

# FOR LEASE

Retail space along one of Vancouver's most famous shopping districts

1174 Robson Street, Vancouver, BC



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REAL ESTATE GROUP

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# OPPORTUNITY

Situated in the heart of Vancouver’s vibrant shopping district, this retail storefront on Robson Street offers an unbeatable location. Just steps from Breka Bakery, it is surrounded by renowned brands, essential services, and popular dining spots. The area enjoys a constant flow of foot traffic, from early-morning coffee seekers to afternoon shoppers exploring luxury retailers like Tiffany & Co., Arcteryx, and Rolex. As the evening sets in, the street buzzes with diners and nightlife enthusiasts, while holidays bring an extra surge of energy with parades and events leading to English Bay Beach. Only an 8-minute walk from Pacific Centre, this prime spot attracts a dynamic mix of locals and tourists, making it a strategic choice for any business.



**WALK SCORE**  
**Walker's Paradise**  
Daily errands do not require a car



**TRANSIT SCORE**  
**Rider's Paradise**  
World-class public transportation.

Source: walkscore.com

# HIGHLIGHTS

- Prime Location Near the Future Bute-Robson Plaza:**  
Situated just steps from the upcoming Bute-Robson Plaza, a vibrant, community-oriented public space in the heart of one of Vancouver’s premier shopping districts.
- Exceptional Robson Street Exposure:**  
Benefit from high visibility along Robson Street, surrounded by prestigious global brands including Tiffany & Co., Arc’teryx, and Rolex.
- Unmatched Accessibility:**  
Easily accessible via public transit, with a TransLink bus stop directly across the street and Burrard SkyTrain Station just a 9-minute walk away.



# SALIENT FACTS

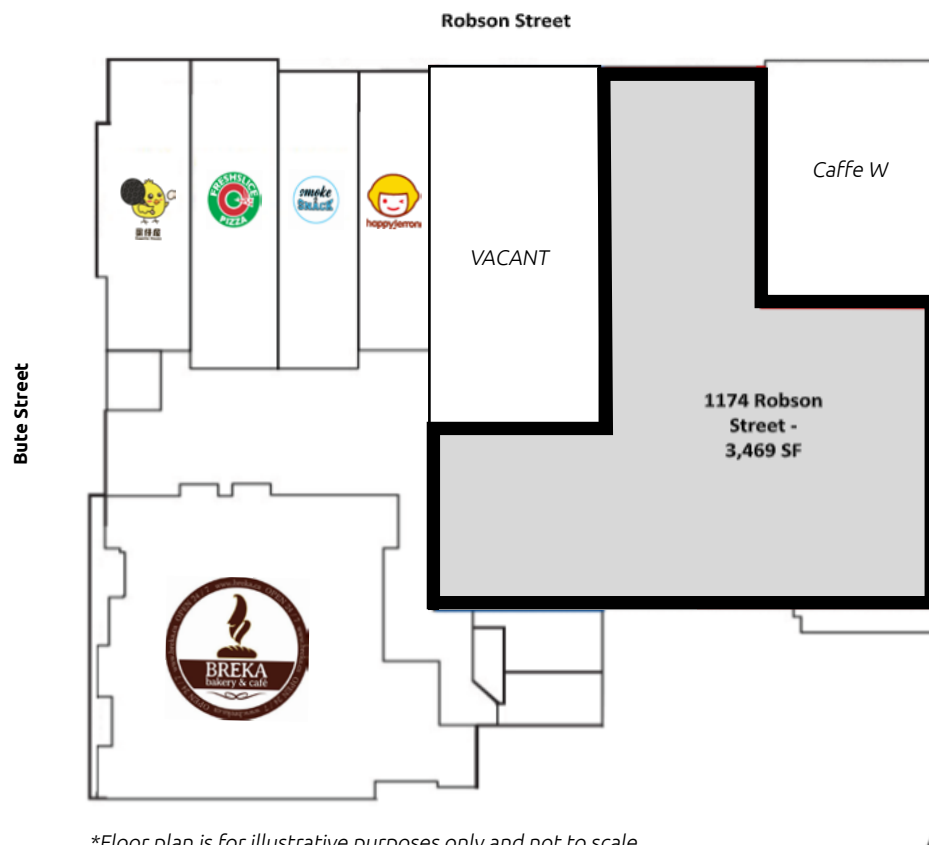
<b>Zoning:</b>	DD
<b>Unit Size (approx.):</b>	3,469 SF
<b>Availability:</b>	Immediate
<b>Net Rent:</b>	\$95.00/SF per annum
<b>Additional Rent:</b>	\$50.00 (2025 est.)



## INTERIOR PHOTOS

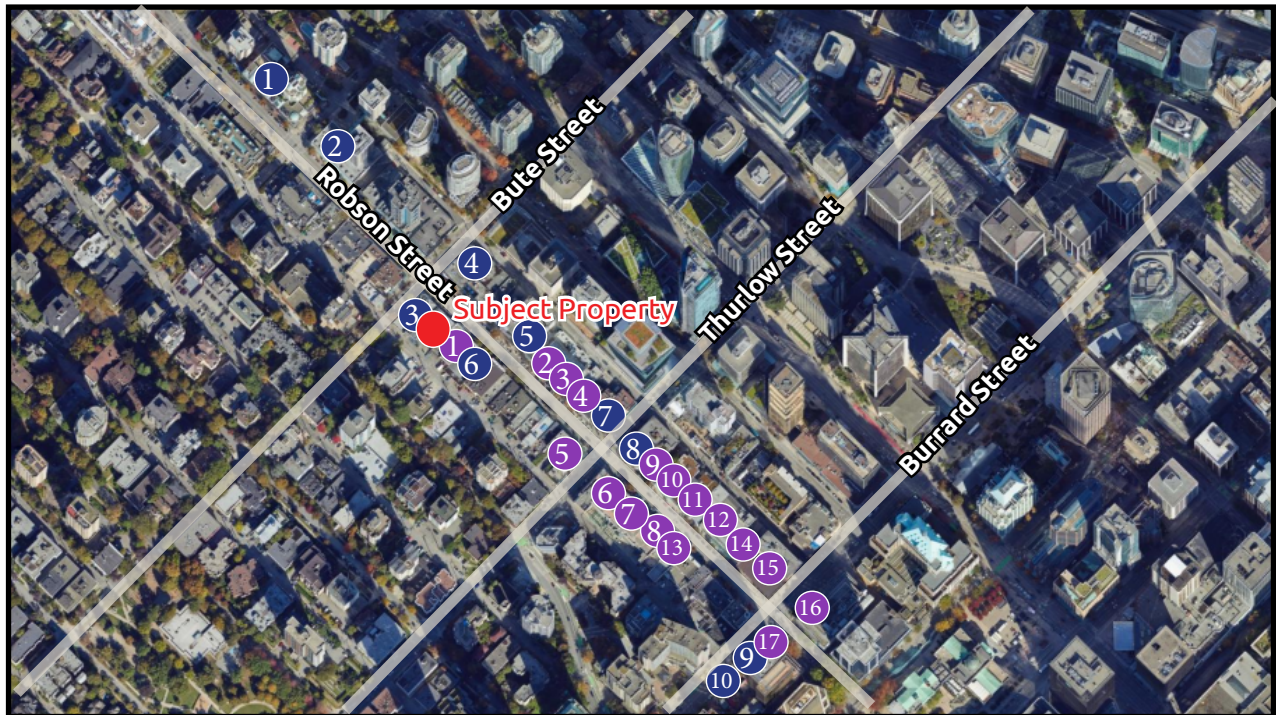


## FLOOR PLAN



\*Floor plan is for illustrative purposes only and not to scale.

# SURROUNDING AMENITIES



## ● RESTAURANTS

1. Ramen Danbo
2. Tim Hortons
3. Breka Bakery
4. Earls Kitchen + Bar
5. Hello Nori
6. Cin Cin Ristorante
7. Joe Fortes
8. Starbucks
9. Joey Burrard
10. Italian Kitchen

## ● SHOPPING

- |                        |                  |
|------------------------|------------------|
| 1. New Balance         | 11. Sephora      |
| 2. Steve Madden        | 12. Indigo       |
| 3. MUJI                | 13. Club Monaco  |
| 4. Nike                | 14. Sunglass Hut |
| 5. Aritzia             | 15. Roots        |
| 6. Banana Republic     | 16. Adidas       |
| 7. Browns              | 17. Lululemon    |
| 8. Zara                |                  |
| 9. Blue Ruby Jewellery |                  |
| 10. Foot Locker        |                  |

**● Subject Property**  
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