

**AVISON  
YOUNG**

1 1 6 4  
Robson Street

FOR SALE/LEASE  
HIGH END RETAIL SPACE

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## Metro Vancouver

Metro Vancouver, with a population of 2.4 million, is Canada's third largest urban area. Located in the southwestern corner of British Columbia, Canada's western most province, Vancouver is bordered by the Pacific Ocean to the west, the US border to the south, the valley of the Fraser River to the east and the Coastal Mountains to the north. Seattle, Washington is 226 km to the south, while Calgary, Alberta is 975 km to the east. Vancouver's ocean side location gives it a mild climate year round.

Metro Vancouver, comprised of the City of Vancouver and 21 other municipalities, accounts for close to half of British Columbia's population and most of its economic output. Vancouver's defining economic role has evolved from a service centre for the province's resource industries to a dynamic urban centre with strong, multi-faceted international connections that have strengthened dramatically with the rise of the economies of Asia Pacific. Looking ahead, the province, propelled in large part by strength in the Metro Vancouver region, is positioned to continue to outperform the national benchmark. A competitive business and tax climate, Asia Pacific and the growing gateway role, and having recently hosted the Vancouver 2010 Olympic and Paralympic Winter Games have all contributed to the city's international recognition.

The City of Vancouver, is consistently ranked among the most livable cities in the world. With its international recognition, the city attracts over 10 million overnight visits annually . The city has a diverse, yet vibrant urban core that houses a mix of office building, retail lined streets and dense residential condors.

British Columbia's retail trade delivers over \$6 billion dollars of economic activity, and it is estimated that over \$280 million dollars is spent in shops located along Robson Street's core. With no shortage of hotels located within walking distance of Robson Street, at an average occupancy rate of 80%, a significant portion of Vancouver's annual overnight visits are located here.

*Source: Statistics Canada & NAICS*





# Overview – Robson Street, Vancouver

## Fast Facts

- Major retail tenants are located along the 1000 and 1100 blocks of Robson Street between Burrard and Bute Streets
- Comprised of 39 commercial properties with over 222 businesses
- Major business types include retail, restaurants and personal services
- Services by major bus routes and SkyTrain Rapid Transit
- 1100 block Robson is ranked amongst the busiest pedestrian blocks in Metro Vancouver (more than 16,000 per day)

## Transportation\*

### Walk Score



"Walker's Paradise": Daily errands do not require a car



### Bike Score



"Biker's Paradise": Mostly flat with excellent bike lanes



### Accessibility on Public Transit

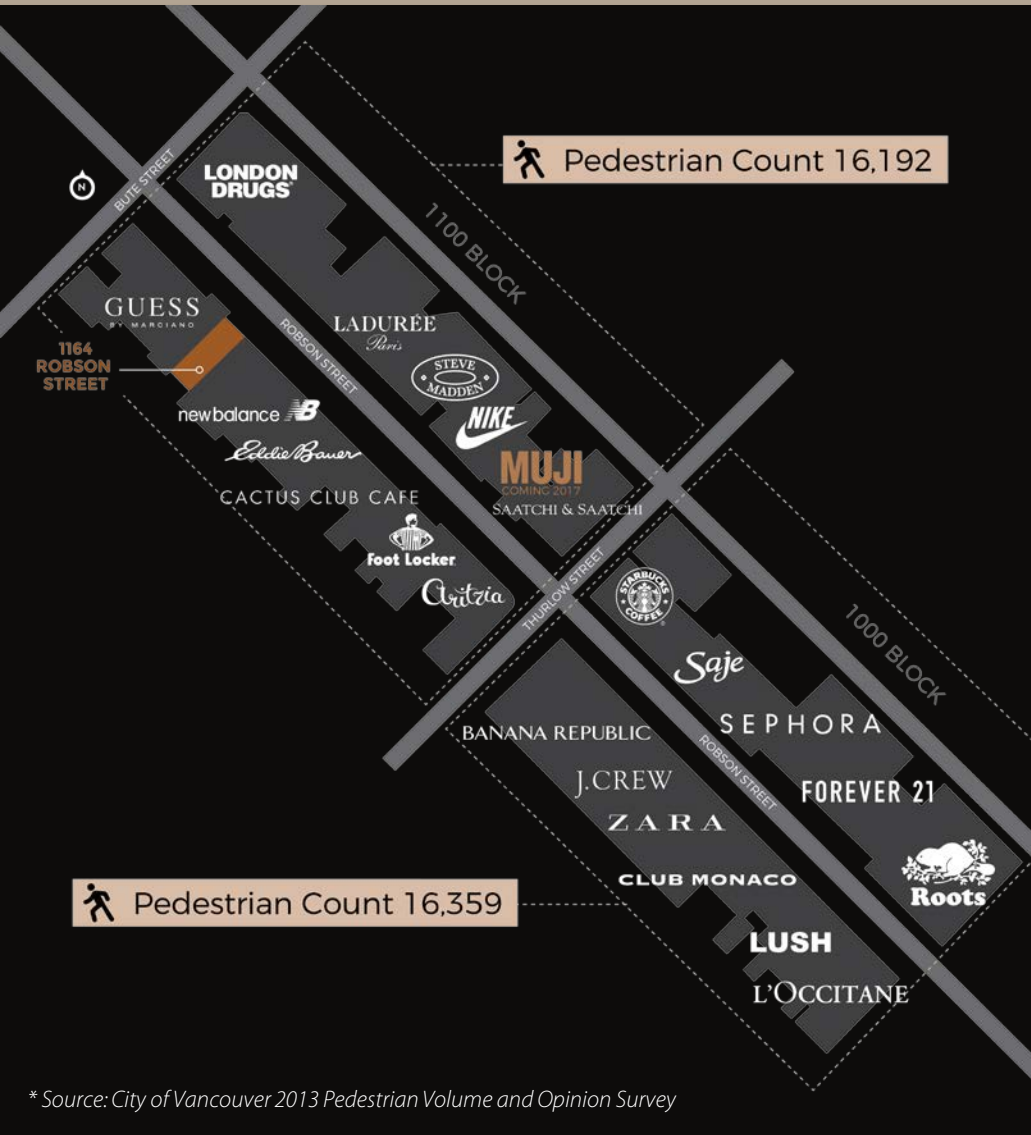


"Rider's Paradise": World class



\*Source: [www.walkscore.com](http://www.walkscore.com)

# 1100 Block



## At-a-glance

Set in the heart of downtown Vancouver, Robson Street is internationally recognized as Vancouver's "retail high street", appealing to retailers seeking exposure to the Canadian and tourist markets. This busy pedestrian corridor is home to brand name flagship retail stores, Pacific Centre Shopping Centre, popular restaurants, cafes and amenities for tourists and locals alike.

Robson is set within one of the most densely populated residential cores in North America, on the south perimeter of the downtown business district, and is serviced by SkyTrain rapid transit.

## Key Tenants

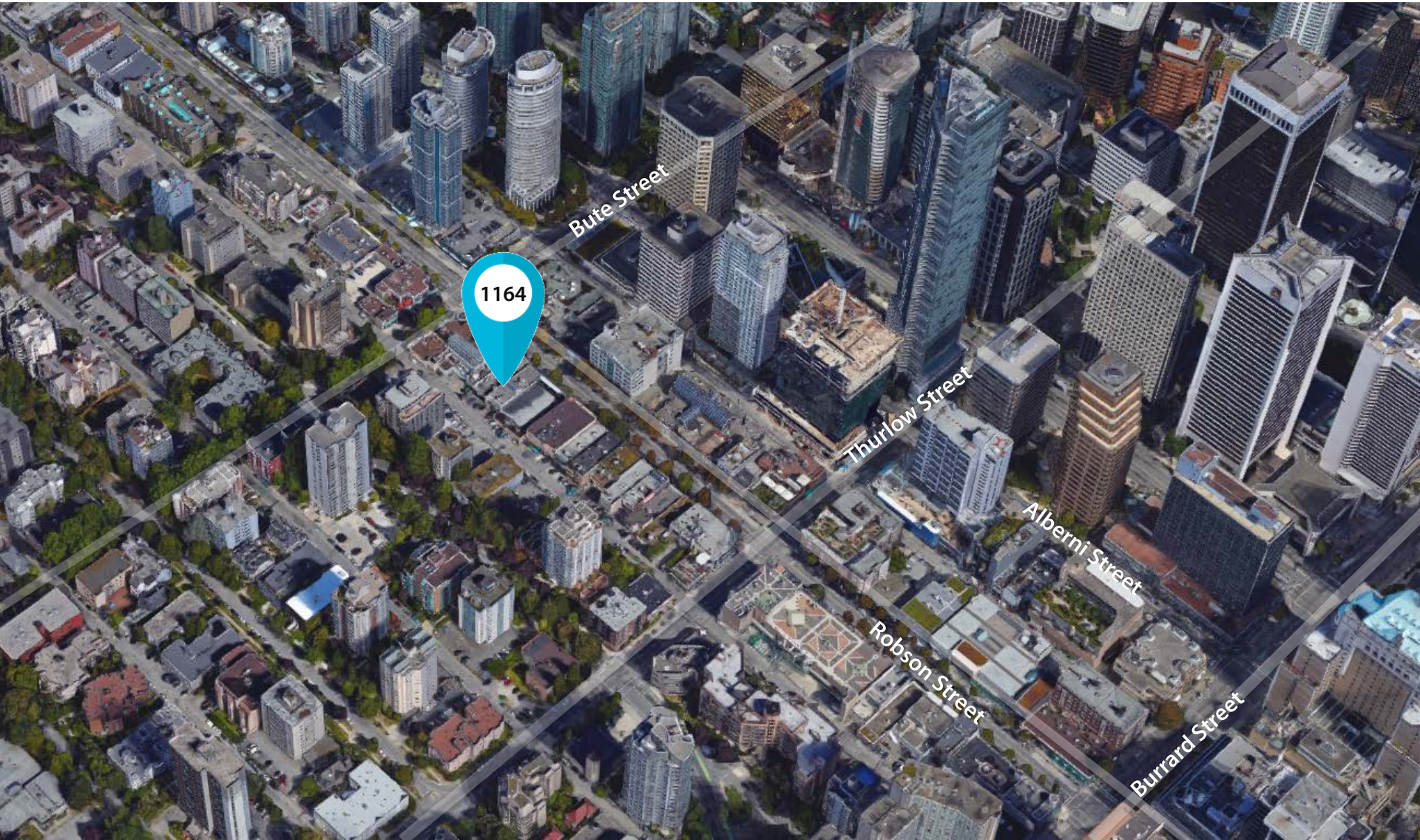


## Demographics

Estimates & Projections	1km	3 km	5 km
2016 population	57,635	169,502	319,074
2016 population change	2.2%	1.6%	1.7%
2016 total households	36,102	101,626	174,738
2016 avg. household income	\$74,772	\$84,004	\$87,209
2016 daytime population	148,127	316,505	466,443

\* Source: City of Vancouver 2013 Pedestrian Volume and Opinion Survey

1164 Robson Street



# 1164 Robson Street



## Property Profile

<b>Area</b>	Ground Floor	3,060 square feet
	Mezzanine	1,115 square feet
	<b>Total</b>	<b>4,175 square feet</b>

**Lot Size** 33' X 131'

**Zoned** DD – Downtown District

**Tenancy** Vacant Possession

**Property Taxes** \$118,836.00 (2016)

**Net Leasable Area** 4,175 square feet

- Comments**
- ✓ Building completed 1995
  - ✓ Excellent frontage and exposure
  - ✓ Recently renovated by Loblaw's
  - ✓ Extremely rare opportunity to purchase
  - ✓ Easily accessible by customers on foot, vehicle and transit
  - ✓ On site parking at rear (4 stalls)
  - ✓ Rear loading with garbage enclosure
  - ✓ Elevator

**Asking Price/  
Lease Rate**

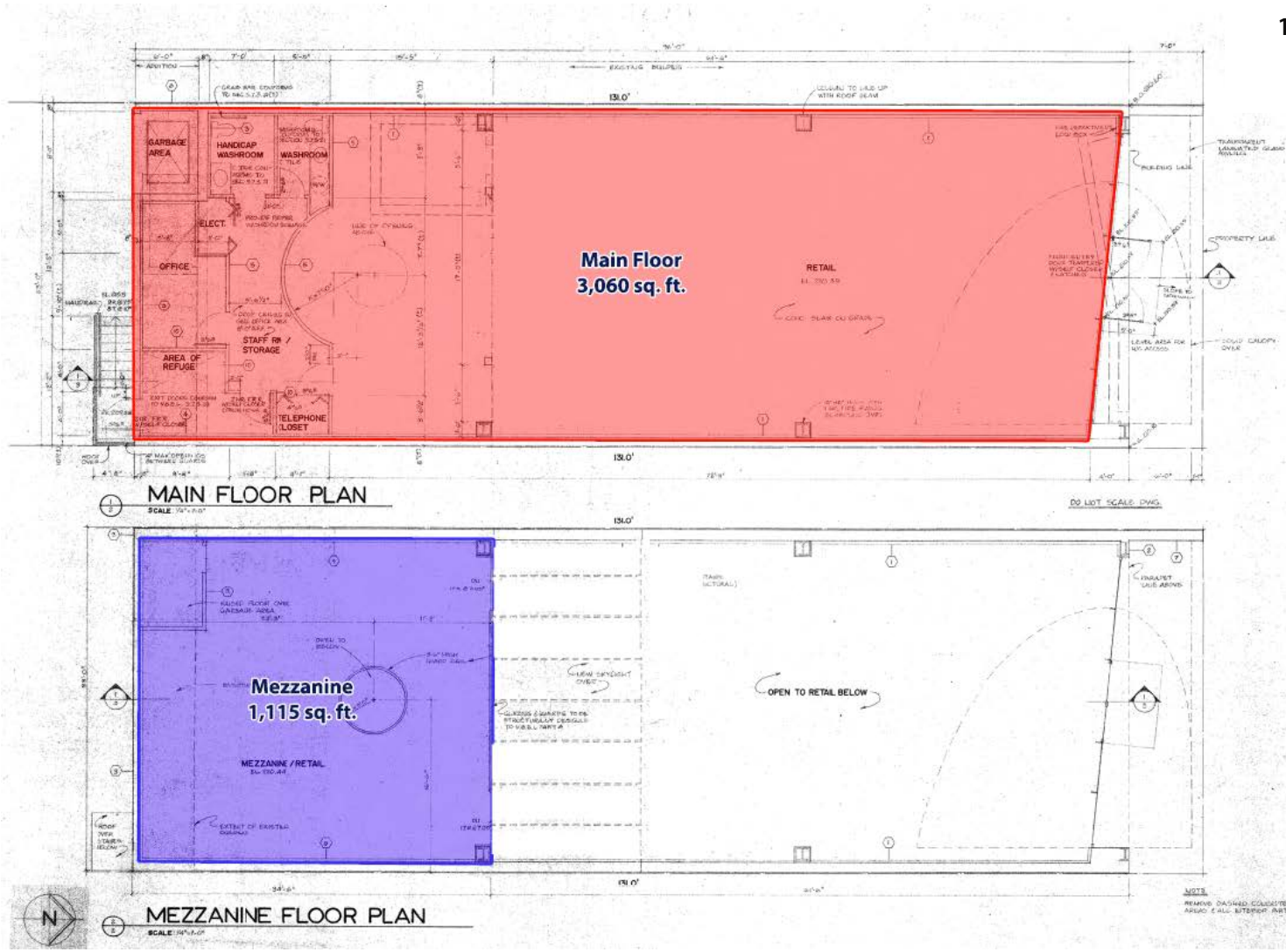
**Please Contact Listing Agent**

# Floor Plan

1164 Robson Street  
Vancouver, BC  
Floor Plan

Rear Lane

Robson Street



# Appendix – Notable Robson Street Retailers

## Fashion

Ar Pacific Jewellery & Accessories  
Aldo Shoes  
Aritzia  
BCBG Maxazria  
Boys' Co  
Banana Republic  
Bang-On  
Blue Ruby  
Brown's Shoes  
Cnkw  
Camper Shoes  
Club Monaco  
Couturist  
Ecco Shoes  
Eddie Bauer  
Foot Locker  
Forever 21  
Gap  
Gap Kids  
Geomania  
Geox  
Guess  
Ivido Push Up Jeans  
J. Crew  
Jys Bags & Accessories  
La Vie En Rose  
Le Chateau  
Little Burgundy  
Nike  
New Balance  
Plenty

Roots  
Saatchi & Saatchi Fine Jewellery  
Skechers  
Steve Madden  
Sunglass Hut  
Swarovski  
Tna  
Tommy Hilfiger  
Used House of Vintage  
Wilfred  
Zara  
Zara Men

## Restaurants

A Taste of India  
Abode Restaurant  
AllStar Wings and Ribs  
Blenz  
Breka Bakery & Café  
Cactus Club Café  
Café Crepe  
Café Il Nido  
Chatime Bubble Tea  
Chongqing Restaurant  
CinCin  
Coco Rico Café  
D'oro Gelato & Caffè  
Damso  
Daniel – Le Chocolat Belge  
David's Tea  
Donair Spot  
Ebisu on Robson

Earls on Top  
Fatty Papa  
Joe Fortes Seafood & Chop House  
Jugo Juice  
Laduree  
Megabite Pizza  
Milestones Grill & bar  
Momo Sushi  
Ole Wings and Tapas  
Korean Cuisine  
Qoola Frozen Yogurt  
Red Chicken Korean  
Red Robin  
Robson Mongolian BBQ  
Rocky Mountain  
Chocolate Factory  
Shenanigans  
Spicy 6 Fine Indian Cuisine  
Starbucks  
Steamrollers  
Sushi Yan Japanese  
Tim Hortons  
Yogen Fruz  
Zefferelli's

## Beauty

Aveda Tonic  
Beach Hair Studio  
Beauty Worx Hair and Body Care  
Dr. Lee Thompson Centre  
For Skiin Rejuvenation

Kiehl's Since 1851  
L'Occitane en Provence  
Lush  
Lavo Cosmetics  
Sephora  
Shifeon  
Splendore  
The Body Shop

## Accommodations

Blue Horizon Hotel

## Services

Art Face Optical  
Bang-On  
Bell  
Boralex  
Cash Money  
Cucumber Marketing  
Elite Retail Solutions Inc.  
Elliott Bauer Financial Ltd.  
Fatigue Science  
Fido  
Gold Fields Exploration  
Ice Currency Exchange  
John Robson Place  
London Drugs  
Lotus Eyewear  
Maritime Travel  
Pacific Gateway  
International College  
Pacific Salmon Commission  
Peak Communicators

Peak Communicators  
Quality Homestay  
Robson Optical  
Rogers  
Royalty Optical  
Scotiabank  
Skylight Optical  
Telus  
Virgin Mobile  
Wind Mobile

## Lifestyle

BC Cherry Market  
Cb2  
Canadian Co Co Tours Ltd.  
Canadian Crafts  
Canadian Greetings  
Fantacity  
Fortune Star Gift & Souvenir  
Gnc  
Grand Maple Gift and Souvenirs  
Konbiniya Japan Centre  
Robson Gift Centre  
Robson Luggage Centre  
RYU  
Saje Natural Wellness  
Snowggle Gifts

## Coming Soon

Bailey Nelson  
Muji

**AVISON  
YOUNG**



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