

# 981

DAVIE

## FOR LEASE

Flagship Brand New Retail at  
the Gateway to Davie Village





**Designed for everyday connection.**

## the opportunity.

A new community anchor at the Intersection of Burrard and Davie

An opportunity to lease retail space within a landmark residential development at the intersection of Burrard and Davie, positioned between Vancouver's Downtown Core and the West End. Scheduled for completion in 2027, the project will deliver approximately 130,989 SF of thoughtfully designed mixed-use space, anchored by a 17-storey, 154-unit residential building and 2 levels of street-oriented retail space.

Designed with a strong focus on community, sustainability, and livability, the development features over 6,800 SF of indoor and outdoor amenity space and a street-accessible, two-storey 2SLGBTQIA+ community centre, creating a highly engaged and active streetscape. Retail tenants will benefit from a built-in residential population, steady pedestrian activity, and a neighbourhood-oriented customer base.

Constructed using a hybrid mass timber system and targeting Passive House Classic certification, the project represents a forward-thinking approach to urban development, prioritizing environmental performance and long-term resilience. The retail component offers a unique opportunity for operators to establish a presence within a design-led, community-focused destination in one of Vancouver's most dynamic and inclusive neighbourhoods.

## salient facts.

<b>Address</b>	981 Davie Street, Vancouver, BC
<b>Size*</b>	CRU 1: 2,375 SF CRU 2: 2,480 SF
<b>Zoning</b>	CD-1 (837)
<b>Basic Rent</b>	\$70.00 PSFPA
<b>Additional Rent</b>	\$20.00 (2026 est.)
<b>Availability</b>	2027

# space highlights.



## Prime Downtown-West End Location

Stunning high exposure retail spaces located at the intersection of Downtown and the West End, serving a dense and diverse population



## Built-In Community & Foot Traffic

Built-in customer base from 154 residential rental units above and anchored by the QMUNITY centre, driving consistent community activity and foot traffic



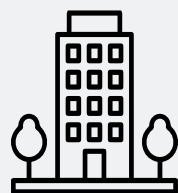
## Sustainable & High-Performance Design

High-performance building design targeting Passive House certification and sustainability-led construction incorporating hybrid mass timber and prefabrication



## Exceptional Visibility & Frontage

Large glass retail storefronts, with extensive glazing, a striking façade, and prominent frontage onto Burrard and Davie Streets providing for excellent visibility.



## Only New-Build Retail at the Gateway to Davie Village

Flagship corner designed for high-frequency neighborhood retail, service & lifestyle concepts, and limited service best in class F&B operators



## Rare Flagship Opportunity

Only two (2) retail opportunities within the development with pre-leasing now underway. Please contact us for leasing plans.

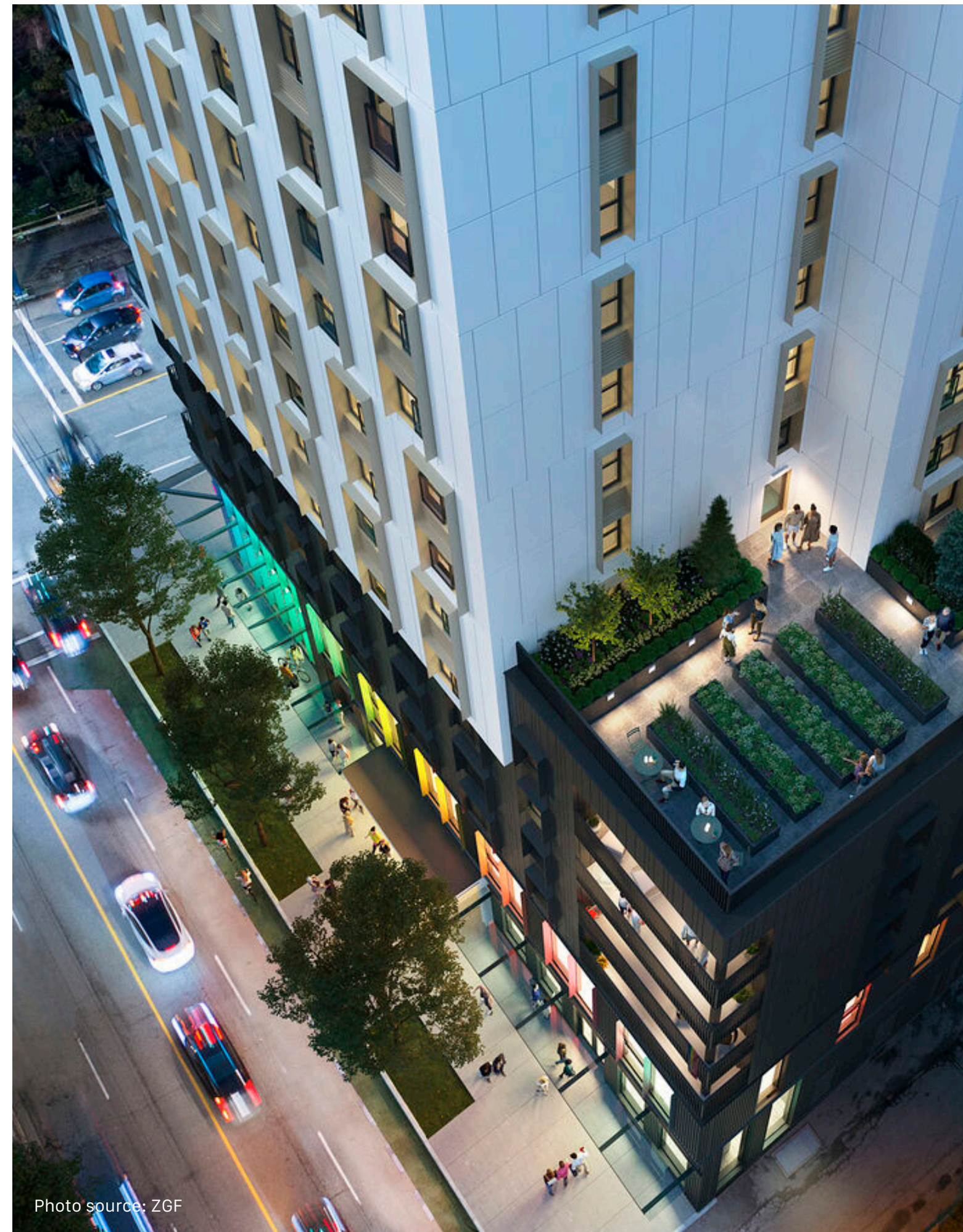


Photo source: ZGF

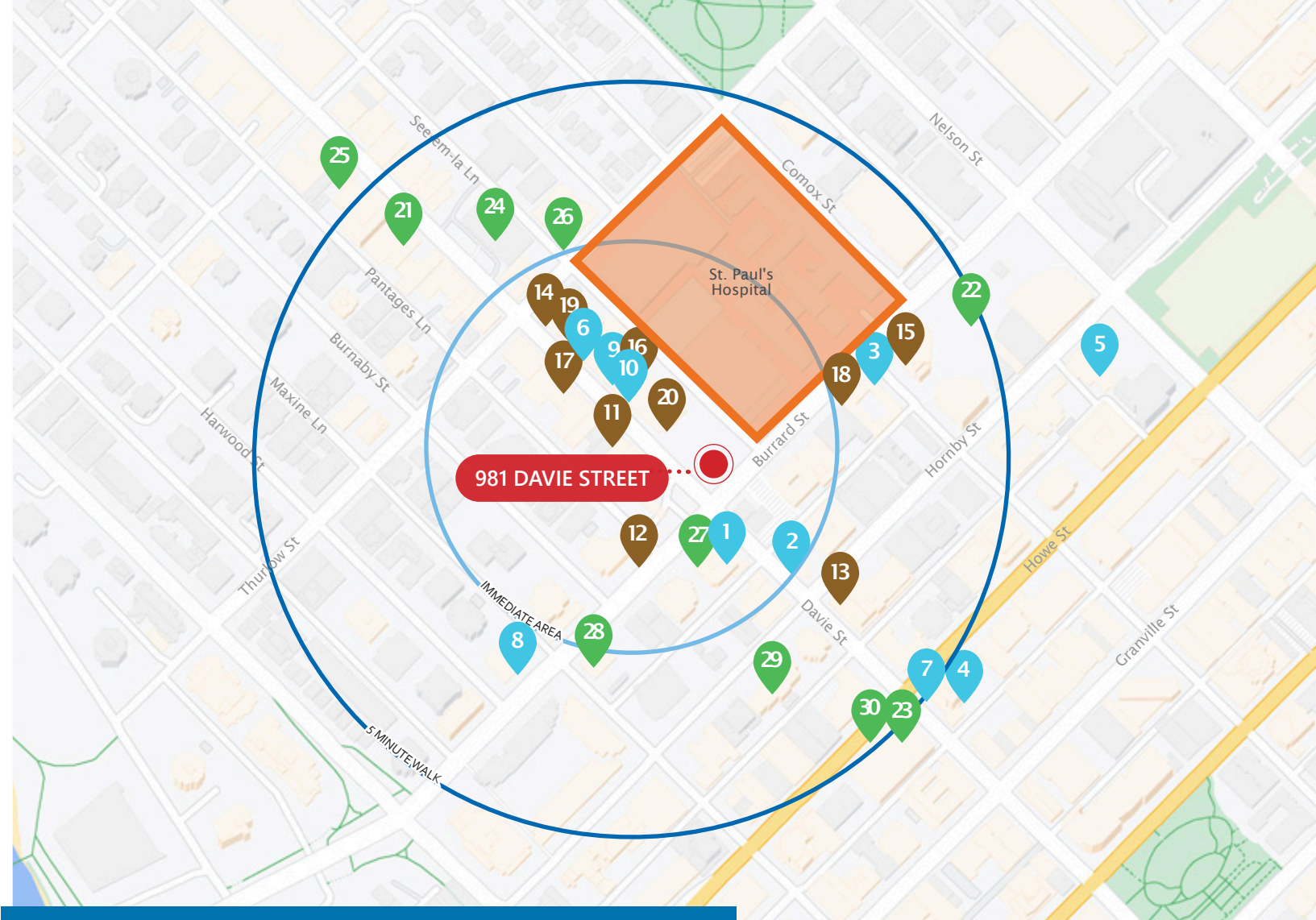


the location.

Positioned at the prominent intersection of Burrard and Davie Streets, 981 Davie is located at the meeting point of Downtown Vancouver and the West End—two of the city’s most vibrant and densely populated neighbourhoods. This highly walkable area is known for its diverse community, strong residential base, and active street life throughout the day and evening.

Surrounded by a wide mix of cafés, restaurants, boutique retailers, and everyday services, the location offers exceptional convenience for both customers and employees. The area also serves as a cultural hub, with a strong sense of identity and community presence that contributes to consistent foot traffic and neighbourhood engagement.

Well connected by transit and major arterial routes, the property provides easy access to the Downtown Core, Yaletown, and surrounding areas. With a growing population, strong local demographics, and a dynamic urban environment, 981 Davie offers retailers an opportunity to be part of one of Vancouver’s most established and evolving neighbourhoods.



## surrounding amenities.

### DINING + COCKTAILS

1. Yolk's
2. Sushi Mugen
3. Burgoo
4. Gringo
5. Gyu-Kaku Japanese BBQ
6. Honeybrew Strudel Bar
7. Maxine's Cafe & Bar
8. Fat Mao Noodles
9. Bonta Italian Ristorante
10. Banana Leaf

### COFFEE + CASUAL FARE

11. Vera's Burger Shack
12. Caffe Mira
13. Breka Bakery & Café
14. Starbucks
15. Elysian Coffee
16. Chipotle
17. Poke Bar
18. Elysian Coffee
19. AMOKA Coffee and Bites
20. The Fountainhead Pub

### SHOPPING & SERVICES

21. Orangetheory Fitness
22. Sheraton Vancouver Wall Centre
23. Body Energy Club
24. Shoppers Drug Mart
25. Kin's Farm Market
26. Bones Pet Stores
27. TD Canada Trust Branch
28. Jim Pattison Toyota
29. Residence Inn by Marriott
30. Fitness World



**100** **WALK SCORE**  
Walker's Paradise

**99** **TRANSIT SCORE**  
Rider's Paradise

**93** **BIKE SCORE**  
Biker's Paradise

# 981 DAVIE

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