



FOR LEASE

Prime Downtown Vancouver Retail Space

772 Granville Street, Vancouver, BC

Marcus & Millichap

Opportunity Overview

The property is prominently located on Granville Street, between Robson and West Georgia Streets, in the heart of downtown Vancouver. The property benefits from exceptional exposure and is surrounded by the city's top performing shopping destinations, including the Robson Street shopping district, CF Pacific Centre, Holt Renfrew, and the Apple Store – all which attract shoppers to the area and drive additional foot traffic to the property. Ease of access is provided by the numerous bus routes along West Georgia and Granville Streets and the Vancouver City Centre Canada Line Station located across the street from the property.

Salient Details

Available Area:	Up to 4,116 SF*
Asking Rent:	\$175.00 PSF
Additional Rent:	\$42.50 PSF (2023 estimate)**
Zoning:	DD***
Available:	May 1, 2024

*Opportunity to demise unit.
**Approximate and subject to change from time to time.
***Tenant is responsible for verifying permissible uses as per the zoning.



Location Highlights



Directly across the street from the property is the vacant 220,000 SF Nordstrom space at CF Pacific Centre. It is speculated that a variety of exciting destination retail tenants will be occupying the space.



Located steps from The Rec Room (estimated to open Summer 2024) a 50,000 SF premier eats and entertainment hot spot. This popular 19+ social destination features great games, food, and amazing entertainment all under one roof.



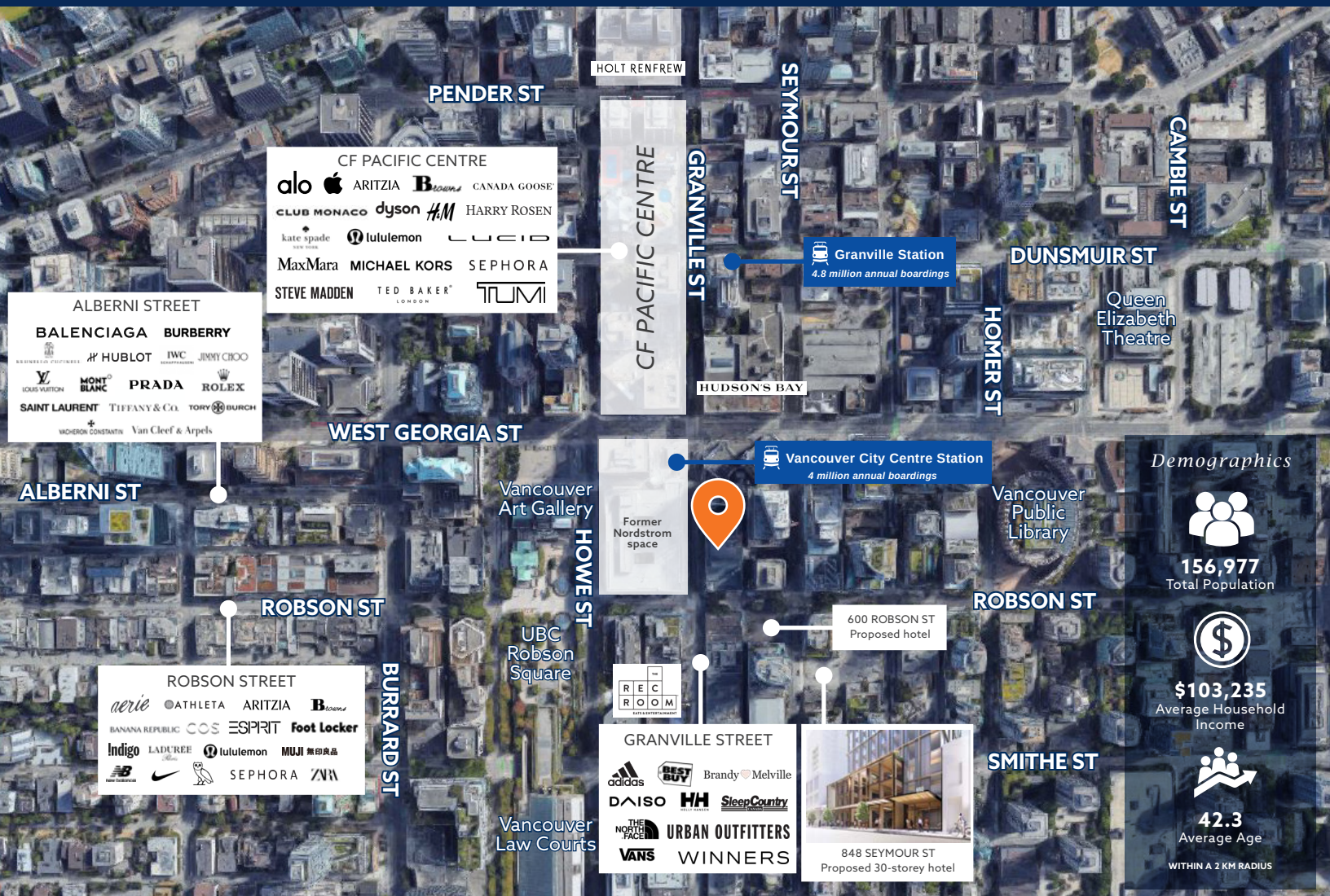
Two new hotels are proposed to be built within close proximity of the property. 848 Seymour Street and 600 Robson Street will bring a significant number of hotel rooms to the neighbourhood which will greatly increase foot traffic in the immediate vicinity of the property.



A national brand operated by TJX Companies will be opening up a 35,000 SF flagship store in the neighbourhood in the near future.

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Contact Information

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