FOR SALE

1536 ROBSON STREET

Premier Robson Street Investment/Owner User Opportunity
Fully Improved Restaurant Premise

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COMMERCIAL REAL ESTATE SERVICES

THE OPPORTUNITY

1536 Robson Street is a freestanding, single-storey restaurant building located along the western portion of Robson Street, one of Vancouver's most established retail and restaurant corridors. The property comprises approximately 2,178 SF of net leasable area on a 33 ft. x 131 ft. lot, for an estimated site area of approximately 4,323 SF.

The existing restaurant improvements, commercial kitchen infrastructure, dining area, bar/service counter, and street-front exposure create a compelling opportunity for an owner-user, investor, or longer-term land-value purchaser.

The immediate area is also seeing continued reinvestment and densification. Nearby, the approved mixed-use redevelopment at 1525 and 1555 Robson Street includes two rental residential towers with 393 secured market rental homes and retail space, reinforcing the long-term strength of the corridor as a mixed-use urban destination.

SALIENT FACTS

Civic Address
1536 Robson Street, Vancouver BC

Zoning
C-5A Commercial

Lot Size[1]
4,323 SF (Approx.)

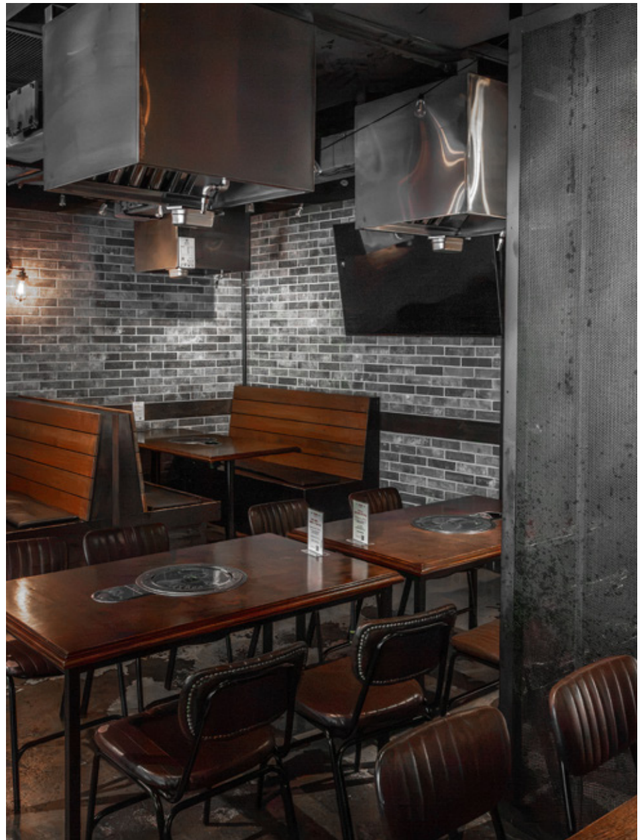
PID
013-708-546

Property Tax
$76,747.60 (2026)

Legal Description
LT 8, BLK 44, PLN VAP92, PART W1/2, DL 185, NWLD

Asking Price
$6,200,000.00

[1]All sizes are approximate and subject to verification
*Existing restaurant infrastructure and fixtures to be included in sale to be verified by purchaser



INVESTMENT HIGHLIGHTS

Freestanding Robson Street Asset

Rare freestanding commercial building with direct Robson Street frontage and strong standalone identity.

Owner-User or Investor Opportunity

Well suited for restaurant operators, investors, or long-term strategic purchasers.

Existing Restaurant Infrastructure

Improved with existing kitchen, ventilation, bar, dining area, and back-of-house infrastructure with a functional configuration designed for smooth operations.

Rear Patio Opportunity

Generous rear area offers the potential for a landscaped outdoor dining patio that could substantially increase seating capacity, subject to applicable approvals.

Established Food and Beverage Corridor

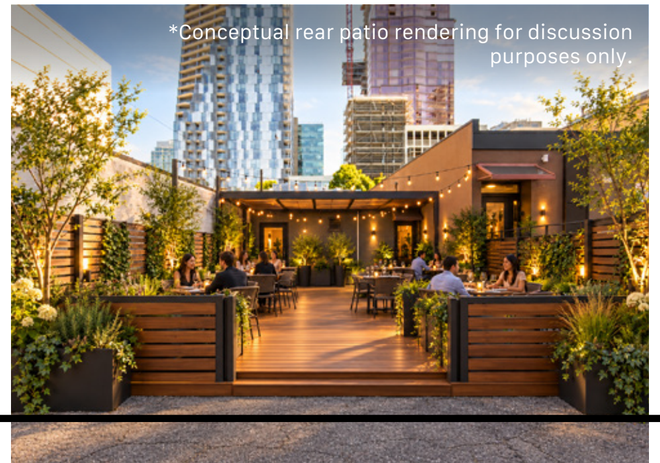
Robson Street remains one of Vancouver's best-known commercial streets, with a strong mix of restaurants, cafés, retailers, services, hotels, and residential density. The location benefits from established consumer recognition and continued pedestrian-oriented commercial activity.

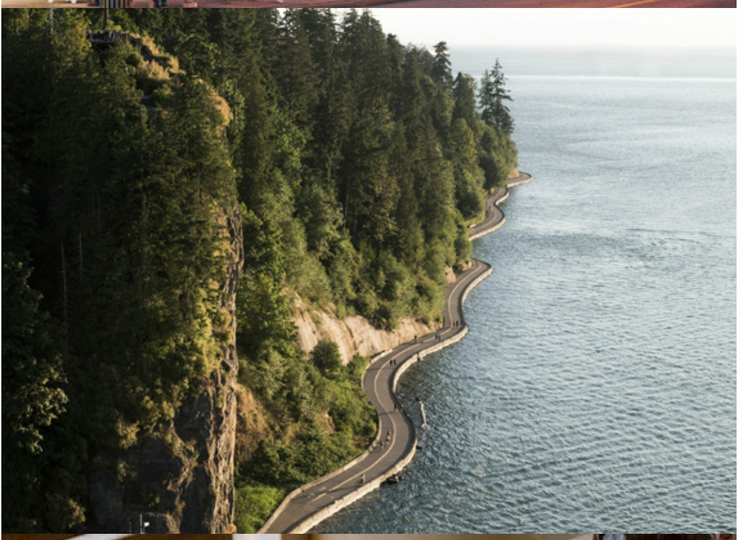
Prominent Street Frontage

Prominent Robson Street presence with excellent signage and branding opportunities.

Long-Term Repositioning Potential

Long-term redevelopment and value-add potential in a highly sought-after urban corridor.





At the Centre of Vancouver's Retail & Dining Core

Robson Street has long been known as a key shopping, dining, and lifestyle destination, with a diverse mix of restaurants, cafés, retailers, personal service businesses, and daily-needs amenities. The area benefits from consistent pedestrian activity throughout the day and evening, driven by the surrounding residential population, nearby hotels, and proximity to Coal Harbour, Stanley Park, Denman Street, Alberni Street, and the downtown core.For restaurant and retail users, the location offers strong street-front exposure, established customer draw, and direct access to one of Vancouver's most internationally recognized commercial streets. Robson Street's combination of residential density, tourism, shopping, and food and beverage activity positions 1536 Robson Street as a highly visible opportunity within a proven downtown commercial corridor.

99 **Walker's Paradise**
Daily errands do not require a car

93 **Rider's Paradise**
World-class public transportation

87 **Very Bikeable**
Biking is convenient for most trips

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