

**BONNIS**  
PROPERTIES

Marcus & Millichap

**CBRE**

# 800 GRANVILLE STREET

A GENERATIONAL INVESTMENT OPPORTUNITY  
IN DOWNTOWN VANCOUVER'S CORE.  
WHERE THE CENTRAL BUSINESS DISTRICT,  
TRANSIT, RETAIL, AND ENTERTAINMENT  
CONVERGE AT GRANVILLE & ROBSON STREETS

A PRECEDENT-SETTING REDEVELOPMENT OPPORTUNITY





Retained Commodore Ballroom with bike storage bridge and viewing deck above

A GENERATIONAL REDEVELOPMENT OPPORTUNITY | 800 GRANVILLE STREET

# Executive Summary

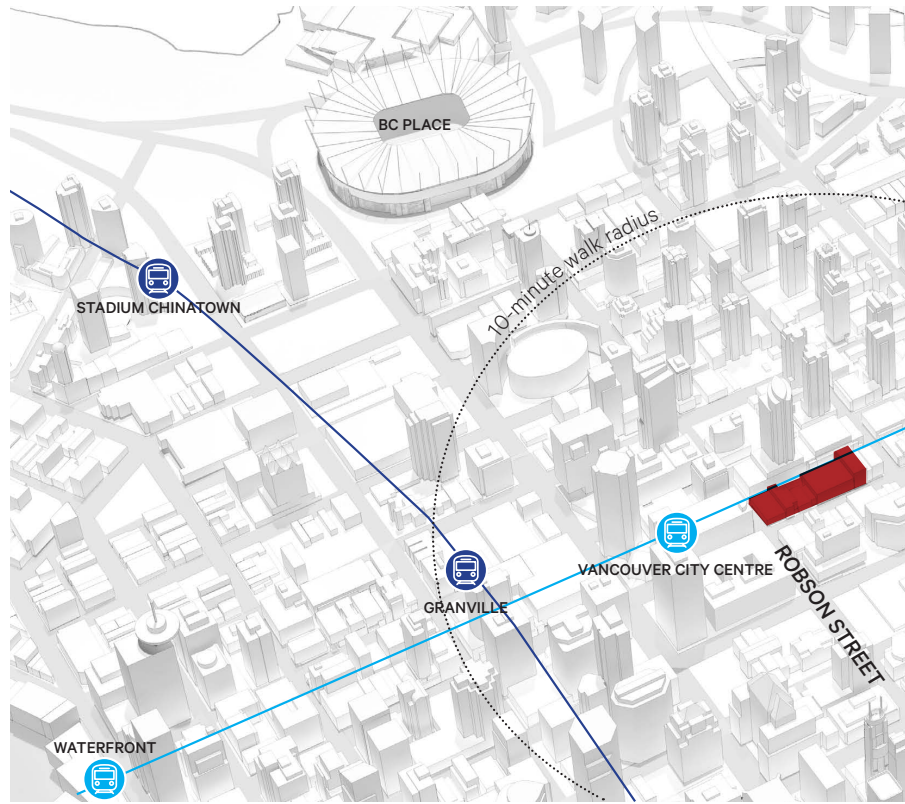
**A GENERATIONAL INVESTMENT OPPORTUNITY FOR A PRECEDENT-SETTING MIXED-USE REDEVELOPMENT PROJECT OF SCALE, OCCUPYING NEARLY A FULL CITY BLOCK IN THE TRANSIT CORE OF DOWNTOWN: VANCOUVER’S CITY CENTRE – AT GRANVILLE AND ROBSON – THE CITY’S BUSIEST PEDESTRIAN INTERSECTION.**

The redevelopment of the 800 Block of Granville Street at Robson represents one of the most ambitious and transformative projects (the “Project” or the “Site”) in Downtown Vancouver’s history (approved February 2026). Situated at Vancouver’s busiest pedestrian intersection in the heart of the city’s newly designated Civic Centre, the location is unparalleled. For only here do the Central Business District, downtown’s major transit hub, and its retail and entertainment districts all converge.

800 Granville Street spans nearly an entire city block and introduces two striking residential towers rising above a dynamic podium that integrates retail, entertainment, and hotel uses, while maintaining portions of the buildings’ iconic heritage façades. With 492 purpose-built market rental homes, a boutique hotel, and five levels of retail/commercial and cultural space proposed, this development addresses critical gaps in Vancouver’s housing and hospitality markets while creating a landmark destination that celebrates the city’s historical and cultural legacy.

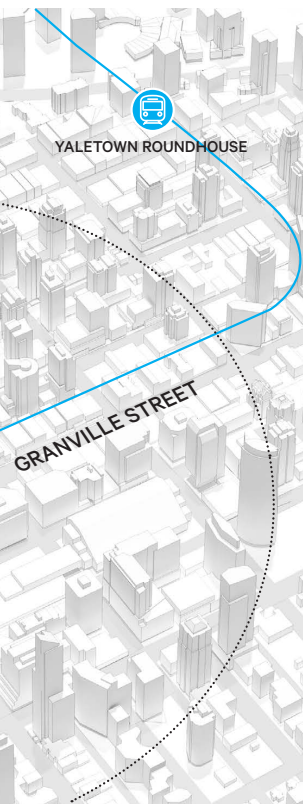
*“The intersection of Granville and Robson Streets will be reimagined as a central public plaza for large public gatherings, enhanced by vibrant electronic video signs (or electronic billboards).”*

— City of Vancouver Granville Street Plan (2025)



Located at Vancouver’s busiest pedestrian intersection, where the CBD, the city’s major transit hub, and its retail and entertainment districts all converge.





Capitalizing on its location diagonally opposite Pacific Centre (sales ranked in the elite tier of North American shopping centers), and centrally within the high-street retail, transit, arts and culture, and entertainment districts, this mixed-use development is pivotal to the City’s plan to enhance and redefine the Granville/Robson Plaza. The Project will realize the vision of a vibrant cultural hub seamlessly combining living, working, and leisure areas.

800 Granville Street is therefore more than a real estate investment — it is a generational opportunity to participate in shaping the future of Downtown Vancouver.

Bonnis Properties invested over eight years advancing its transformative redevelopment of the 800–876 Granville Street block (the “Project” or the “Site”), effectively acting as a catalyst for the City of Vancouver’s recently approved Granville Street Plan (2025). This high-profile Site’s rezoning application, which was unanimously approved at City Council Public hearing (February 2026), comprises a mixed-use development featuring:

- **Two Landmark Towers:** North Tower (43 storeys, 451 ft.) and South Tower (39 storeys, 395 ft.)
- **Total Units:** 492 purpose-built rental units & 73 below-market rental units (25% below CMHC City of Vancouver average) for a total of 565 units.
- **Hotel Component:** a total of 102 rooms totaling approximately 47,000 sq. ft.
- **Retail & Entertainment Podium:** five levels of retail, commercial, restaurant, and cultural space
- **Bike Storage:** A uniquely designed suspended bridge connecting the two towers, designated for bicycle storage
- **Heritage Preservation:** Commodore Ballroom retained, plus façades of four heritage buildings
- **Site Area:** nearly a full city block bounded by Granville, Robson, and Smithe Streets
- **Total Development Size:** approximately 670,000 sq. ft.



*Northwest corner of the project, facing southeast; retail and hotel podium*

# 800 GRANVILLE STREET

A GENERATIONAL INVESTMENT OPPORTUNITY  
IN DOWNTOWN VANCOUVER'S CORE.  
WHERE THE CENTRAL BUSINESS DISTRICT,  
TRANSIT, RETAIL, AND ENTERTAINMENT  
CONVERGE AT GRANVILLE & ROBSON STREETS

A PRECEDENT-SETTING REDEVELOPMENT OPPORTUNITY

**CBRE**

VINCENT MINICHIELLO  
PERSONAL REAL ESTATE CORPORATION  
Senior Vice President  
CBRE Limited, National Investment Team  
604-662-5191  
vincent.minichiello@cbre.com

DUNCAN MACLEAN  
Executive Vice President  
CBRE Limited, National Investment Team  
604-662-5163  
duncan.maclean@cbre.com

CYNTHIA JAGGER  
PERSONAL REAL ESTATE CORPORATION  
Executive Vice President  
CBRE Limited, National Investment Team  
604-662-5193  
cynthia.jagger@cbre.com

**Marcus & Millichap**

MARIO NEGRIS  
PERSONAL REAL ESTATE CORPORATION  
Senior Managing Director, Investments & Leasing  
Marcus & Millichap  
604-675-5252  
mario.negris@marcusmillichap.com

MARTIN MORIARTY  
PERSONAL REAL ESTATE CORPORATION  
Senior Managing Director, Investments & Leasing  
Marcus & Millichap  
604-675-5255  
martin.moriarty@marcusmillichap.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and Marcus & Millichap Inc., and to all other divisions of their respective Corporations; to include all employees and independent contractors (the "Agents"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by the Agents, and the Agents do not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. The Agents do not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from the Agents. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. Marcus & Millichap and its logo are the service marks of Marcus & Millichap Inc. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.