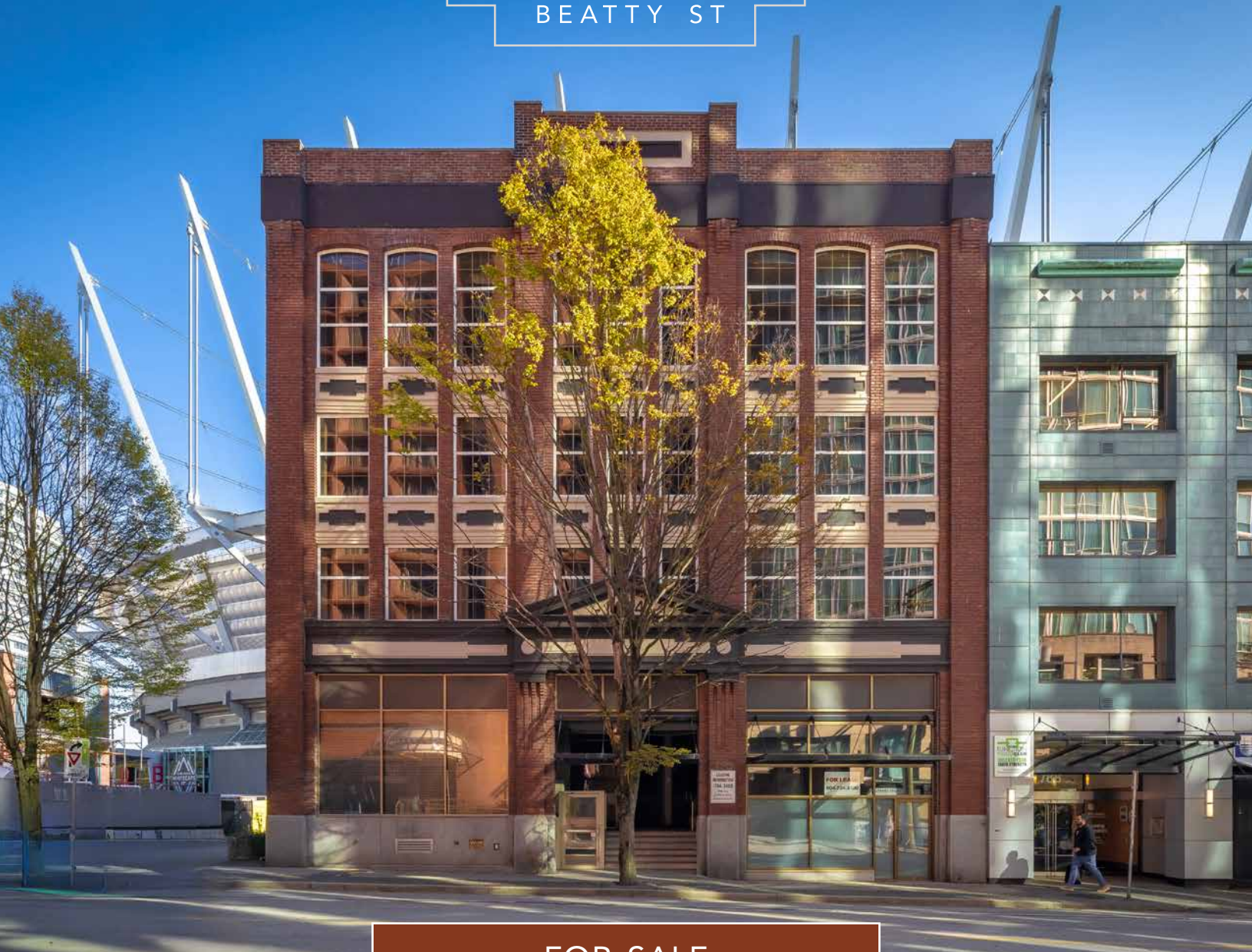


780
BEATTY ST



FOR SALE

Rooted in History, Ready For What's Next

An iconic building reimagined for modern ownership
in the heart of Vancouver's downtown.

AVISON
YOUNG

The Past

A Legacy of Character

Built at a time when Vancouver was finding its identity, this building reflects the strength and craftsmanship of the city's early industrial era. Along Beatty Street, rows of brick warehouses once served the rail lines that connected goods and people from the waterfront to the growing downtown core. Heavy timber beams, exposed brick, and detailed masonry weren't just design choices — they were symbols of permanence and pride.

Through decades of growth, reinvention, and renewal, the building has remained a constant and quiet observer as the neighbourhood evolved around it. From a corridor of industry to a district defined by creativity, entertainment, and culture, Beatty Street has always been a place of energy and movement.

Today, its preserved façade stands as a reminder of that enduring spirit, serving as a bridge between the past and what's still to come.



*A bridge
between the past
and what's
still to come*



Beatty Street through the years



Early 1900s

Beatty Street emerges as a warehouse and industrial corridor, supporting Vancouver's growing port and railway economy.



Mid-20th Century

The district transitions, with brick warehouses and commercial spaces adapting to new uses as the city expands.



1980s-1990s

Neighbourhood revitalization begins, blending historic architecture with creative, office, and retail uses.



2000s-Today

Beatty Street becomes part of Vancouver's sports and entertainment core, steps from BC Place, Rogers Arena, and an energized cultural scene.

The Present

Where Legacy Meets Momentum

Situated in the heart of Vancouver’s downtown core, 780 Beatty is surrounded by the city’s most dynamic neighbourhoods. With the energy of Yaletown and the cultural vibrancy of Chinatown & Gastown at its fingertips, you’ll find an unmatched mix of dining, entertainment, retail, and green spaces all connected by world-class transit.

At the Center of It All

Moments from BC Place, Rogers Arena, Queen Elizabeth Theatre and the Vancouver Public Library, this location places you at the intersection of business, creativity, and community. Whether you’re meeting clients, catching a game, or walking the Seawall, everything is right at your fingertips.

Connectivity

- Steps to Stadium—Chinatown SkyTrain Station
- 5-minute walk to Yaletown and the Seawall
- Direct access to major bike routes and downtown streets

Demographics

	1km	3km	5 km
Population	63,169	264,989	463,804
2029 Population Projection	66,060	280,660	487,048
Population Age 15+	59,095	246,678	423,982
Daytime Population	133,312	400,896	565,885
In Labour Force	53,731	230,674	395,063
Median Household Income	\$72,068	\$65,058	\$70,334
Households	30,374	131,252	211,688
Median Age	35.36	36.99	37.33
Population 15+ Bachelors Degree & Above	1.80%	1.70%	1.60%



Restaurants and Bars

1. Fanny Bay Oyster Bar & Shellfish Market
2. Boston Pizza
3. Tap And Grill
4. Moxies West Georgia Restaurant
5. Marugame Udon
6. Social Corner Yaletown
7. Tutto Italian Restaurant & Bar
8. Shark Club Sports Bar & Grill
9. Popeyes Louisiana Kitchen
10. Mcdonald's
11. Patron Tacos & Cantina
12. Ventura Room
13. Browns Socialhouse Queen Elizabeth Theatre (QE Theatre)
14. Jam Cafe
15. Chambar Restaurant
16. Tim Hortons
17. Rocanini Coffee Roasters
18. Lupo Restaurant & Vinoteca
19. Frankie's Italian Vancouver
20. Maruhachi Ra-Men Central Library
21. Chipotle Mexican Grill
22. Passione Gelato
23. Pho Khanh Express (Beatty)
24. La Terrazza
25. Straight Brooklyn Pizza
26. Dante Italian Sandwich The Post
27. Ciclo Espresso & Cocteles
28. Deville Coffee - The Post
29. Artigiano Robson
30. Original Joe's
31. Waves Coffee House
32. The Library Square Pub

Culture and Entertainment

33. Commodore Ballroom
34. Vancouver Playhouse
35. Terry Fox Statue (Douglas Coupland, 2011)
36. Parq Casino
37. Queen Elizabeth Theatre
38. BC Sports Hall of Fame and Museum
39. Orpheum
40. Frankie's Jazz Club

Shops and Amenities

41. Smithe House
42. Sandman Hotel Vancouver Downtown
43. Costco Wholesale
44. Vancouver Public Library - Central Library
45. YWCA Hotel Vancouver
46. Rosedale on Robson Suite Hotel
47. Hotel BLU Vancouver
48. Hampton Inn & Suites by Hilton
49. Georgian Court Hotel, WorldHotels Elite
50. Hilton Vancouver Downtown
51. Loblaws City Market Vancouver Post
52. T&T Supermarket Chinatown Store
53. Cafe Medina
54. RIDE CYCLE CLUB Yaletown
55. Evolve Strength Post
56. JW Marriott Parq Vancouver
57. The Douglas, Autograph Collection



LOCATION

99

WALKER'S PARADISE
Daily errands do not require a car

100

RIDER'S PARADISE
World-class public transportation

82

VERY BIKEABLE
Biking is convenient for most trips

The Future: Opportunity Knocks

Property Overview

PROPERTY ADDRESS

780 Beatty Street, Vancouver, BC

PID

004-912-667

LEGAL DESCRIPTION

Lot 3, Block 49, Plan VAP4656,
District Lot 541

LOT SIZE

60 x 120 = 7,200 sf

BUILDING AREA

47,344 sf

YEAR BUILT

1914

ZONING

DD Downtown District*

ASSESSED VALUE (2025)

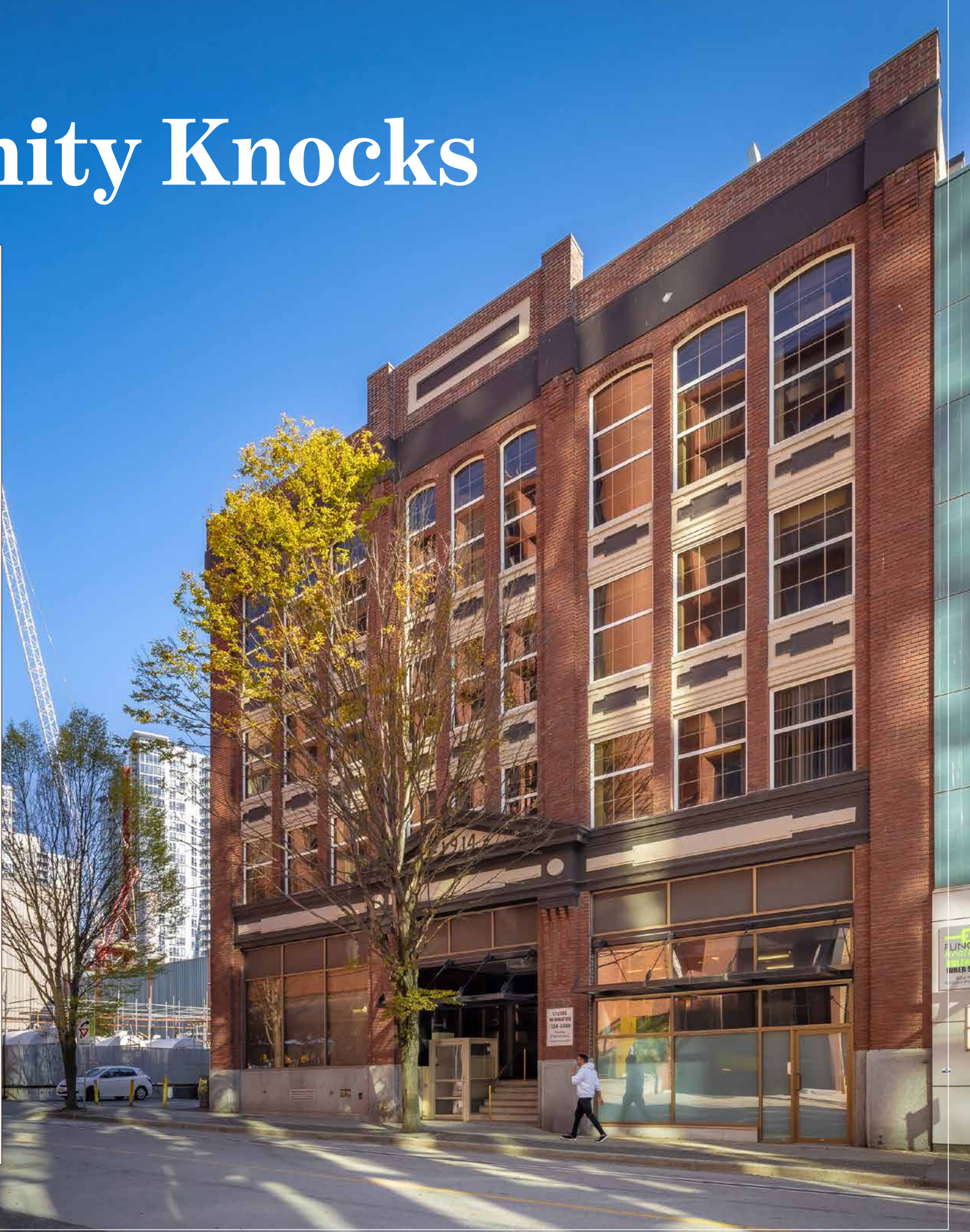
\$11,633,000

PROPERTY TAX (2025)

\$130,298.92

PRICING GUIDANCE

Conatct listing agents



Opportunity

Every enduring story builds upon a strong foundation and this one is no exception. With a mix of leased floors providing stable income and select spaces available for repositioning or owner occupancy, the building is poised for its next chapter. Investors will find enduring value in its combination of historic character, modern infrastructure, and irreplaceable downtown location within Vancouver’s sports and entertainment district.

Avison Young is proud to present this rare opportunity to own a piece of the city’s evolving story — a property that connects the character of the past with the potential of the future.

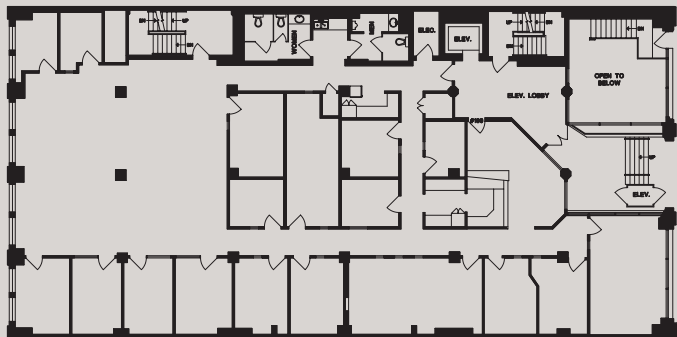
Property Highlights

-  Original brick façade with modern upgrades
-  Bright, open interiors with high ceilings
-  Flexible floorplates for various uses
-  Prime Downtown location steps to transit
-  Surrounded by dining, sports & entertainment

Floorplans

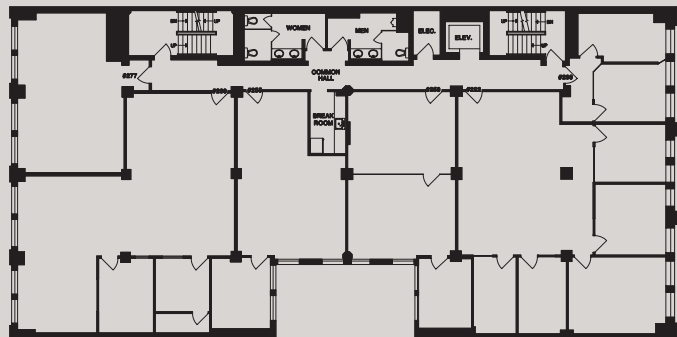
Main level

Ceiling Height: 15'



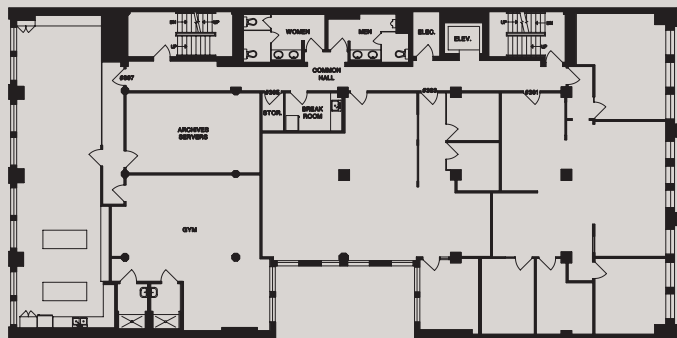
2nd floor

Ceiling Height: 10'6"



3rd floor

Ceiling Height: 10'6"



4th floor

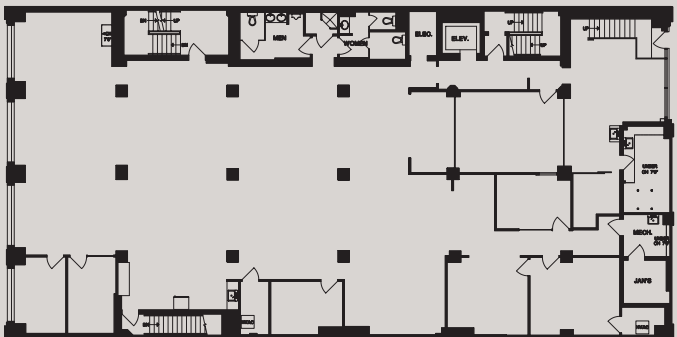
Ceiling Heights 13'3"



L1

(Expo Boulevard)

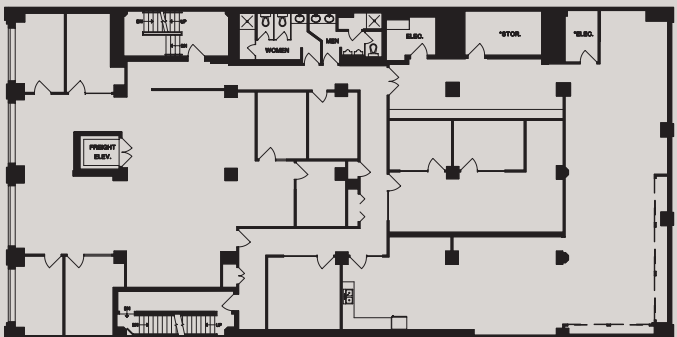
Ceiling Height: 9'



L2

(Expo Boulevard)

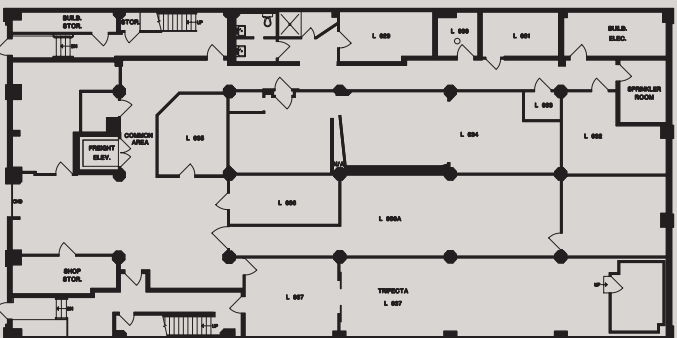
Ceiling Height: 9'



L3

(Expo Boulevard)

Ceiling Height: 10'6"



**All ceiling heights are slab to slab*



We look forward to discussing this
opportunity with you further.

For Sale Inquiries:

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*Struan Saddler Personal Real Estate Corporation

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Platinum member