



FOR SUBLEASE

*High Profile Robson Street Retail Space*

1168 Robson Street, Vancouver, BC

Marcus & Millichap

CAPITAL  
REALTY

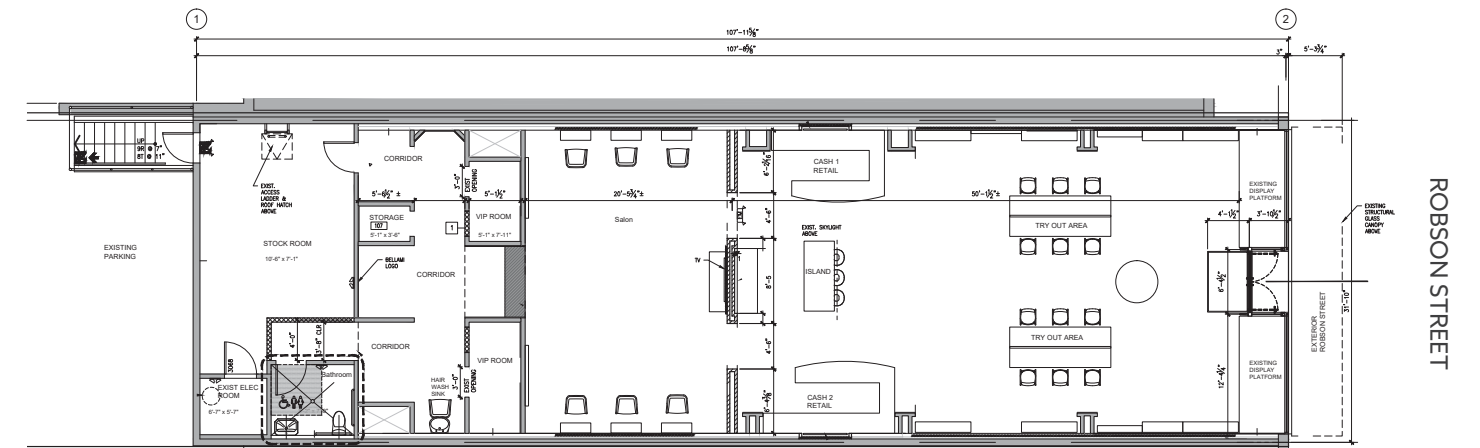
## Opportunity Overview

Opportunity to sublease high profile retail space located on Robson Street, between Bute and Thurlow Streets, in the heart of downtown Vancouver's most prominent shopping and dining district. 1168 Robson Street (the "Property") is a single storey commercial building comprised of 3,500 SF of leasable area with exceptional streetfront exposure.

From internationally recognized flagships to locally owned brands, Robson Street is the home to more than 150 businesses between Burrard and Jervis Streets alone. Situated within steps from Vancouver's Central Business District, numerous hotels and residential towers, Robson Street is a vibrant and bustling destination for both locals and tourists alike.



## Floor Plan



## Salient Details

<b>Address:</b>	1168 Robson Street, Vancouver
<b>Available Area:</b>	3,500 SF
<b>Asking Rent:</b>	\$150.00 PSF
<b>Additional Rent:</b>	\$22.84 PSF (2024 estimate)*
<b>Zoning:</b>	DD Comprehensive Development**
<b>Parking:</b>	Three stalls at the rear plus underground pay parking and metered street parking
<b>Available:</b>	Immediately***

\*Approximate and subject to change from time to time.

\*\*Tenant is responsible for verifying permissible uses as per the zoning.

\*\*\*Sublease term until March 31, 2028.

## Property Highlights



Prominent Robson Street location with 33 ft. of frontage surrounded by an abundance of retailers, restaurants, hotels, office towers, and residential towers.



Located within steps of the Alberni Street luxury retail corridor, the Central Business District, and CF Pacific Centre.



Situated in close proximity to Burrard Station (650m) and Vancouver City Centre Station (850m), providing convenient rapid transit connectivity throughout Downtown and Metro Vancouver.



Aesthetically appealing space with high ceilings and windows allowing for an abundance of natural light.

**LEGEND**

- 1. CB2
- 2. Scotiabank
- 3. D'oro Gelato e Caffè
- 4. Waves Coffee
- 5. size?
- 6. Breka Bakery & Cafe
- 7. Petit Pont
- 8. London Drugs
- 9. Earls
- 10. Paul Bakery
- 11. New Balance
- 12. Hello Nori
- 13. Laduree
- 14. Reigning Champ
- 15. CinCin
- 16. Mountain Warehouse
- 17. Muji
- 18. Nike
- 19. Wilfred
- 20. Aritzia
- 21. Brunello Cucinelli
- 22. Thom Browne
- 23. Prada
- 24. Saint Laurent
- 25. Banana Republic
- 26. COS
- 27. Browns
- 28. Zara
- 29. Footlocker
- 30. Sephora
- 31. Aerie
- 32. Indigo
- 33. October's Very Own
- 34. JD Sports
- 35. Kiehl's
- 36. Lush
- 37. Shoppers Drug Mart
- 38. Louis Vuitton
- 39. Wolford
- 40. Cartier
- 41. Tiffany & Co.
- 42. Jimmy Choo
- 43. Mont Blanc
- 44. Vacheron Constantin
- 45. Van Cleef & Arpels
- 46. IWC Schaffhausen
- 47. Hublot
- 48. Tory Burch

**100**  **TRANSIT SCORE**

**97**  **WALK SCORE**

**88**  **BIKE SCORE**



**ALBERNI STREET**

**BALENCIAGA BURBERRY**

BRUNELLO CUCINELLI HUBLOT IWC JIMMY CHOO

LOUIS VUITTON MONTBLANC PRADA ROLEX

SAINT LAURENT TIFFANY & CO. TORY BURCH

VACHERON CONSTANTIN Van Cleef & Arpels

**ROBSON STREET**

aerie ATHLETA ARITZIA Browns

BANANA REPUBLIC COS ESPRIT foot Locker

Indigo LADUREE lululemon MUJI 無印良品

NIKE SEPHORA ZARA

*Contact Information*

**Mario Negris\***  
**Senior Managing Director**  
 Investments & Leasing  
 (604) 675-5252  
 Mario.negris@marcusmillichap.com

**Martin Moriarty\***  
**Senior Vice President**  
 Investments & Leasing  
 (604) 675-5255  
 Martin.moriarty@marcusmillichap.com

**Garry Adams\*\***  
**CEO, CCIM, CPA**  
 Tenant Representation & Advisory Services  
 (818) 907-7235  
 Gadams@capitalrealty.net

\*Personal Real Estate Corporation  
 \*\* Lic#01384793

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2024 Marcus & Millichap. All rights reserved.

