



FOR SALE

919 GRANVILLE STREET

EXCEPTIONAL DOWNTOWN INVESTMENT OPPORTUNITY



OPPORTUNITY

Positioned in the heart of Downtown Vancouver, this rare commercial offering provides investors with the opportunity to acquire a prominently located building within one of the city's most vibrant entertainment and commercial districts. Currently improved with a fully built-out nightlife venue, the property delivers strong existing infrastructure, specialized lighting and sound improvements, and a flexible open-plan layout—while also offering exceptional long-term repositioning potential.

The site benefits from excellent visibility, strong pedestrian and vehicular traffic, and immediate proximity to major residential towers, boutique hotels, restaurants, and transit connections. Surrounded by a rapidly evolving urban environment, the property is ideally suited for a wide range of future uses such as hospitality, food & beverage, experiential retail, gallery/showroom concepts, or comprehensive redevelopment, subject to municipal approvals.

LOCATION

Granville Street's Entertainment District sits at the core of downtown Vancouver and serves as a major connector to some of the city's most iconic corridors, including Georgia, Robson, and Davie Streets. This vibrant stretch is home to a dynamic mix of landmark venues such as the Vogue and Orpheum Theatres, the Commodore Ballroom, and a wide selection of popular restaurants, bars, lounges, and nightlife destinations including The Roxy, Aura Nightclub, and The Rec Room.

Surrounding 919 Granville Street is a growing collection of high-density residential, commercial, and hotel developments that reinforce the area's continual evolution. Notable neighbouring projects include The Rolston by Rize Alliance, The Standard by BlueSky, the Manulife Financial Tower, Hotel Belmont MGallery, and the Chateau Granville. In addition, Deecorp's planned 35-storey hotel tower at 717 Davie Street underscores the ongoing investment and transformation underway in the district.

This prime location positions 919 Granville Street within a well-established yet rapidly evolving urban hub, benefitting from exceptional visibility and heavy pedestrian activity throughout the day and night.



SALIENT FACTS

Civic Address

919 Granville Street, Vancouver BC

Lot Size¹

2,974 SF (Approx.)

Zoning

DD (Comprehensive Development)

PID

015-456-480

Legal Description

LT 35, BLK 72, PL VAP210, DL 541, NWD

Net Leasable Area¹

Ground Floor: 3,000 SF

Mezzanine: 1,700 SF

Total: 4,700 SF

Property Tax

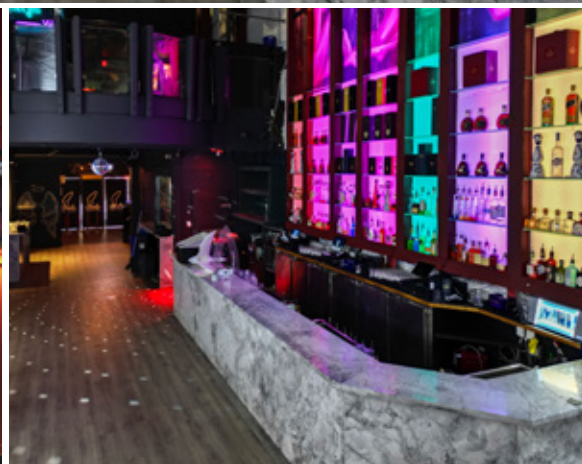
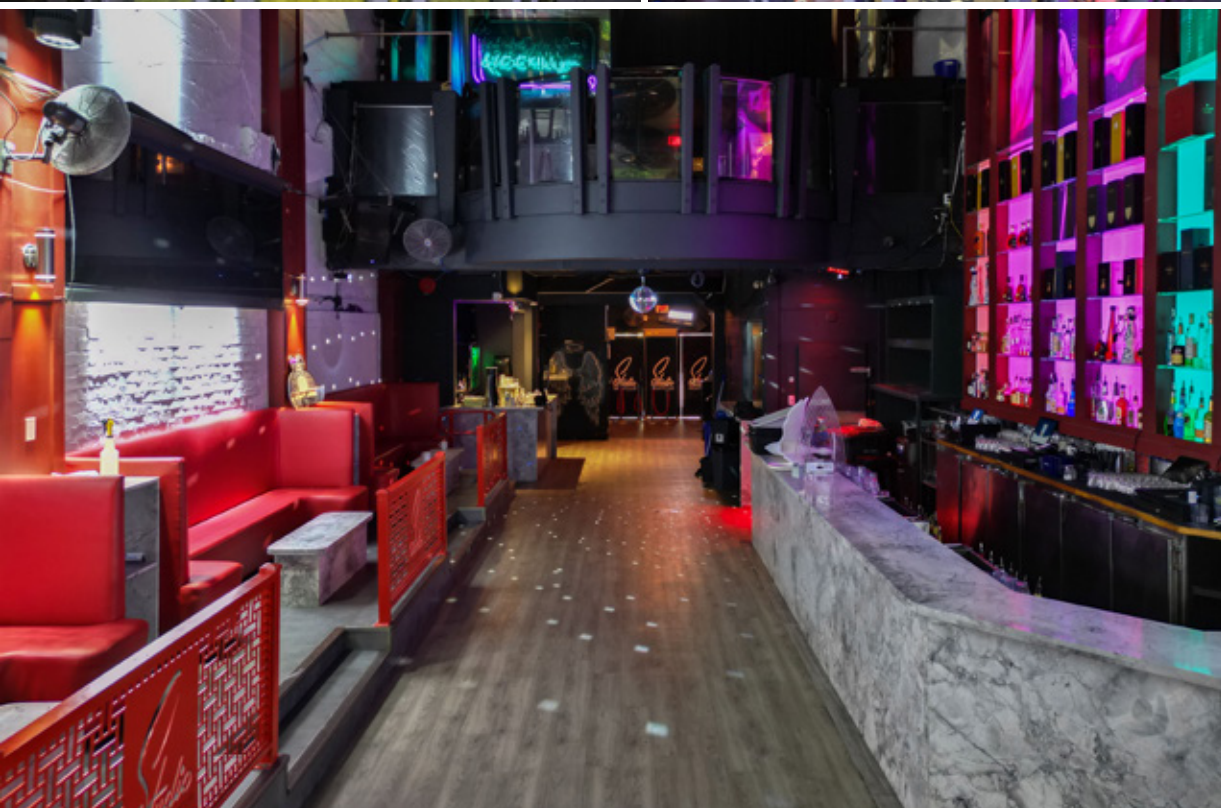
\$61,011.80 (2025)

Asking Price

[Please contact agent](#)



¹All sizes are approximate and subject to verification.

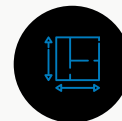


HIGHLIGHTS



Freestanding Building on Granville Street

A rare chance to acquire a standalone asset in one of Vancouver's highest-profile commercial corridors.



Prime Entertainment District Location

Situated in the heart of the Granville Entertainment District, surrounded by major theatres, restaurants, nightlife venues, and high-density developments.



Exceptional Pedestrian & Vehicular Exposure

Located along one of the busiest streets in the downtown core, offering consistent foot traffic both day and night.



Turnkey Nightclub / Hospitality Infrastructure

Existing improvements include elevated ceilings, full bar build-outs, sound and lighting systems, mezzanine level, washrooms, and back-of-house infrastructure, providing significant cost savings for similar uses.



Flexible Future Repositioning Potential

Ideal for a wide range of future uses such as entertainment, food & beverage, experiential retail, boutique fitness, or adaptive reuse, subject to city approvals.



Dense Commercial & Residential Node

Steps from major towers, hotels, and residential buildings including The Rolston, Hotel Belmont, Chateau Granville, and the Manulife Financial Tower.



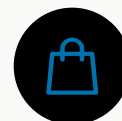
Surrounded by Major Upcoming Developments

Benefit from continued area growth, including the planned 35-storey hotel tower at 717 Davie Street.



High-Profile Neighbours

Located among key Vancouver icons: The Orpheum, Vogue Theatre, Commodore Ballroom, Aura Nightclub, The Roxy, and The Rec Room.



Strategic Long-Term Hold or Owner-User

Strong underlying land value paired with existing income potential creates an attractive offering for investors or operators seeking a flagship downtown location.

NEARBY PROPOSED DEVELOPMENTS



*Artistic rendering of the hotel tower proposal at 717 Davie Street via Musson Cattell Mackey Partnership/Deecorp.

< 717 DAVIE STREET

A landmark 33-storey proposed hotel tower at 717 Davie Street by Deecorp is amongst one of the largest new hotel proposals within Downtown Vancouver, boasting approximately 404,000 sq ft of floor area and accommodating over 460 rooms. This development will help catalyze the tourism industry and the Granville Entertainment Strip.

Key Features:

- 33-storey mixed use hotel building with 4-storey podium
- 464 hotel units
- 21.79 FSR
- 380 ft. of building height

878 SEYMOUR STREET >

The proposed redevelopment at 848 Seymour Street will introduce a 30-storey hotel tower with 393 rooms beside the Orpheum Theatre, bringing increased density and foot traffic to the block. The project is led by Paul Y. Construction, managed locally by Forme Development, and designed by Perkins & Will, anchored by a three-storey atrium with sliding glass walls. The activated laneway will support passenger drop-off, and upper floors will offer additional guest amenities, fueling new momentum across the district.

Key Features:

- 31-storey hotel
- 16.6 FSR
- 317.5 ft. of building height
- Four levels of underground parking, having vehicular access from the lane



*Artistic rendering of the hotel tower proposal at 878 Seymour Street via Perkins & Will Architects/Forme Development/Paul Y. Construction.

100

Walker's Paradise

Daily errands do not require a car

100

Rider's Paradise

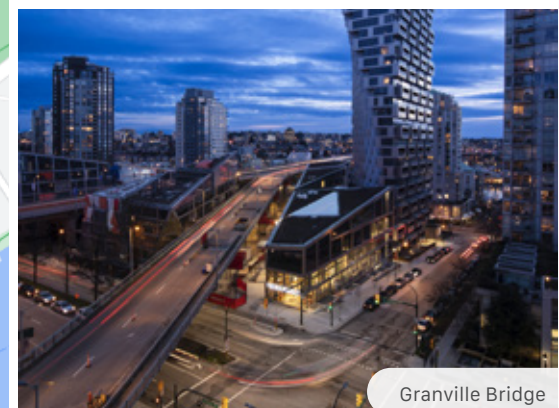
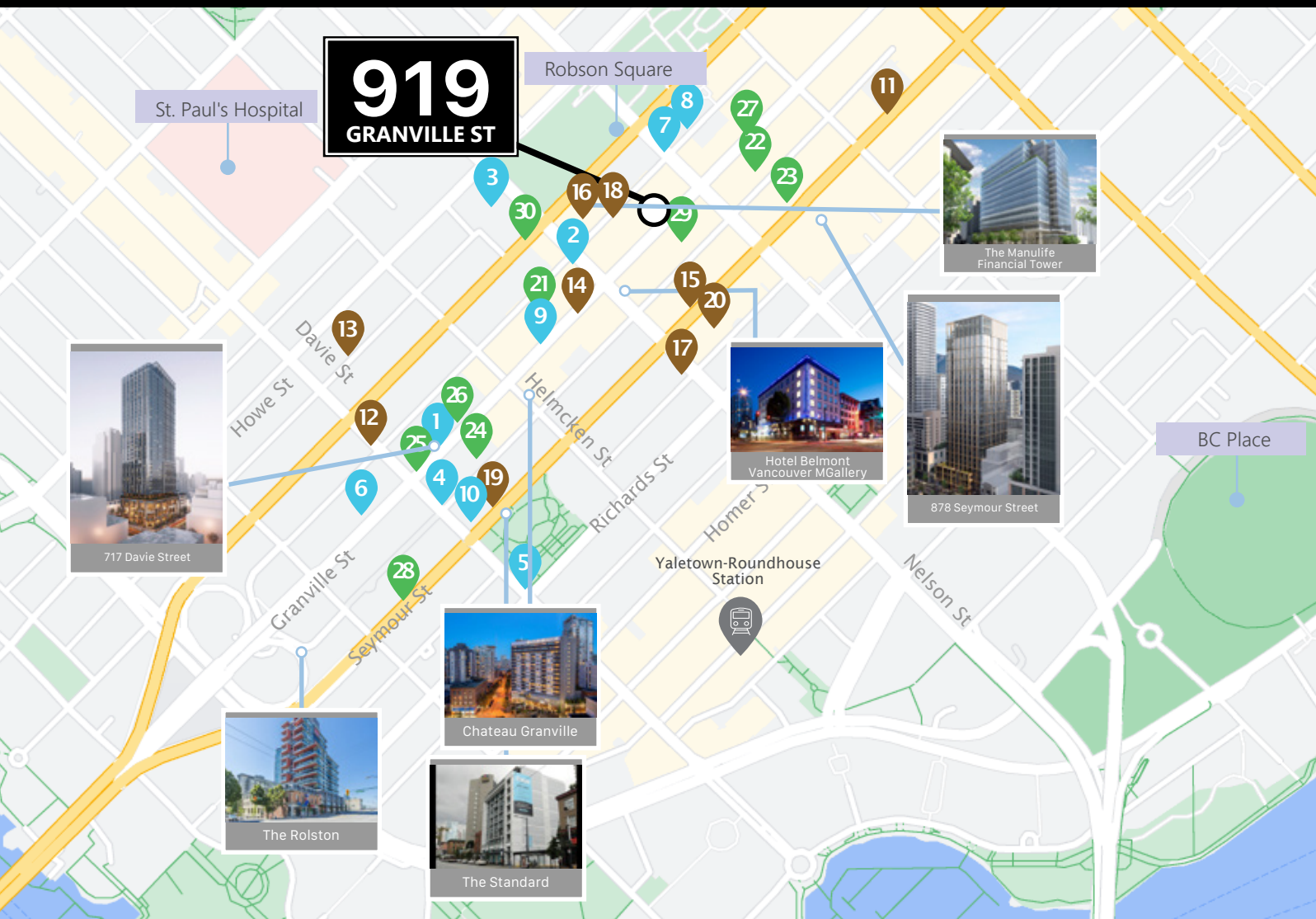
World-class public transportation

88

Very Bikeable

Biking is convenient for most trips

Source: walkscore.com

**DINING & COCKTAILS**

1. Cold Tea Restaurant
2. Sushi Jin
3. Gyu-Kaku Japanese BBQ
4. Kinkura Sushi + Sake
5. Nuba
6. HASHIGO - SAKE DINING
7. Big Way Hot Pot
8. Tendon Kohaku
9. The Mexican Antojitos y Cantina
10. Manoush'eh

COFFEE + CASUAL FARE

11. Blenz Coffee
12. Body Energy Club
13. Breka Bakery & Café
14. bbq Chicken & Pub
15. Heirs Pears
16. Burger Crush
17. Nero waffles
18. Pallet Coffee Roasters
19. Perfecto Cafe & Gelato
20. Starbucks

AMENITIES, SHOPS, & ENTERTAINMENT

21. 8th & Main
22. Commodore Ballroom
23. The Orpheum
24. Aura Nightclub
25. Twelve West
26. Cabana Lounge
27. The Rec Room
28. Shoppers Drug Mart
29. Vogue Theatre
30. Mine & Yours



Studios

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