House Concepts
27. St. Paul's Hospital
28. Shoppers Drug Mart
29. University Canada West
30. Oo Spa

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