

FOR SALE

1129-1155 Granville Street, Vancouver, BC Hotel Development Opportunity in Downtown Vancouver



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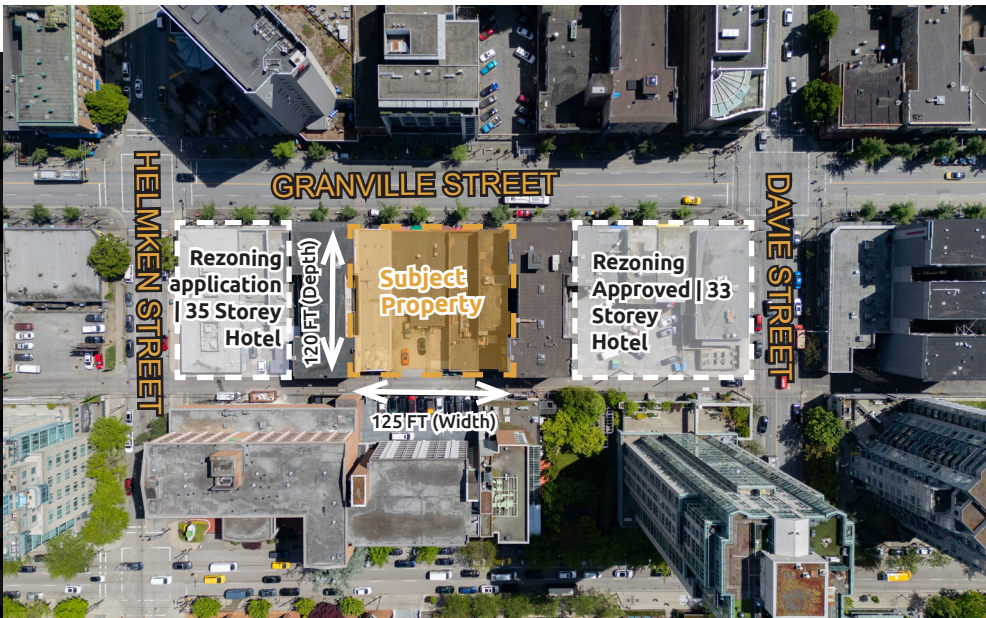
OPPORTUNITY

Luk Real Estate Group presents the unique opportunity to acquire a rarely available hotel development site in the heart of the Granville Entertainment District. This assembled site is approximately 15,000 SF with 125 FT of frontage along Granville Street. Situated on the west side of Granville Street between Helmcken Street and Davie Street.

This is a prime development opportunity with two significant rezoning precedents within the same block of the Subject Property namely an approved rezoning application at 1167–1193 Granville Street for a 33-storey Hotel at 21.79 FSR and an active application at 1105–1109 Granville Street for a 35-storey Hotel and Market Rental Building at 24.11 FSR.

SALIENT FACTS

Civic Address:	1129, 1143, 1149 & 1155 Granville Street, Vancouver, BC
Legal Description:	PIDs: 013-695-967, 007-355-220, 007-355-181, 007-969-775 & 015-483-452 Lots 28-32, Block 92, District Lot 541, Plan 210
Location:	Situated mid-block along Granville Street between Davie Street and Helmcken Street
Property Description:	1129 Granville Street: One 2-storey mixed-use building with 2 commercial tenants; 1143 Granville Street: One single-storey retail building with 3 commercial tenants; 1149 Granville Street: One single-storey retail building with 1 commercial tenant; 1155 Granville Street: One 3-storey mixed-use building with 1 commercial tenant and 4 3-bedroom residential units.
Property Exposure (approx.):	125 FT along Granville Street
Zoning:	DD (K-3)
Land-use:	Granville Street Plan (Entertainment Core)
Lot Size (approx.):	15,000 SF
Property Taxes (Cumulative, 2026):	\$171,720.37
Price Guidance:	Contact Agents



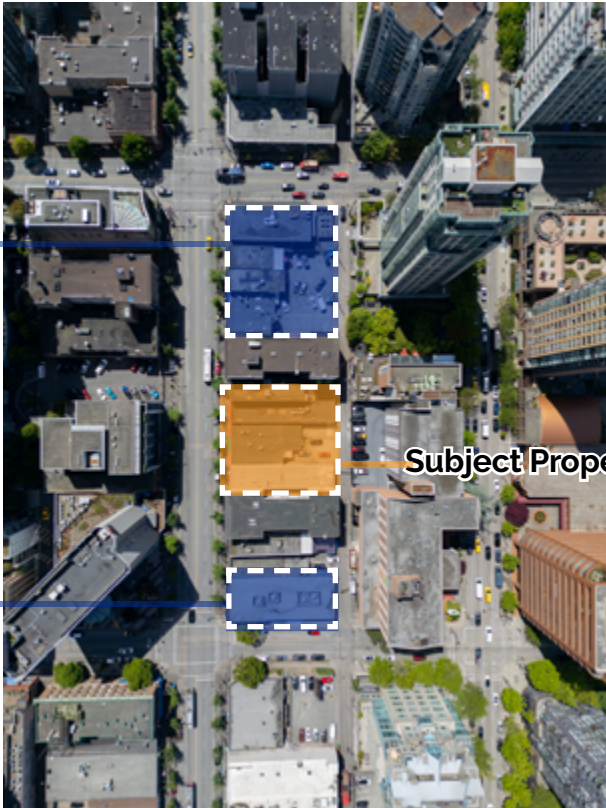
REDEVELOPMENT PRECEDENTS



Redevelopment Precedent
1167-1193 Granville Street
Vancouver, BC



Redevelopment Precedent
1105-1108 Granville Street
Vancouver, BC



	1105-1108 Granville Street	1167-1193 Granville Street
Status:	Active rezoning applicaton	Approved rezoning
Developer:	Bonnis Properties	Deecorp Properties
Type:	35-storey mixed-use hotel with market residential rental	33-storey mixed-use hotel
Site Sizes (Approx. SF) :	~9,003 sq ft	~18,002 sq ft
Density:	24.11 FSR	21.79 FSR

LOCATION

Downtown Vancouver is the dynamic core of the city, where modern urban energy meets the dramatic backdrop of mountains and Burrard Inlet. Anchored by the Granville Entertainment District from Robson to Drake along Granville Street, the area thrives with daytime retail, cafés, and cultural landmarks such as the Vancouver Art Gallery, alongside waterfront amenities in Coal Harbour.

By night, the district evolves into a premier nightlife destination, with illuminated bars, clubs, and theatres drawing both locals and tourists to its vibrant atmosphere. Coal Harbour's marina and scenic promenades provide a refined counterpoint to this energy.

The area continues to transform through major redevelopment, including a newly approved hotel project on Granville Street, further strengthening its role as a hospitality and tourism hub.

New towers featuring office, residential, and hotel uses are reshaping the skyline and reinforcing Downtown Vancouver's position as a world-class destination for business and visitors alike.



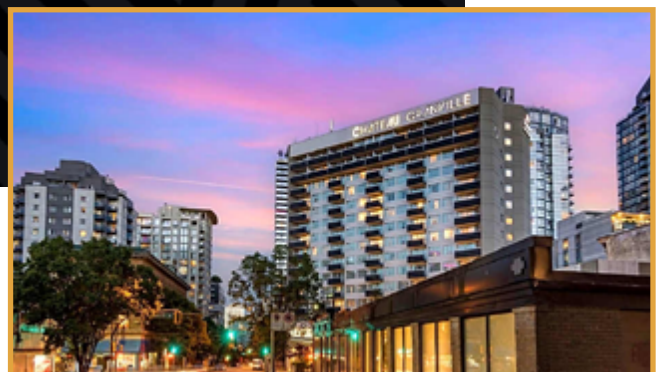
Granville Entertainment District



Granville Entertainment District



Hilton Hotel Vancouver Downtown



**Best Western Premier Chateau
Granville Hotel & Suites & Conference**

HOTEL INVESTMENT HIGHLIGHTS



Forecast for 2029

- o 80% occupancy rate

- o \$339.65 average daily rate



ADR is setting new records, driven by the strength of the market and addition of new supply still projected to be outpaced by demand



A shortfall of almost 20,000 hotel rooms is expected by 2030

Source: HVS report

GRANVILLE STREET PLAN: Entertainment Core

The Entertainment Core area between Smithe and Davie Streets will become a vibrant hub featuring live music venues, theatres, restaurants, bars, and nightclubs. Developments will prioritize socializing, cultural experiences, and celebrations, making it a prime destination for locals and visitors. The area will blend indoor and outdoor activities within a pedestrian zone that supports special events and performances. Rezoning for increased height and density for hotel and office developments will be permitted. New projects will include secured arts, culture, and entertainment spaces, as well as restaurant and retail use on lower levels to activate street-level spaces. Outdoor dining will be promoted through rooftop and sidewalk patios. New residential uses will be restricted to minimize noise conflicts with expanded entertainment activities.



Key Objectives:

- Establish a vibrant entertainment, culture and performance hub
- Create new hotels and increase job space
- Prohibit new residential developments in the Entertainment Core
- Ensure seamless indoor and outdoor activity
- Elevate outdoor dining

Source: Granville street plan

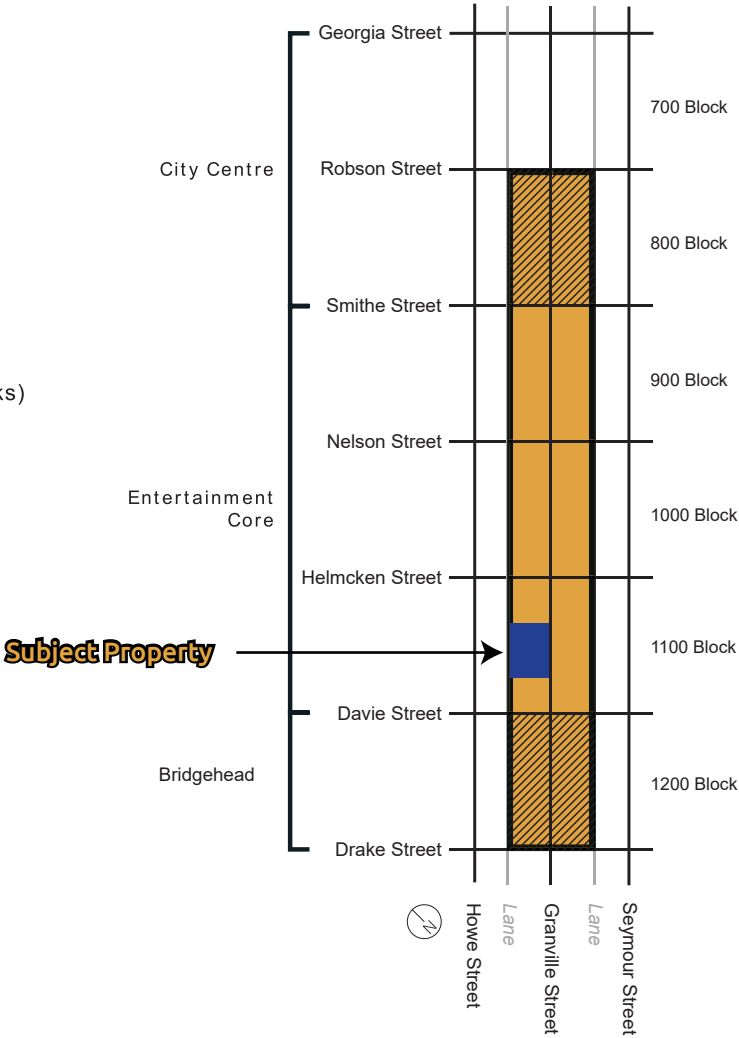
ENTERTAINMENT CORE

Land Use:

Rezoning Policy Areas

- Rezoning for commercial and service uses (in all areas)
- Rezoning for rental housing in Transition Areas (800 and 1200 blocks)

Note: CBD Rezoning Policy applies to 700 Block of Granville Street



ENTERTAINMENT CORE

Potential build out of a block in the Entertainment Core

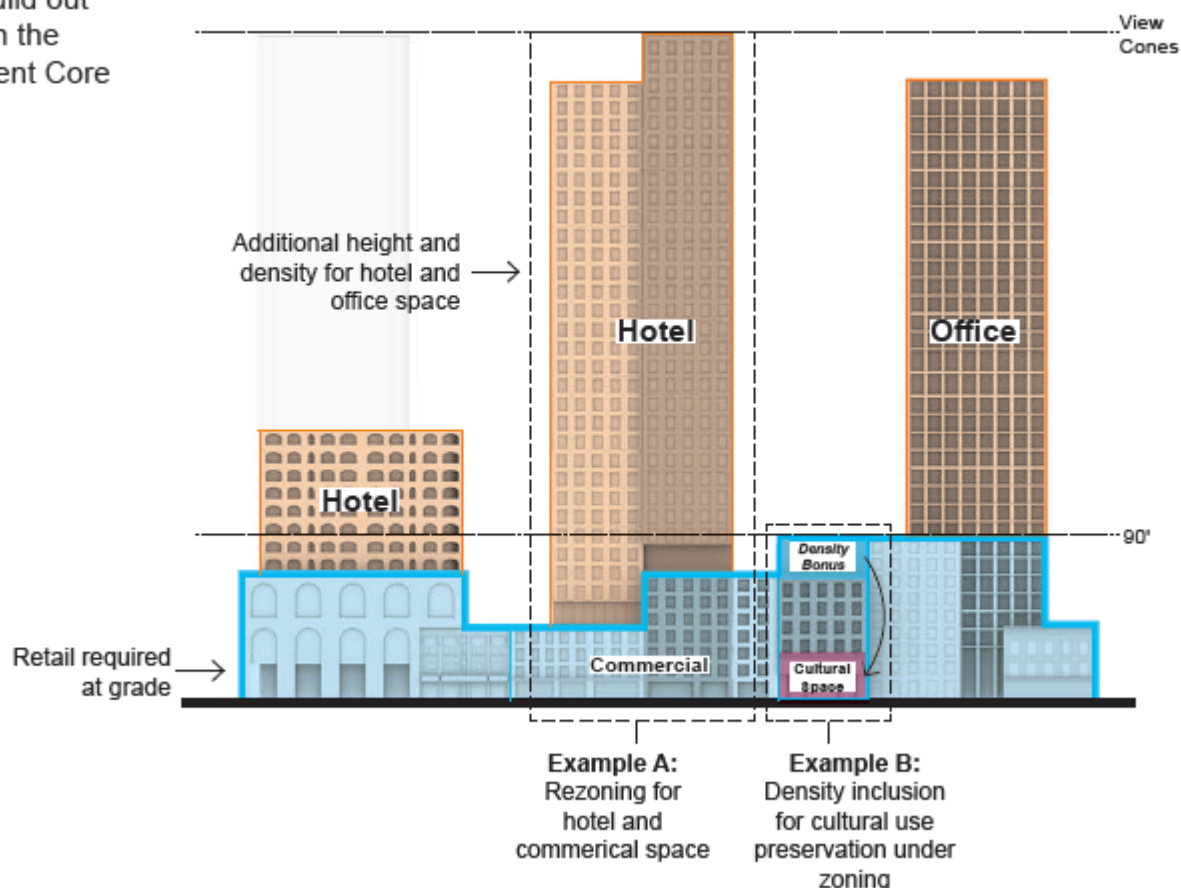


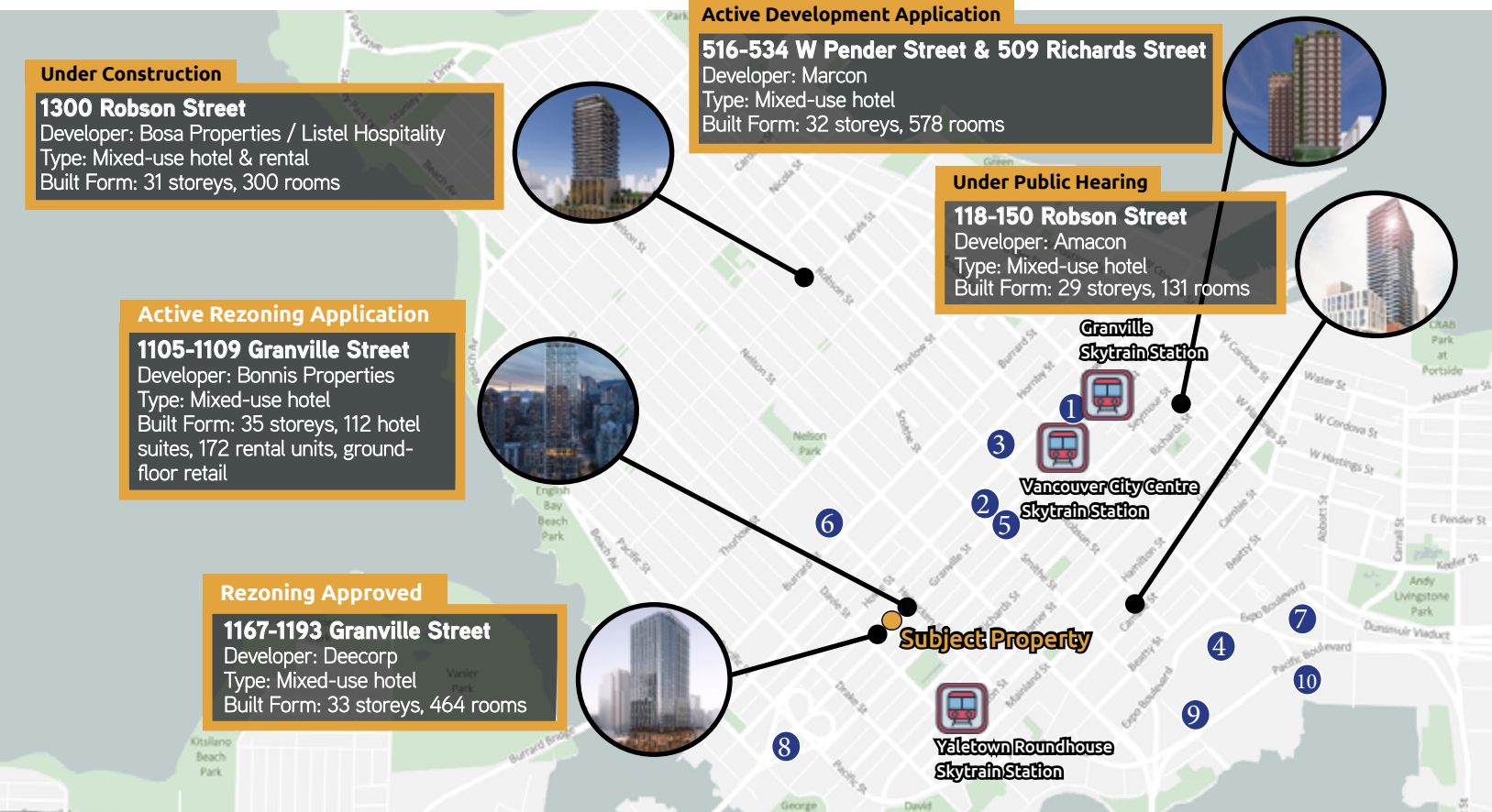
Table 2 Applicable Land Use Policies and Regulations - Entertainment Core		
Policy Direction	Zoning: Downtown District Schedule (DD) – Area K	Rezoning for commercial and service uses
Uses	Hotel, office, service/retail, cultural, institutional*	Hotel, office, service/retail, cultural, institutional
Requirements	N/A	a) Commercial Linkage Fee
Housing Tenure	N/A	N/A
Max Height	90 ft.	To the underside of the most restrictive View Cone
Density	3.5 FSR; plus density relaxations of cultural space density relaxation (Area K); Heritage density relaxation	Determined by urban design performance
Reference Policies	See DODP for more details.	See the Downtown Rezoning Policy for more details.

Source: Granville street plan

ARTISTIC RENDERINGS



AMENITIES & HOTEL DEVELOPMENTS



Prime frontage in Vancouver's premier entertainment corridor.

- | | |
|-------------------------|--------------------------|
| ① Pacific Centre Mall | ⑥ St. Pauls Hospital |
| ② Law Courts Centre | ⑦ Rogers Arena |
| ③ Vancouver Art Gallery | ⑧ University Canada West |
| ④ BC Place Stadium | ⑨ Parq Casino |
| ⑤ Orpheum Theatre | ⑩ Harbour Events Centre |

 **Subject Property**



Skytrain Station



WALK SCORE

Walker's Paradise

Daily errands do not require a car.



TRANSIT SCORE

Rider's Paradise

World-class public transportation.



BIKE SCORE

Biker's Paradise

Daily errands can be accomplished by bike.

Source: walkscore.com

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LK

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