

1195 PACIFIC BOULEVARD, VANCOUVER

HIGH-EXPOSURE STREET-FRONT RETAIL IN YALETOWN

FOR
LEASE



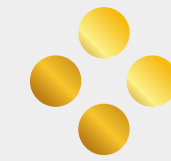
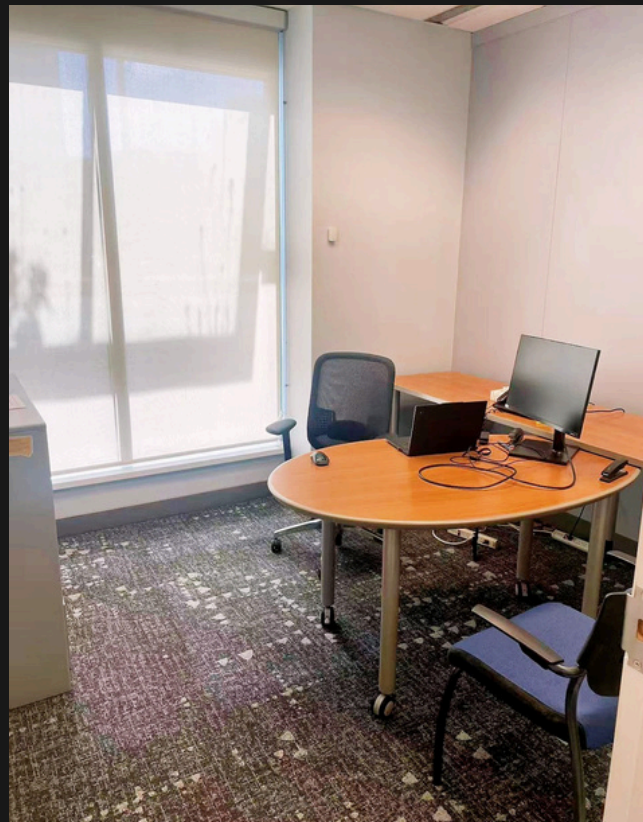
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VANHAUS
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Associates



Prime Retail Space in Yaletown

- Prime Yaletown Corner | Former RBC (30 Years Success)
- Unbeatable Location: Directly at the Yaletown–Roundhouse Station entrance and the FIFA 2026 World Cup transit hub.
- Proven Track Record: Home to RBC for 30 years, confirming the site’s prestige and commercial strength.
- Property Features: 1,195 sq. ft. high-visibility unit with floor-to-ceiling windows.
- Ready to Use: Professional layout with 5 rooms, kitchen, and washroom—ideal for medical, finance, or premium retail.



Property Highlights



Prime Yaletown street-front retail with high visibility



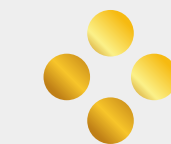
Expansive windows offering strong signage opportunities & plenty of natural light



Conveniently located steps from SkyTrain and local amenities



Well-designed retail space with an efficient floor plan



Salient Facts

Size	± 1190 SQ FT
Zoning	CD-1
Basic Rent	\$100/FT
Additional Rent	\$32/FT (2025 est.)*
Available	Move in ready

Yaletown

Located in the heart of Yaletown, 1195 Pacific Blvd benefits from excellent foot traffic, access to public transit, and proximity to False Creek, BC Place, and the downtown core. Surrounded by high-density residential and commercial developments, this location offers a dynamic urban environment suitable for a variety of retail or service uses.

🚆 SkyTrain: Yaletown-Roundhouse Station in a 1 minute walking distance

🚌 Bus Stops: Nearby along Pacific Boulevard and Mainland Street

🚲 Easy Access: To Cambie Bridge, Downtown, and False Creek

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