



FOR SUBLEASE

Corner Retail Opportunity on Robson Street

551 Robson Street, Vancouver, BC

Sherman Scott

Vice President
+1 604 662 2663
sherman.scott@colliers.com

Liam Eleizegui

Associate
+1 778 878 6850
liam.eleizegui@colliers.com



PROPERTY OVERVIEW

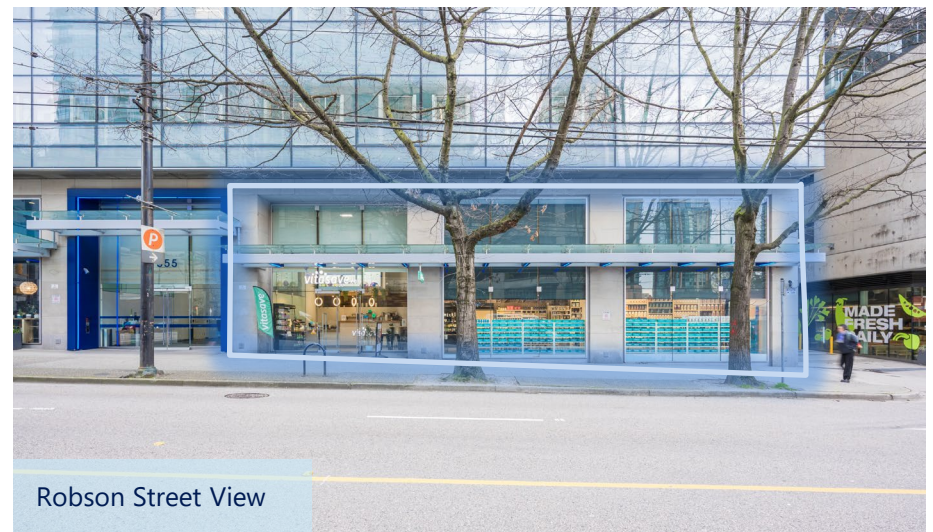
Colliers is pleased to present an opportunity to sublease retail premises on Robson Street between Seymour and Richard Streets. The unit benefits from a long stretch of Robson Street frontage, offering strong pedestrian visibility and branding exposure, complemented by expansive floor-to-ceiling glazing that enhances natural light, street presence, and display potential.

The fully renovated eight-storey, +/- 122,967 SF, square foot Class A office building benefits from immediate access to public transit and is surrounded by a vibrant mix of retail, dining, and everyday conveniences, placing it at the centre of Vancouver's downtown core.

Civic Address	#551 – 555 Robson Street, Vancouver, BC, V6B 1A6
Parcel Identifier (PID)	029-691-389
Location	On Robson Street between Seymour and Richards Streets
Building Area	+/- 122,967 SF
Retail Area For Lease	+/- 2,100 SF
Ceiling Heights	22.65 ft / 7.54 ft office area
Loading	Rear Loading
Parking	Up to three (3) random or reserved stalls at \$372.00 per month per stall
Availability Date	Immediate
Zoning	CD-1 (525) – Allows for a wide range of retail uses
Term	Expires February 1, 2028 (longer lease negotiable)
Asking Lease Rate	Please Contact Listing Agent
Operating Costs & Taxes (2026 Estimate)	\$24.82 PSF/per annum



Robson Street View

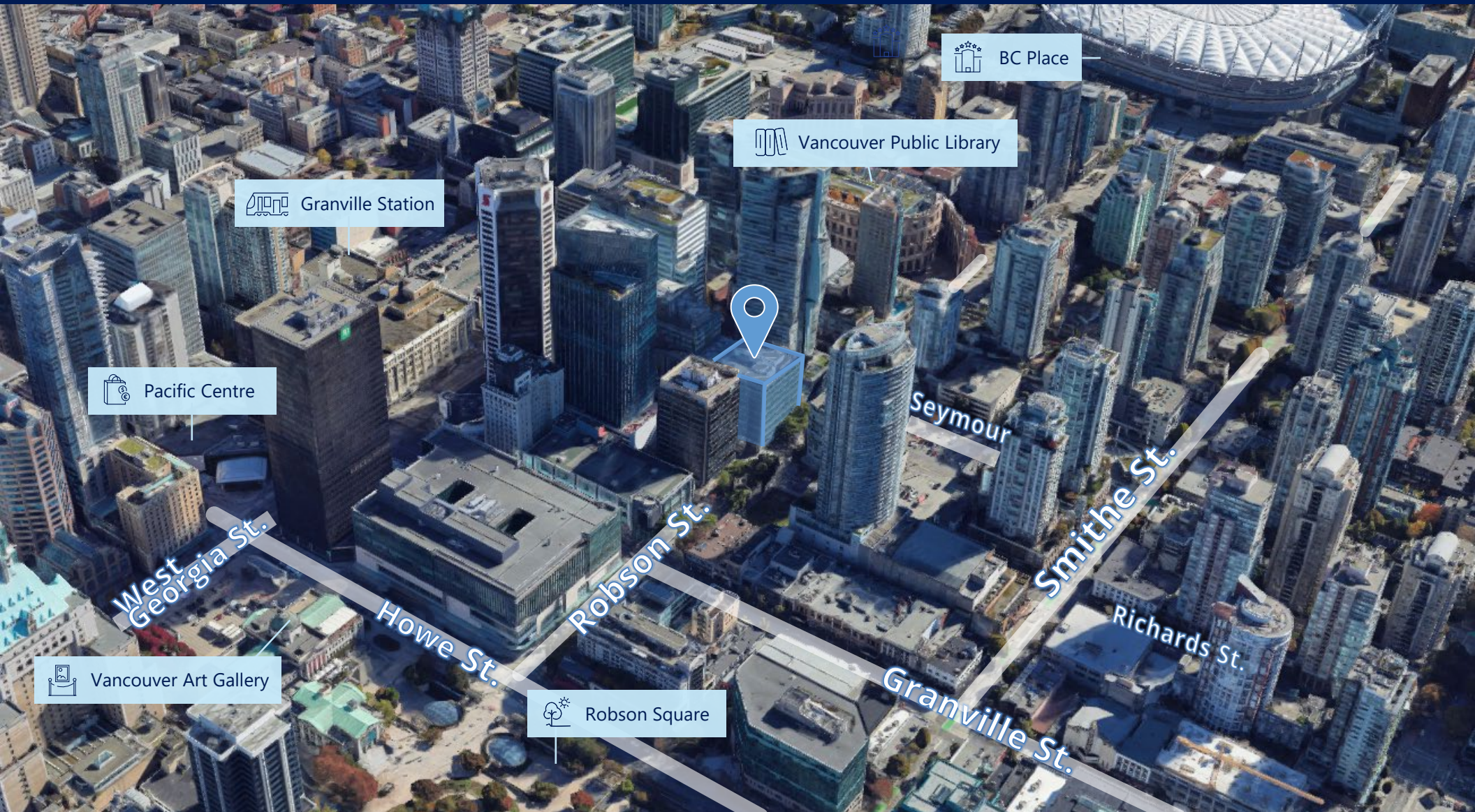


Robson Street View

LOCATION OVERVIEW

551 Robson Street offers a prominent downtown location in the broader TELUS Garden mixed-use node.

Surrounded by a strong mix of retail, restaurants, hotels, entertainment, and everyday services, the property benefits from excellent visibility, immediate amenity access, and strong connectivity to major transit nodes. As a completely refurbished Class A office building within the broader Telus Garden mixed-use node, 551 Robson Street is well suited for users seeking a highly accessible and recognizable downtown address.



NEARBY AMENITIES

#551 - 555 Robson Street

Cafes

1	Starbucks
2	Café Medina
3	Le Petit Beige
4	Giovane Café
5	Thierry

Restaurants

1	Fable Diner & Bar
2	Social Corner
3	Lupo
4	Five Guys
5	Chipotle

Banks

1	Scotiabank
2	CIBC
3	Bank of Montreal
4	TD Canada Trust
	RBC

Hotels

1	Fairmont
2	Hilton Hotel
3	Hampton
4	Kingston Hotel
5	Rosedale on Robson

Drug Stores

1	Shoppers Drug Mart
2	Rexall
3	Pharmasave
4	London Drugs
5	IDA Pharmacy

Major Retail

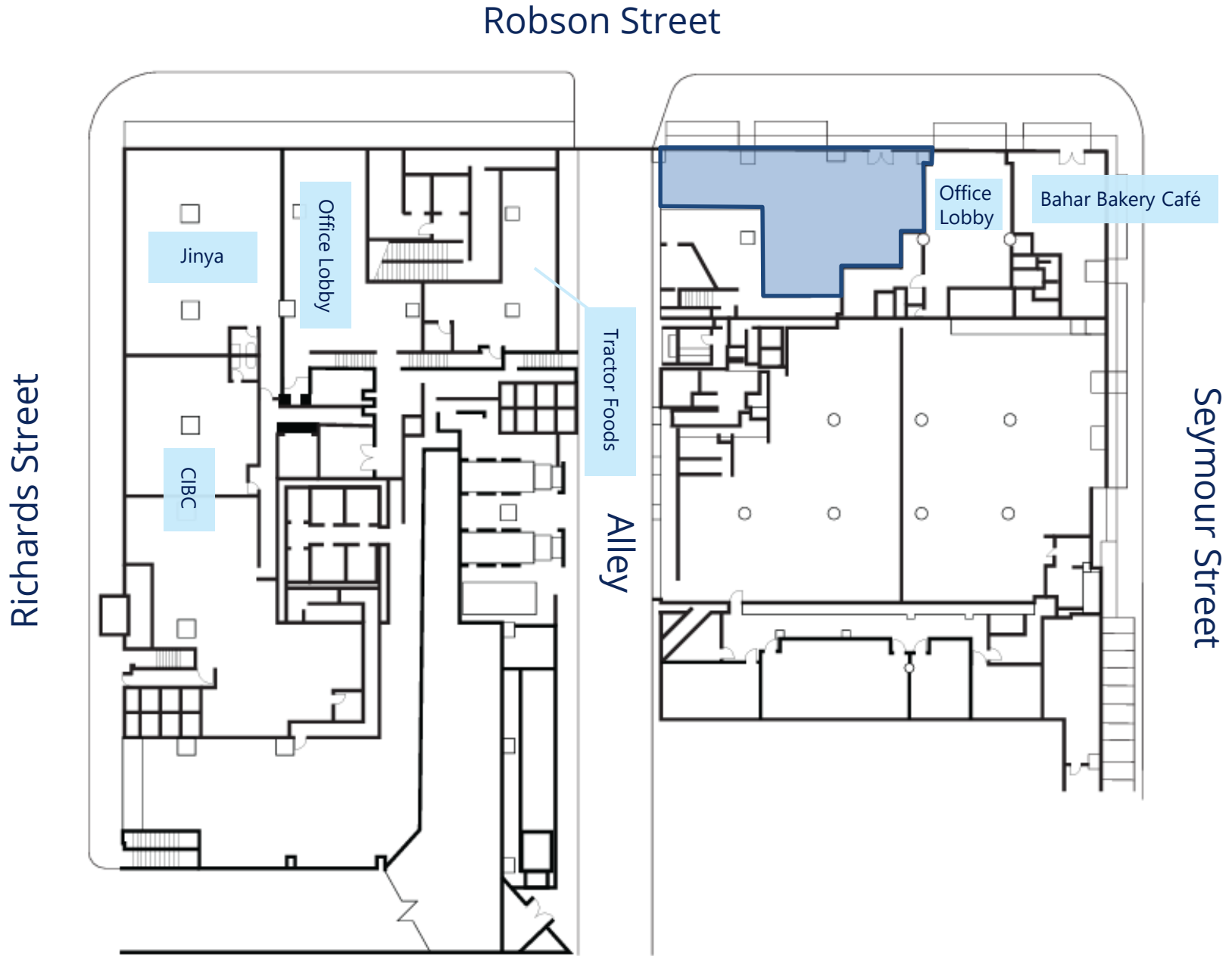
1	Best Buy
2	Marshalls
3	SportCheck
4	Apple
5	HomeSense

Other

1	Cineplex
2	Pacific Centre
3	Costco
5	Lululemon flagship
5	Adidas flagship

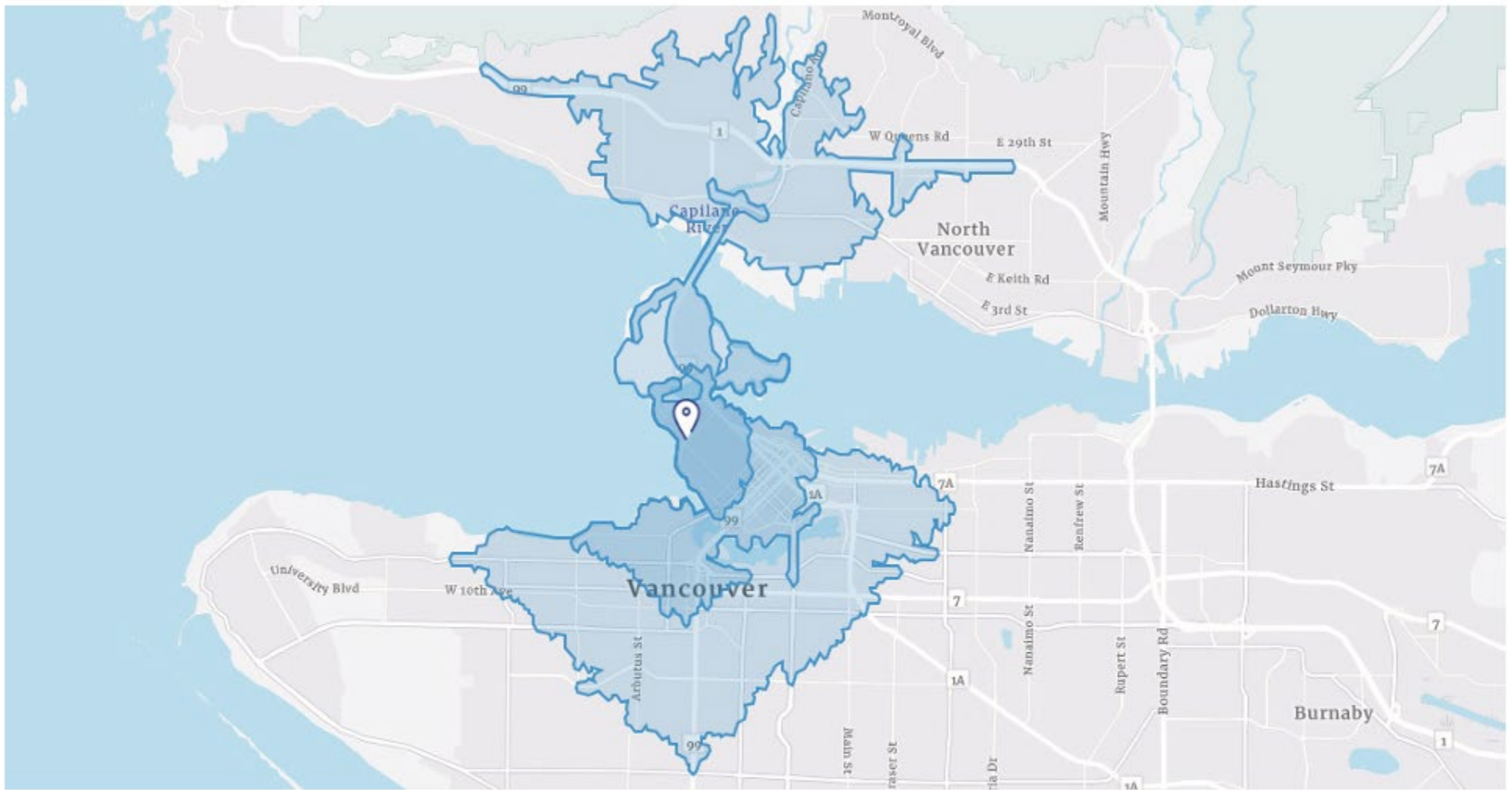


SITE PLAN



INTERIOR IMAGES





DEMOGRAPHICS

	5-minute Drive Time			10 minute Drive Time			15-minute Drive Time		
	2025	2030	Annual Increase	2025	2030	Annual Increase	2025	2030	Annual Increase
Total Population	64,815	66,438	2.50%	164,194	169,010	2.93%	349,607	360,543	3.13%
Average Household Income	CA\$110,341	CA\$131,809	19.50%	CA\$133,236	CA\$159,369	19.6%	CA\$143,390	CA\$170,610	18.9%
Total Households	36,802	37,242	1.20%	88,021	89,413	1.58%	171,321	174,681	1.96%

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.



551 Robson Street, Vancouver, BC

Sherman Scott Vice President +1 604 662 2663 sherman.scott@colliers.com	Liam Eleizegui Associate +1 778 878 6850 liam.eleizegui@colliers.com
---	--

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Vancouver.



collierscanada.com