

Retail | AAA Investment in Downtown Vancouver

For Sale

991 & 993 Hornby Street

Vancouver, BC

TWO VERY RARE COMBINED MICRO-STRATA LOTS (565 SF & 533 SF) TENANTED ON NNN LEASE



CBRE



The Opportunity

CBRE Limited is pleased to present the opportunity to purchase 1,098 square feet of AAA Retail Investment in Downtown Vancouver. Tenanted on a NNN lease basis to restaurant “Pokerrito” which currently has 10 locations across Metro Vancouver. Own this exceptional asset, with the current lease term up in less than two years, allows the purchaser to increase the rent to “fair market” at that time.

Note these are TWO very rare micro strata lots of 565 and 533 square feet each in Downtown Vancouver. These two combined micro retail units provide the ultimate in long term flexibility and ability to achieve much higher rents and/or pricing, once the current tenant’s lease is up and the purchaser returns the space to micro-units.

Lots of flexibility and future upside for these exceptional units at the centre of downtown, one block from Robson Street



High foot traffic area with a walk score of 98



Exposure to the several thousand vehicles that drive by each day



Massive office and residential population



One Block From Robson Street international shopping district

Property Details

CIVIC ADDRESS 991 & 993 Hornby Street, Vancouver BC	OWNERSHIP INTEREST Strata												
PROPERTY ID 024-480-789, 024-480-771	ZONING CD-1 (322) Comprehensive Development												
BUILDING AREA (APPROXIMATE) <table><tr><td>991 Hornby Street</td><td>565 SF</td></tr><tr><td>993 Hornby Street</td><td>533 SF</td></tr><tr><td>TOTAL</td><td>1,098 SF</td></tr></table>	991 Hornby Street	565 SF	993 Hornby Street	533 SF	TOTAL	1,098 SF	TOTAL ASSESSED VALUE (2024) <table><tr><td>991 Hornby Street</td><td>\$998,600</td></tr><tr><td>993 Hornby Street</td><td>\$951,800</td></tr><tr><td>TOTAL</td><td>\$1,950,400</td></tr></table>	991 Hornby Street	\$998,600	993 Hornby Street	\$951,800	TOTAL	\$1,950,400
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TOTAL	1,098 SF												
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993 Hornby Street	\$951,800												
TOTAL	\$1,950,400												
GROSS TAXES (2024) \$20,517.80	PRICE \$2,050,000												
NET INCOME (2024) \$64,015 (Approximate)													



The Location



DEMOGRAPHICS

80,501

RESIDENTS WITHIN 1 KM

151,000

WORKERS WITHIN 1 KM

*EST. 2023



The Property is positioned in the centre of the Downtown Vancouver Peninsula with a captive customer base of downtown office workers, tourists, students and has one of the highest residential populations by density in North America.

The customer base is drawn from the Downtown Residential Districts, Granville Entertainment District, Robson Shops, Central Business District and much more. Non-stop customers supply this location at all times of day and night due to the diverse mix of users in the area.

FOR MORE INFORMATION, PLEASE CONTACT AGENT:

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