



Retail Investment Opportunity Located Along Vancouver's Coveted Robson Street

1126 Robson Street, Vancouver, BC

Marcus & Millichap

Opportunity Overview

A rare opportunity to purchase a prime commercial real estate asset located along Robson Street, 1126 Robson Street (the “Property”) is a fully tenanted two-storey retail building situated in the heart of Downtown Vancouver’s most iconic shopping and dining district. The Property comprises 5,374 SF of leasable area situated on 5,456 SF of land. Fully leased to Le Belisse Cafe, Kosoo, and Dream Collective, the Property has steady income in place until March 31, 2030.

Location Overview

Robson Street is centrally located in the heart of Downtown and is Vancouver’s most iconic shopping district. The shopping district is a vibrant and bustling destination that attracts locals and visitors from around the world. Robson Street is home to numerous fashion and beauty flagship stores, lifestyle stores, as well as gift and souvenir stores, with more than 150 businesses between Burrard and Jervis Streets alone. In addition to shopping, Robson Street is also a popular dining area home to numerous restaurants, cafes, and eateries offering various cuisines. Boasting a diverse array of international, national, and local brands, Robson Street offers an exceptional shopping experience to a wide range of clientele.



Salient Details

Municipal Address:	1126 Robson Street, Vancouver		
PID:	024-299-693		
Legal Description:	LOT F BLOCK 19 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP39990		
Assessed Value (2025):	Land:	\$7,540,000	
	Improvement:	<u>\$296,000</u>	
	Total:	\$7,836,000	
Property Taxes (2025):	\$89,740.30		
Land Area:	5,456 SF (44' x 124')		
Leasable Area:	Ground Floor:	2,968 SF	
	Second Floor:	<u>2,406 SF</u>	
	Total:	5,374 SF	
Zoning:	DD		
Parking:	Three rear surface stalls		
Tenants:	Le Belisse Cafe, Kosoo, Dream Collective		
NOI:	Upon a signed CA		
Asking Price:	\$10,525,000		

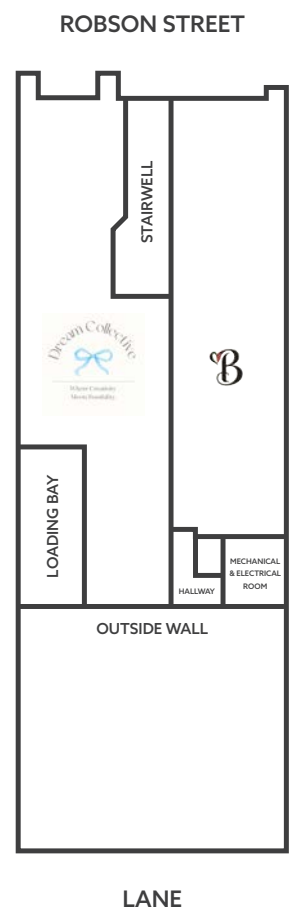
All information is subject to confirmation.

Property Highlights

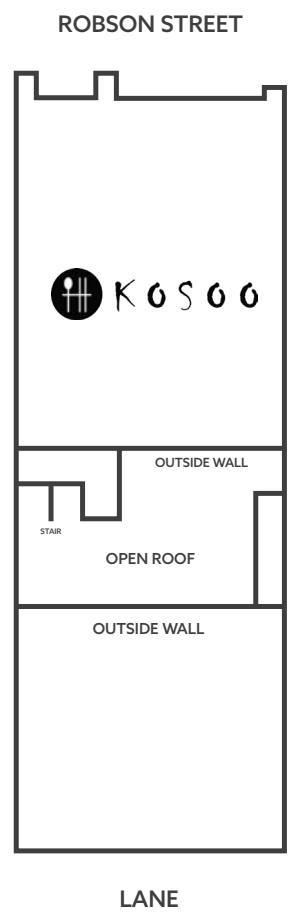
- + High exposure retail building boasting a unique glass façade located within Vancouver’s most coveted shopping district.
- + Central Downtown Vancouver location within steps from an abundance of retailers, restaurants, hotels, office towers, and residential towers.
- + Situated near the Burrard SkyTrain Station (600 m) and the Vancouver City Centre Canada Line Station (750 m), providing convenient rapid transit connectivity throughout Downtown and Metro Vancouver.
- + Exceptional visibility and signage opportunities for tenants with prominent exposure onto Robson Street.
- + Fully tenanted building with lease expiry dates ranging from November 2027 to March 2030 providing stable income for investors and the opportunity for rental upside with upcoming lease renewals.

Building Plans

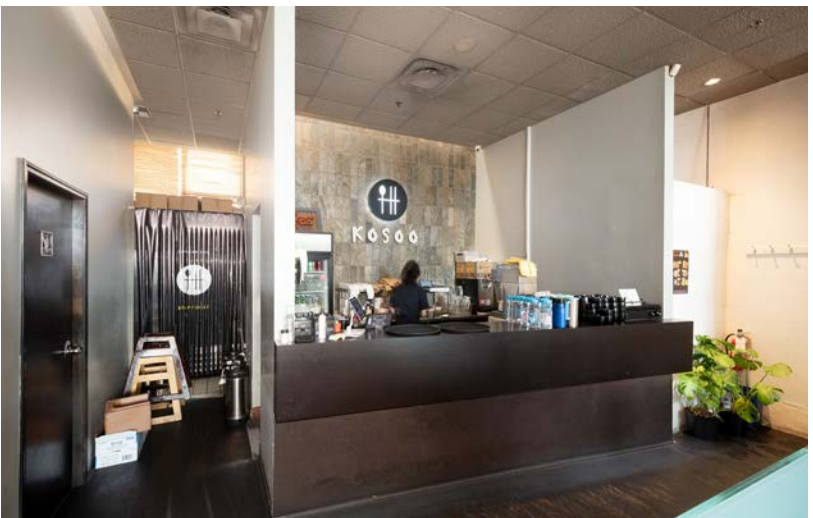
Ground Floor



Second Floor



Plans are approximate and subject to confirmation.





Coal Harbour

Vancouver
Marriot Pinnacle

Fairmont
Pacific Rim

Central Business District

Paradox

Hyatt Vancouver
Downtown Alberni

Hyatt Regency

Alberni Street


BRUNELLO CUCINELLI


BURBERRY


Chopard


ROLEX


THOM BROWNE
NEW YORK


TUDOR

Alberni Street


BALENCIAGA


Cartier


HERMES
PARIS


HUBLOT


IWC
SCHAFFHAUSEN


JIMMY CHOO


MONCLER


MONTBLANC
MEISTERSTÜCK


PRADA


RALPH LAUREN


SAINT LAURENT


TIFFANY & CO.


TORY BURCH


Van Cleef & Arpels


VACHERON CONSTANTIN

Burrard Station

West End

Jervis St

Robson St

Bute St

Thurlow St

Alberni St

Burrard St

Fairmont Hotel
Vancouver

Robson Street


Aēsop


ARITZIA


BAILEY
NELSON


cozey


knix


LADURÉE
Paris


MUJI 無印良品


MOUNTAIN
WAREHOUSE


new balance


NIKE


PLENTY


Roots


STEVE MADDEN


swatch


wilfred

Robson Street


aerie


ARCTERYX


ATHLETA


BANANA REPUBLIC


Brown's


COS


Foot Locker


JD


Kiehl's
SINCE 1851


Indigo


L'OCCITANE
EN PROVENCE


LUSH


Saje


SEPHORA


ZARA

Fairmont Hotel Vancouver


Dior


GUCCI


LOUIS VUITTON


ST. JOHN

The Sutton
Place Hotel

100



TRANSIT
SCORE

98



WALK
SCORE

94



BIKE
SCORE

2024 Demographics

within 2 km from the Property

Average Household Income: \$120,166

Total Population: 143,718

Median Age: 38.3

Contact Information

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