



FOR LEASE

Café Leasing Opportunity
at Burrard and Davie

1200 BURRARD STREET, VANCOUVER, BC

Accelerating success.™

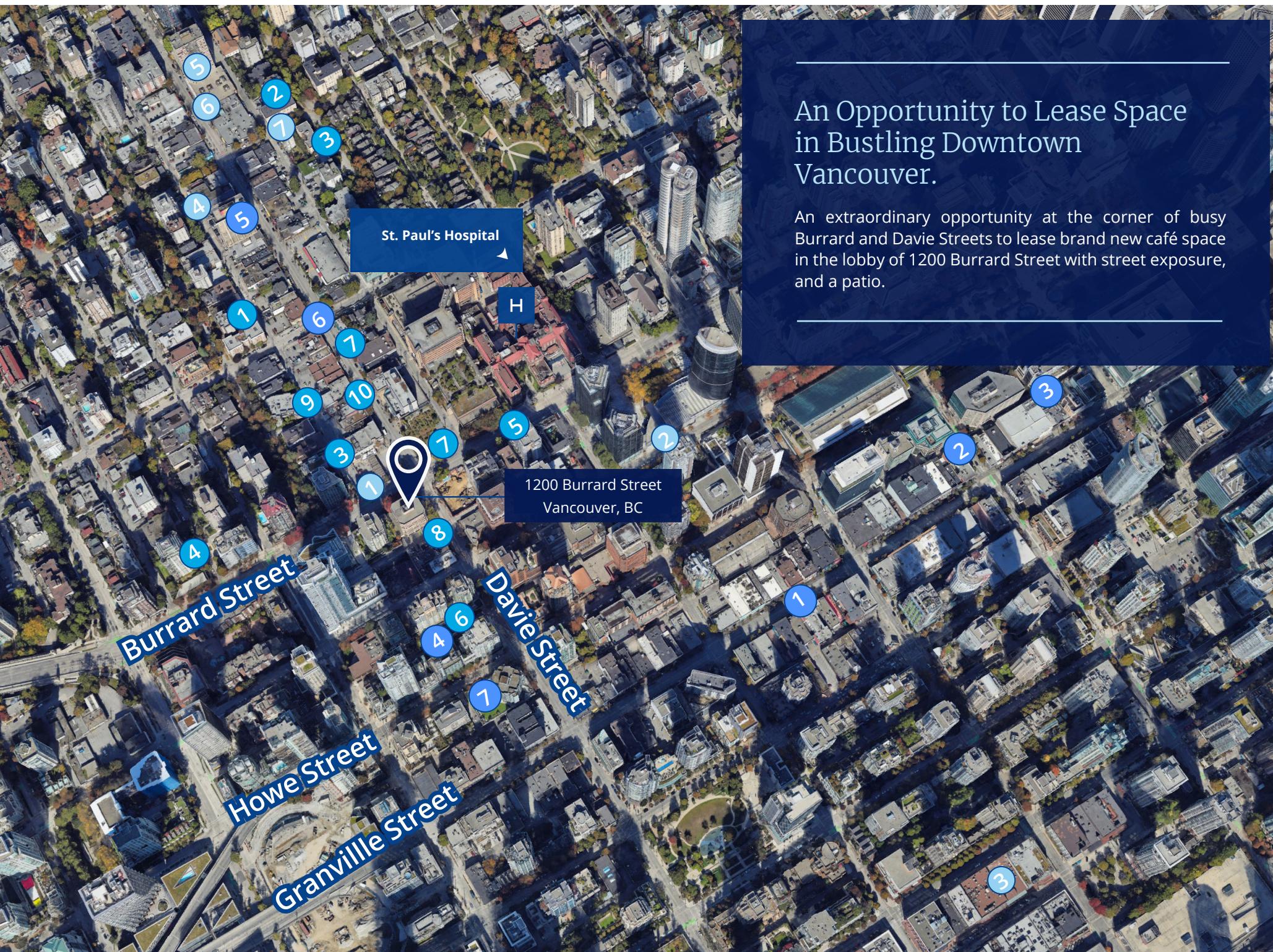
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Colliers

BUILDING AND PREMISE OVERVIEW

Municipal Addresses	1200 Burrard Street, Vancouver, BC
Location	SE Corner of Burrard and Davie Streets
Location Highlights	Located in Davie Village at a key Vancouver intersection providing exposure to substantial footfall and vehicular traffic.
Pedestrian Traffic Counts*	4,897 between 7 AM and 7 PM
Vehicular Traffic Counts*	8,578 passenger cars and 210 buses between 7 AM and 7 PM
Building Type	A 72,000 SF mixed-use office building with ground floor retail space
Café Design	The Landlord intends to substantially upgrade the interior and the exterior of 1200 Burrard Street to accommodate a café to serve as an amenity to the building and surrounding community
Café Area	700 SF +/-
Basic Rent	Contact Listing Broker
Operating Costs & Property Taxes (2026 Estimate)	\$24.98 (2026 estimate)
Availability Date (Estimate)	Q4 2026
Zoning	DD allows for a wide range of uses



An Opportunity to Lease Space in Bustling Downtown Vancouver.

An extraordinary opportunity at the corner of busy Burrard and Davie Streets to lease brand new café space in the lobby of 1200 Burrard Street with street exposure, and a patio.

Nearby Amenities

Retail & Grocery

1. Esso | Scotiabank ATM
2. RBC
3. TD Canada Trust
4. Kin's FramMarket
5. Davie Street Independent Grocery
6. BC Liquor
7. Davie Home Hardware

Cafes & Restaurants

1. Denny's Restaurant
2. Bontatilai Ristorante
3. The Basic
4. Maxin's Cafe & Bar
5. Burgo
6. Breka Bakery and Cafe
7. The Fountainhead Pub
8. Sushi Mugen
9. Thai Basil Restaurant
10. Banana Leaf

Fast Food & Grocery

1. A&W
2. McDonald's
3. Burger King
4. Nando's
5. KFC
6. Starbucks
7. Urban Choice Market

Location Overview

An extraordinary location at the corner of busy Burrard and Davie Streets in the heart of Davie Village providing exposure to substantial footfall and vehicular traffic.

The area surrounding 1200 Burrard Street is characterized by; strong population growth, high household incomes, and dense daytime activity, making it an ideal location for a café operator.

Within a 10-minute radius the 2024 population is estimated at 260,000 and projected to grow to over 288,000 by 2034, supported by steady increases in household formation and income levels well above the city average.

The area's average current household income is estimated at \$132,000 and continues to rise, while a large share of residents are young professionals and educated urban dwellers.

Daytime population is substantial due to: nearby offices, medical facilities, and residential towers, providing consistent weekday traffic.

Spending patterns of the local population show strong outlays on food, recreation, and personal care, reflecting a lifestyle-driven demographic that values convenience and premium experiences - key drivers for a successful coffee or café concept at this location.



1200 Burrard Highlights

An extraordinary opportunity at the corner of busy Burrard and Davie Streets to lease brand new caféspace in the lobby of 1200 Burrard Street with street exposure, and a patio.

Space Highlights include:



Located in Davie Village at a key Vancouver intersection providing exposure to substantial footfall and vehicular traffic



Within a 10-minute radius the 2024 population is estimated at 260,000 and to grow to over 288,000 by 2034

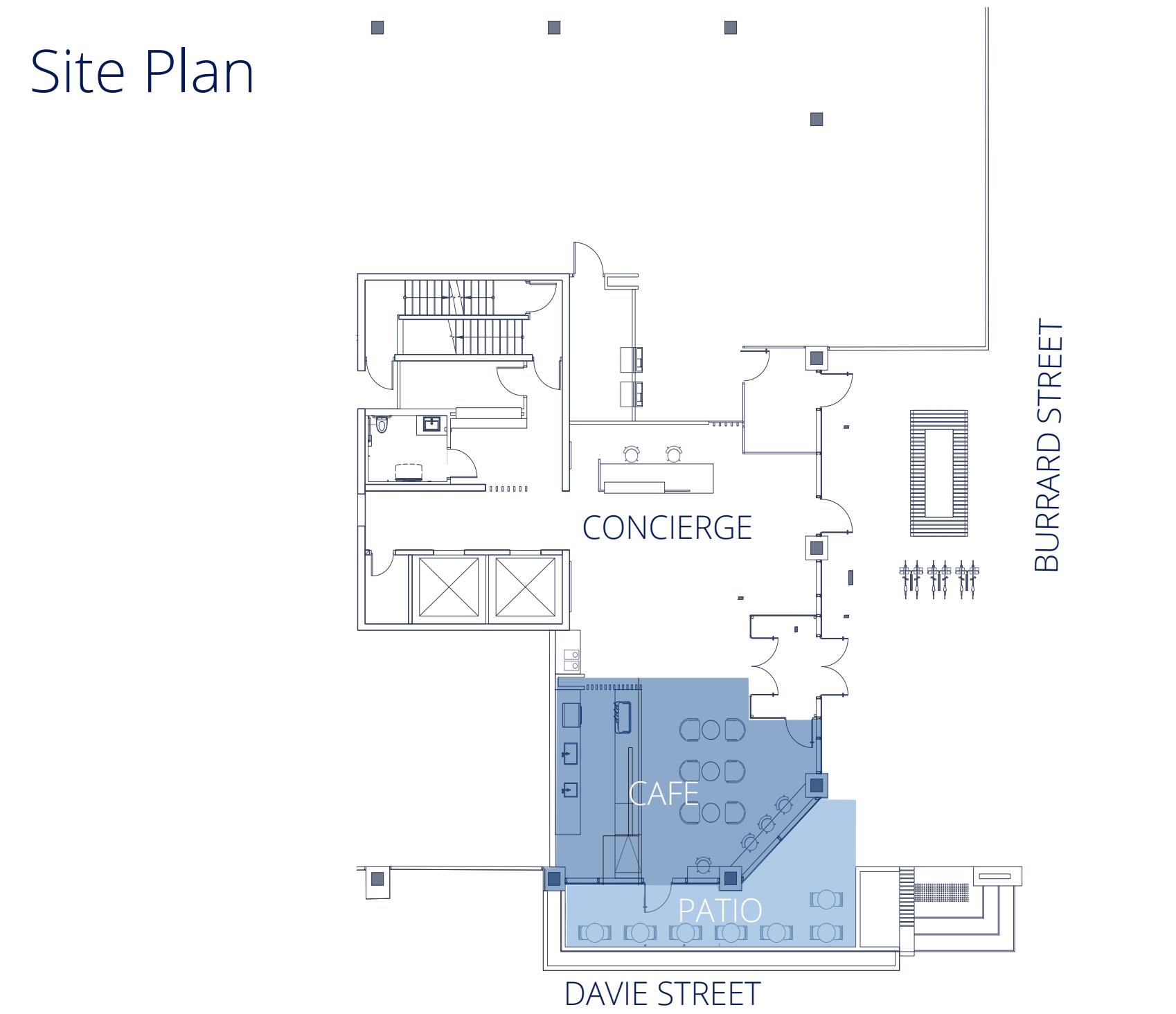


Substantial daytime population due to nearby offices, medical facilities, and residential towers, providing consistent weekday traffic



Spending patterns of the local population show strong outlays on food, recreation, and personal care, reflecting a lifestyle-driven demographic

Site Plan



Downtown Vancouver (5 MIN)		(10 MIN)			
	2025	2030	2035	2025	2029
Total Population	97,571	100,138	106,066	262,666	270,300
Average Household Income	\$132,052	\$158,309	\$188,984	\$139,057	\$166,294
Total Households	52,922	53,585	56,416	135,026	137,150
					204

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

1200 BURRARD ST, VANCOUVER

Lobby Expansion & Renovation Images



Neighbourhood Photos



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