



**1250
HORNBY ST**

Vancouver, BC

FOR LEASE



NICK FISHER
Personal Real Estate Corporation
Partner
604.628.2581
nick@sittings.ca

BRANDON SIBAL
Sittings Realty Ltd
Vice President
604.628.2582
brandon@sittings.ca

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

Fixtured retail opportunity in downtown Vancouver. Located on the edge of the “beach district” in down Vancouver, the immediate neighborhood has a high density of residents, office workers, and hotel rooms. Directly across the street is Burrard One, a landmark site with over 1m SF of residential, office, and retail space. The Vancouver house development with grocery and drugstore anchors is 1 block to the south.

The Property is improved for high end retail.

- High traffic streetfront CRU space steps away from the Beach District.
- DD Zoning allows for wide range of uses
- Located across the street from Burrard Place featuring over 1 million square feet of residential, office and retail



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

DETAILS

✦ Size: 1,321 SF

✦ Others: Short Term Leasing Opportunities available

✦ Basic Rent: Contact Agents for Details

✦ Zoning: DD

✦ Additional Rent: Contact Agents for Details

✦ PID: 027-748-308

✦ Available: Immediately

AREA TENANTS



DEMOGRAPHICS

	1 KM	5 KM	7 KM
2023 Population	49,130	313,949	496,328
2028 Populations Projections	53,903	338,077	536,103
2023 Average HH Income	\$113,522	\$123,208	\$127,783
2023 Daytime Population	63,153	459,962	609,362

CONTACT

NICK FISHER

Personal Real Estate Corporation
Partner

604.628.2581
nick@sitings.ca

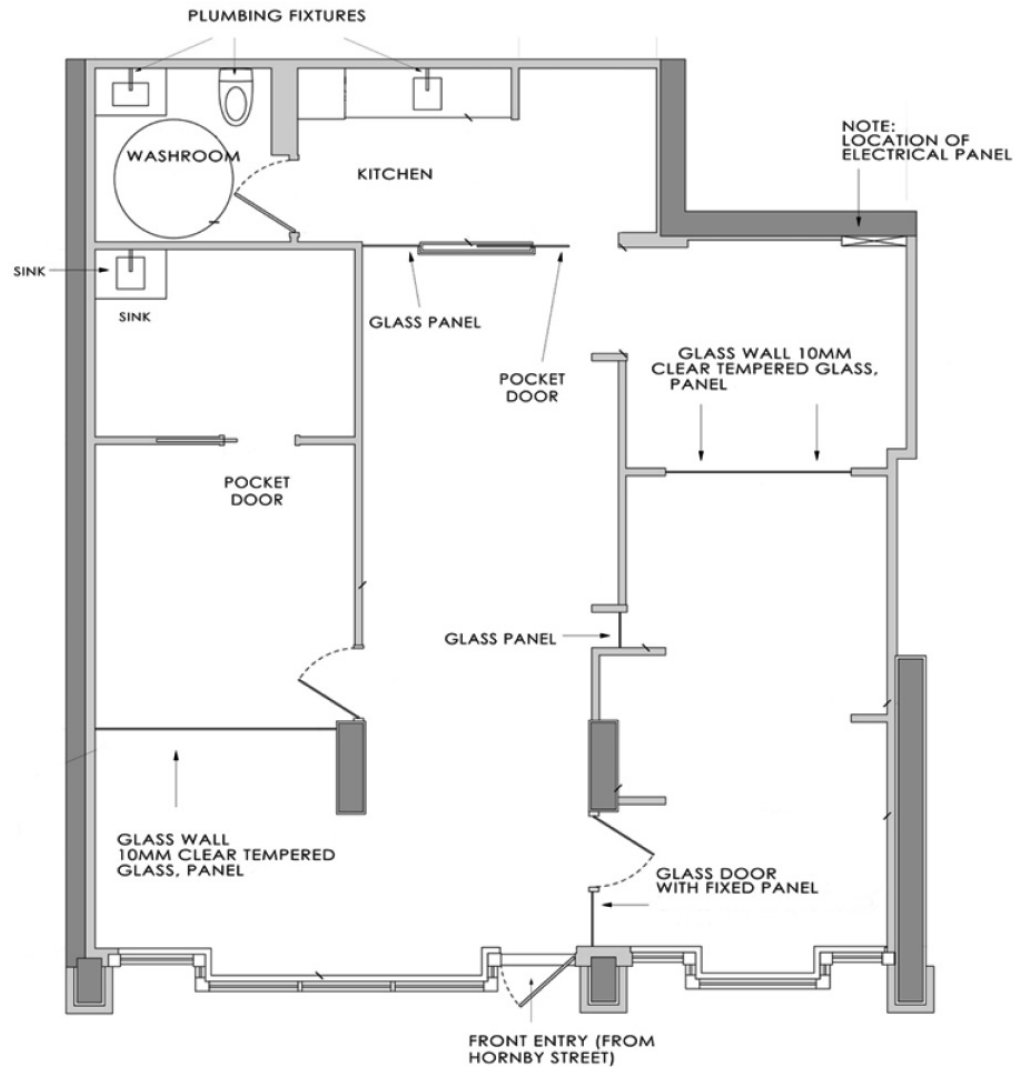
BRANDON SIBAL

Sitings Realty Ltd
Vice President

604.628.2582
brandon@sitings.ca

FLOOR PLAN

DAVIE ST



⊕ Size: 1,321 SF

HORNBY ST

THE NEIGHBOURHOOD

VANCOUVER HOUSE

Situated at the north end of the Granville Bridge, Vancouver House aims to become the world's first LEED Platinum high-rise and Vancouver's fourth tallest building. This 59-story tower will feature 388 residential units along with a combination of commercial and retail spaces. Commercial component anchored tenants by Fresh Street Market and Londo Drugs.



THE NEIGHBOURHOOD

ONE BURRARD PLACE

One Burrard Place spans an entire city block, encompassing offices, residences, and five-star amenities for its tenants. Located in the heart of downtown Vancouver, this development features three towers designed for a modern workplace lifestyle. The 13-story office building, designed by architect Bing Thom, is tailored for tech companies. The two residential towers, standing at 54 and 36 stories, offer a total of 810 units. Upon completion, the tallest of these towers will rank among the top five tallest buildings in Vancouver.



PHOTOS



EXTERIOR

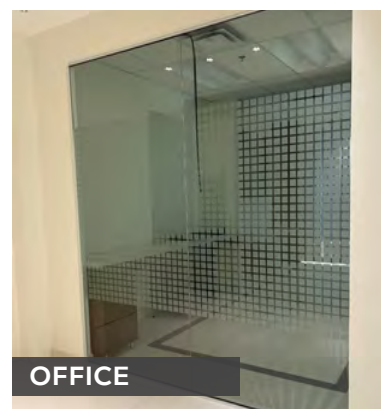
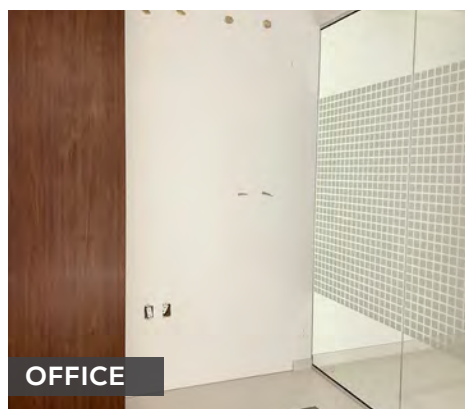


OFFICE

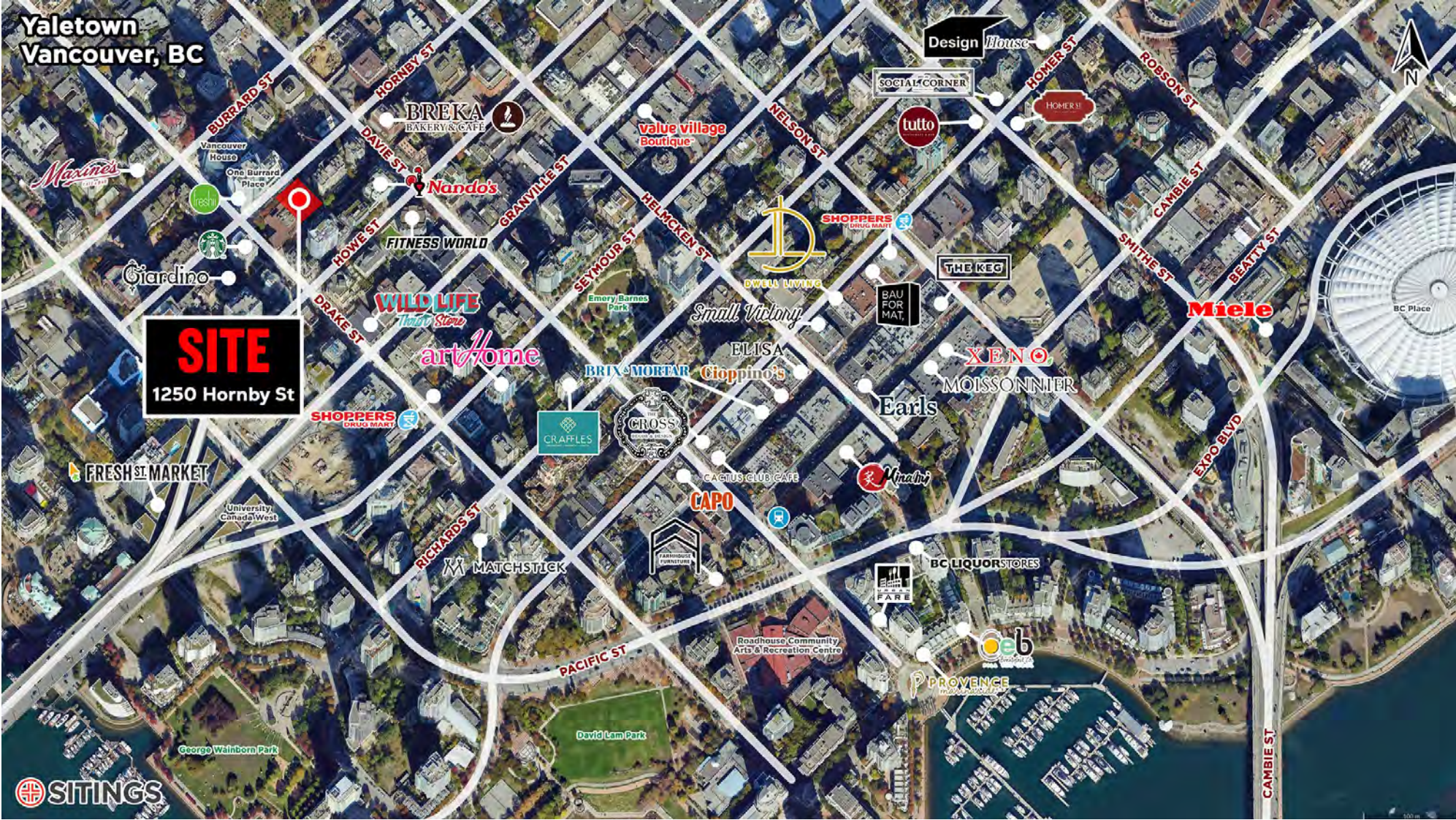


SHOWROOM

PHOTOS

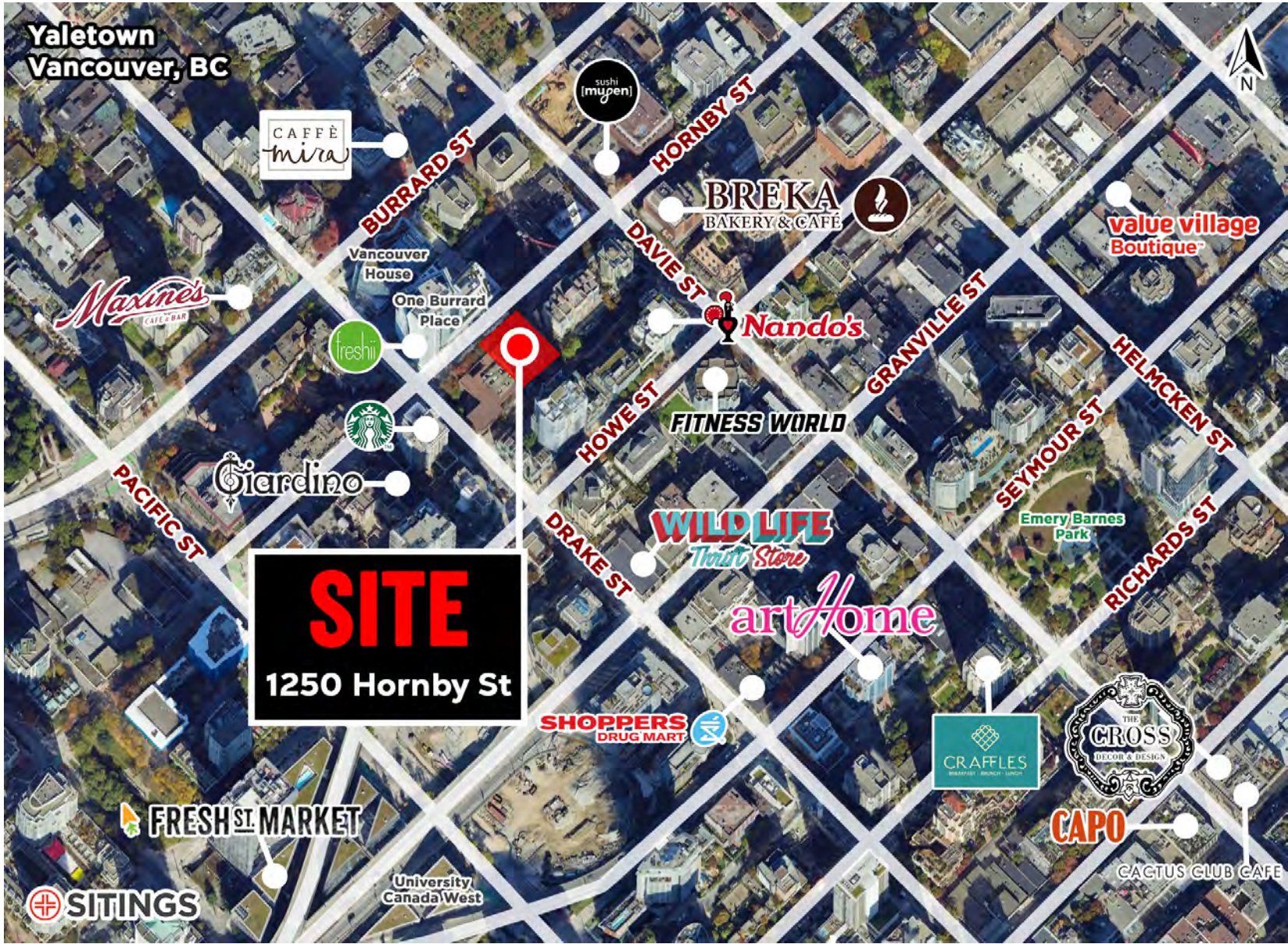


AERIAL



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

AERIAL ZOOMED



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.