



For Lease | 1176 Robson Street, Vancouver

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

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# Opportunity

## Highlights

1176 Robson is ideally located on Robson Street in between Bute and Thurlow Street. Robson Street is one of Canada's most famous and prestigious shopping districts drawing from a wide array of shoppers and tourists seeking premier fashion stores, diverse selection of restaurants and world class amenities.

## Building Specifications

Basic Rent	\$120 PSF/per annum
Additional Rent (est.)	\$50.00 PSF/per annum
Available	Immediately
Zoning	DD (Downtown District)
Unit Size (approx.)	2,324 SF based on the strata plan

## Building Information

Boasting floor to ceiling glazing and over 25 feet of lineal frontage on Robson Street, this building is recognized for its unparalleled exposure in the 1100-block. 1176 Robson Street presents the rare opportunity for businesses to secure a long-term tenancy with options to extend, as there are no current plans for redevelopment.

## Demographics (within 5km radius)



**Population**

360,945



**Households**

188,847



**Avg. Household Income**

\$122,105

*\*The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.*





# Location



**Bike Score**  
80

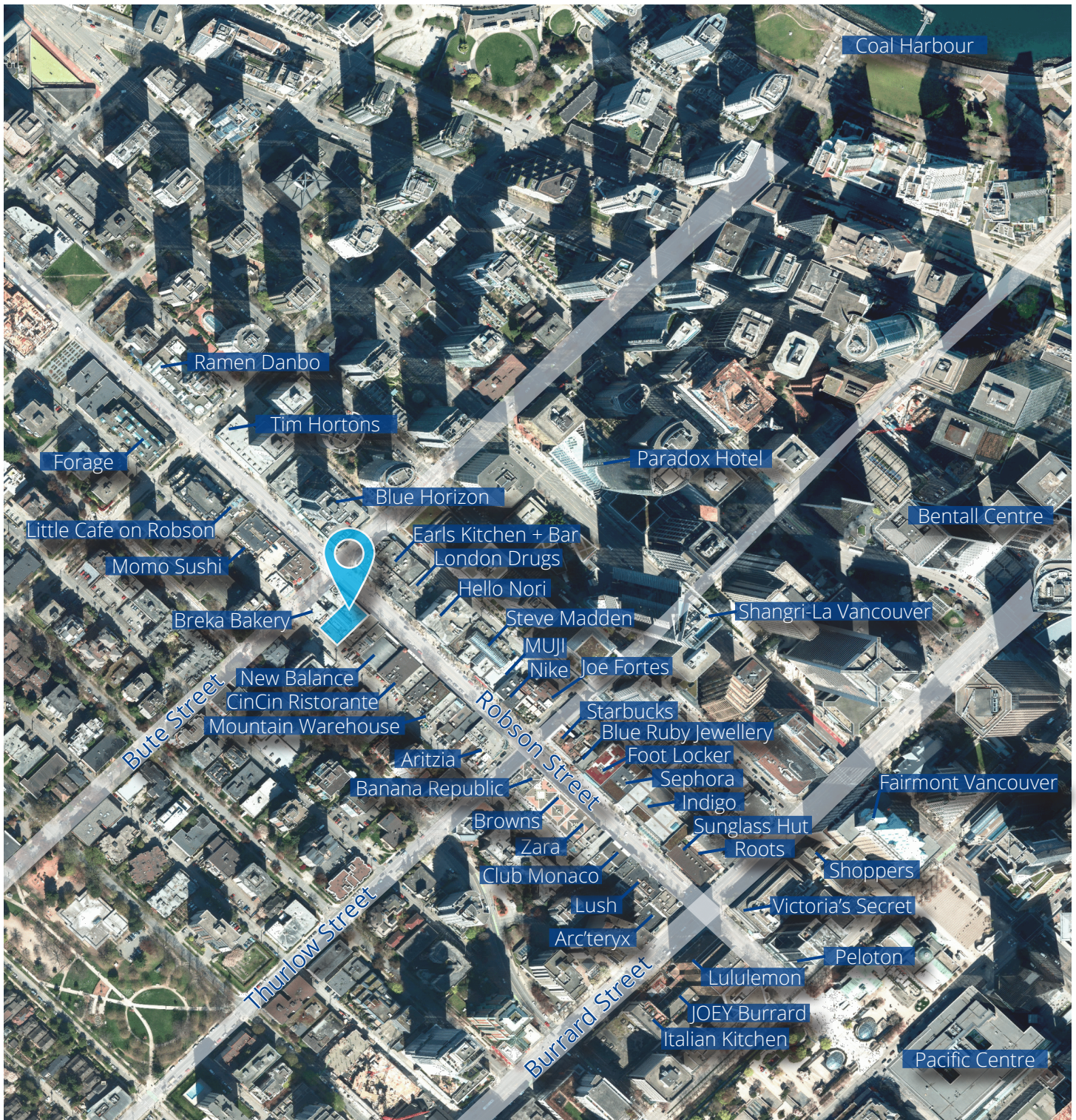


**Walk Score**  
87



**Transit Score**  
100

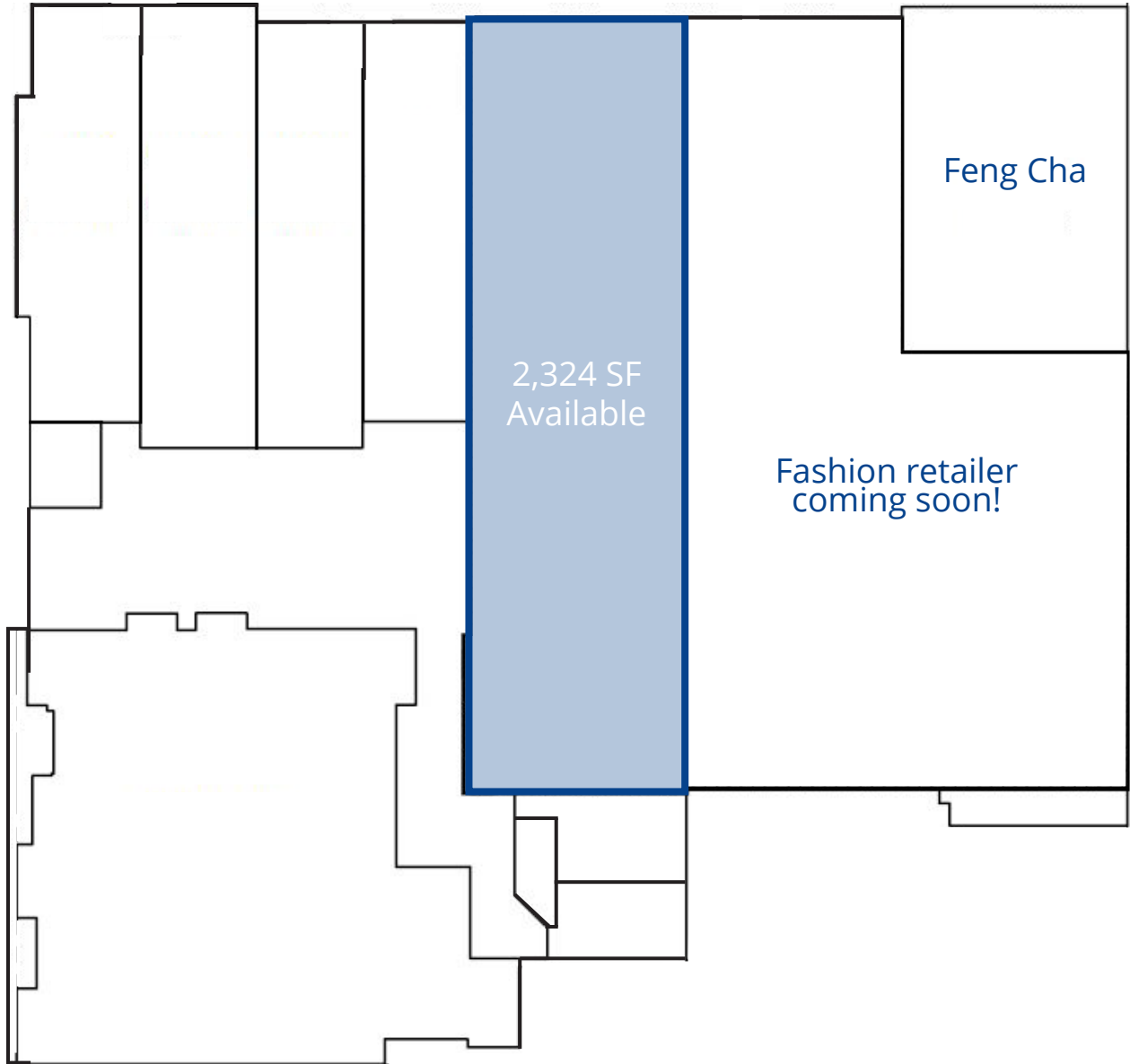
Robson Street is a short walk from any point of the downtown core. Surrounding neighbourhoods include Gastown, West End and Coal Harbour. 1176 Robson offers its Tenant's street front exposure to ample pedestrian and vehicular traffic.





# Floor Plan

Robson Street





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