

FOR SALE

1351 BURRARD STREET

Rare Downtown Vancouver Investment/Owner-User Opportunity



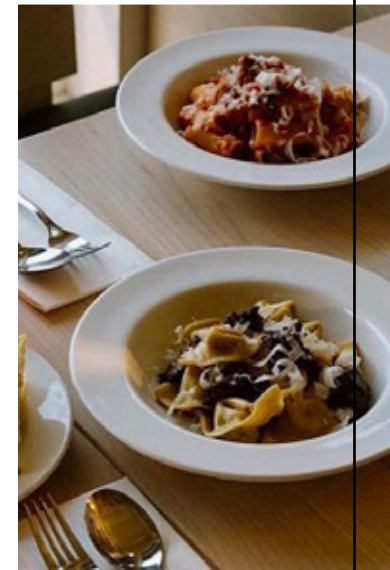


OVERVIEW

1351 Burrard Street presents a rare opportunity to acquire approximately 1,220 SF of strata retail investment property in one of Downtown Vancouver's most established and highly connected commercial corridors. Prominently positioned along Burrard Street, the property benefits from outstanding visibility, strong pedestrian traffic, and seamless access to the Downtown Core, the West End, False Creek, Granville Island, English Bay, and Kitsilano.

Currently improved and occupied as a bike rental store, the premises feature an efficient retail layout that provides immediate income potential while offering flexibility for future leasing or owner-user occupancy. Surrounded by a dense residential population, established retailers, office buildings, hotels, and year-round tourism, the property is well positioned to benefit from the continued growth and evolution of the neighbourhood.

Whether acquired as a stable investment or as a strategic long-term holding, 1351 Burrard Street represents an exceptional opportunity to own a highly visible retail asset in one of Vancouver's most desirable and supply-constrained urban markets





INVESTMENT HIGHLIGHTS



Rare opportunity to secure a retail ownership position in one of Downtown Vancouver's most connected and highly sought-after commercial corridors.



Prominent street frontage along Burrard Street with excellent visibility, large storefront glazing, and direct access to Downtown, the West End, False Creek, Granville Island, English Bay, and the Seawall.



Currently improved and operating as a bike rental store with an efficient retail layout, offering flexibility for owner-users, investors, or future repositioning.



Surrounded by a dense mix of residential towers, hotels, offices, restaurants, cafés, and year-round tourism, supporting a diverse and active customer base.

SALIENT FACTS

| | |
|------------------------------------|--------------------------------------|
| Civic Address | 1351 Burrard Street, Vancouver BC |
| Strata Lot Size¹ | 1,220 SF (Approx.) |
| Parking | 2 stalls |
| Legal Description | SL 1, PLN VAS2100, DL 185, NWLD |
| PID | 010-375-911 |
| Zoning | CD-1 (169) Comprehensive Development |
| Strata Fee | \$828.88/month |
| Property Tax | \$19,418.10 (2025) |
| Tenure | Available with 2 months notice |
| Asking Price | \$1,830,000.00 |

¹All sizes are approximate and subject to verification.



96

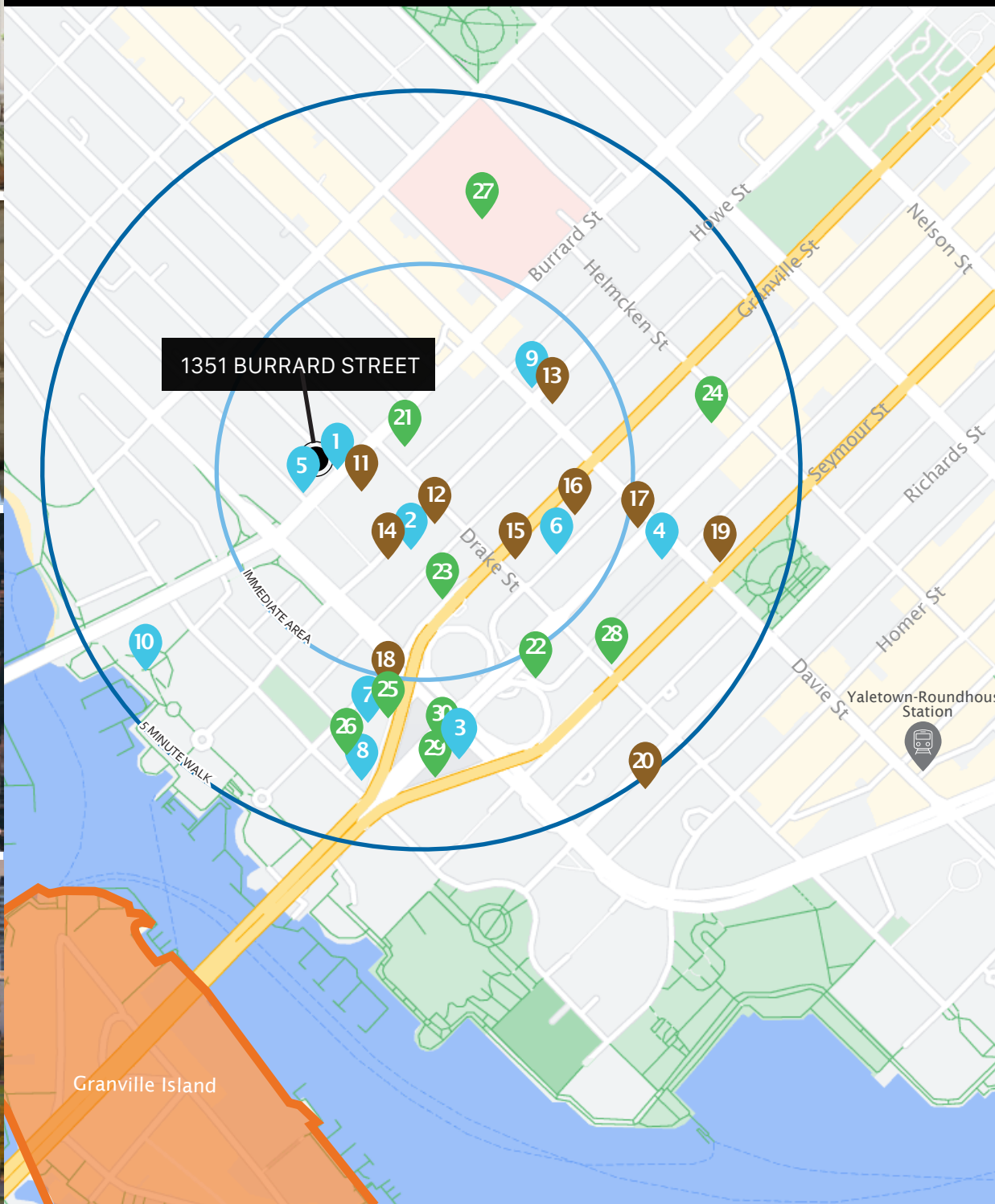
Walker's Paradise

Daily errands do not require a car

93

Rider's Paradise

World-class public transportation



around the neighbourhood.

DINING + COCKTAILS

1. Maxine's Cafe & Bar
2. Giardino Restaurant
3. Linh Café
4. Kinkura Sushi + Sake
5. Osaka Sushi
6. HASHIGO - SAKE DINING
7. Ça Marche
8. Autostrada Osteria Vancouver House
9. Sushi Mugen
10. Tasty BBQ

COFFEE + CASUAL FARE

11. #e food
12. Starbucks
13. Breka Bakery & Café
14. Sashimiya
15. Sombreros
16. Body Energy Club
17. Blenz Coffee
18. Fresh St. Market Coffee Shop
19. Perfecto Cafe & Gelato
20. Matchstick

AMENITIES, SHOPPING, & ENTERTAINMENT

21. Jim Pattison Toyota
22. Spin Society
23. Level Hotel
24. 8th & Main
25. Fresh St. Market
26. House Concepts
27. St. Paul's Hospital
28. Shoppers Drug Mart
29. University Canada West
30. Oo Spa

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