



1725 Robson Street | Vancouver, BC

FOR SALE

High-Rise Development Site with Holding Income

This is a rare opportunity to acquire a 99' x 123.9' lot with the potential to assemble the adjacent property to the west, creating a combined frontage of approximately 132 feet along Robson Street between Denman and Bidwell Streets. The property is well positioned for redevelopment and has good holding income in place.



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Vancouver, BC

Site Overview

Originally constructed in 1985, the property is currently improved with a 3-storey, 14,236 SF mixed-use building featuring retail on the ground level and 2 floors of general office space above. The property, constructed in 1985, offers both underground as well as surface parking at the rear of the building. It is fully leased to long-term tenants, generating strong holding income.

This property is situated within the Lower Robson Area A in the West End Community Plan and offers significant redevelopment potential. The current policy allows for heights of up to 210 feet (64 meters) storeys and a density of up to a 7 FSR.

Commercial Tenants

Address	Size	Tenant
1-1725 Robson St	1,017 SF	Day Plus Café & Bistro
2-1725 Robson St	1,115 SF	The Waffle Co.
3-1725 Robson St	890 SF	Subway
4-1725 Robson St	1,355 SF	Pizza Hut
5-1725 Robson St	1,142 SF	Spirit Nails
200-1725 Robson St	8,720 SF	BC Ministry of Citizens' Services

Property Details

Address

1725 Robson Street
Vancouver, BC V6G 1C9

PID

006-928-536

Lot Size

12,266 SF (99' x 123.9')

Zoning

C-5A - Commercial

Land Use

Lower Robson Area A in the West End Community Plan
Max FSR: 7 / Max Height: 210 Feet

Property Taxes (2024)

\$322,835.00

Assessed Value (2025)

\$28,659,600

Stabilized Net Income

Contact Listing Agents

Price

Contact Listing Agents

Nearby Development Applications



Location Summary - Lower Robson

Situated in the heart of Vancouver's vibrant West End, 1725 Robson Street occupies a high-profile position along one of the city's most recognized commercial corridors. Robson Street serves as a major retail and dining destination, drawing significant foot traffic from local residents, tourists, and office workers alike. The site benefits from excellent connectivity, with close proximity to Stanley Park, Downtown Vancouver, and the rapidly growing Coal Harbour neighbourhood.

7.3.3 Lower Robson

Character

Extending between Robson Village and Denman Village is Lower Robson, which comprises two distinct mixed-use areas with a variety of low, mid, and high-rise buildings. Robson Street between Jervis and Cardero Streets is three blocks of primarily hotels, as well as bars, restaurants and shops. Robson Street between Cardero and Denman Streets and Denman Street between Robson and Alberni Streets contain a mix of local shops and services, restaurants, and residences, and has evolved with a distinctive Asian character in recent years.

Lower Robson will help deepen housing affordability through mixed-use development. It also presents an opportunity to allow for larger format commercial uses that are viable on hillsides and will help to animate the street, better connecting Robson and Denman Villages.

Policies

- Support mixed-use development with continuous active commercial frontages.
- Consider increased density through contributions to social housing or rental housing (see 8.0 Housing).

- Building heights can generally be up to:

- Area 'A': 64 metres (210 feet)
- Area 'B': 91.4 metres (300 feet)

Building heights are subject to other Council-approved policies, guidelines, by-laws and urban design considerations, and a minimum site frontage of 39.6 metres (130 feet). Development proposals with frontages of less than 39.6 metres (130 feet) can be considered at the discretion of the Director of Planning, where these proposals include contributions to the Public Benefits Strategy, including secured market rental or social housing.

- Podium heights can generally be up to:

- Area 'A': 2 storeys
- Area 'B': 3 storeys

- Density:

- Area 'A': up to 7 FSR
- Area 'B': up to 8.75 FSR (minimum 1.2 commercial)

- To maximize views and sunlight on sidewalks, residential floor plates should be set back above the podium level(s) and should not exceed:

- Areas 'A' and 'B': 511 square metres (5,500 square feet)

- Allow larger commercial floor plates, appropriate for hillsides, in Area 'B'.

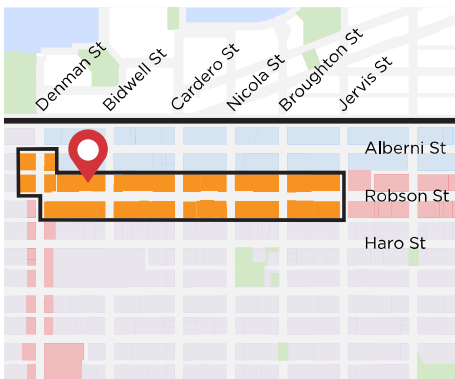
- For mixed-use buildings, set back residential lobby areas from the street to maximize commercial or public uses along the street frontages.

- Sculpt built form to maximize sunlight on the sidewalks.

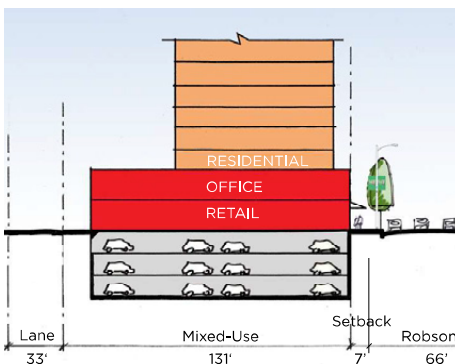
- Ensure new development maintains important public street end views to the North Shore mountains, English Bay, Burrard Inlet, and Stanley Park.



Location of Lower Robson in the West End



Lower Robson sub-area



Lower Robson: typical section

Potential 21st Floor Views

This height (210 ft) is in alignment with the West End plan.



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