

FOR SUBLEASE | BUILT-OUT QUICK SERVICE RESTAURANT  
**810 BURRARD STREET**  
VANCOUVER, BC



Large covered patio gets afternoon sunshine



High pedestrian traffic



Kitchen and order counter



Inside of store facing out to Burrard & Robson Streets

### Property Description

Need a new fully fixtured restaurant location in Downtown Vancouver? The intersection of Burrard & Robson Streets has some of the highest pedestrian counts in Metro Vancouver with a Canada Line station only three blocks away. Is it time to test your brand front and centre on Burrard & Robson's main stage? The sky is the limit for your success potential when you have a chance to share the same corner as Lululemon's Vancouver flagship store. Across the street are Roots Canada, Arc'teryx, and the newly announced Adidas concept store. This prominent, maximum exposure storefront is only steps from Vancouver's Luxury Row along Alberni Street as well as CF Pacific Centre, Vancouver's Central Business District, UBC, Vancouver Art Gallery, the Law Courts, popular hotels and a dense selection of residential towers.

### Available Space

1,333 SF useable plus 250 SF covered patio  
1,491 SF leaseable

### Features

- ▶ Full commercial kitchen with large hood
- ▶ Fully fixtured restaurant
- ▶ Separate men's and ladies washrooms
- ▶ Streetfront patio covered by glass & steel canopy

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## Subsidized Gross Rent

\$30,000 per month plus utilities & GST

Note: The Tenant is offering a \$10,000 per month gross Rent Subsidy for the remainder of the lease term.

## Net Rent

\$179.52 PSF per annum

## Operating Costs & Property Taxes

\$45.25 PSF (2024 estimate)

## Term

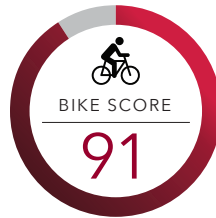
Approximately 5 years, expiring May 31, 2028

## Traffic Counts

East-west on Burrard Street: 33,907

North-south on Robson Street: 15,733

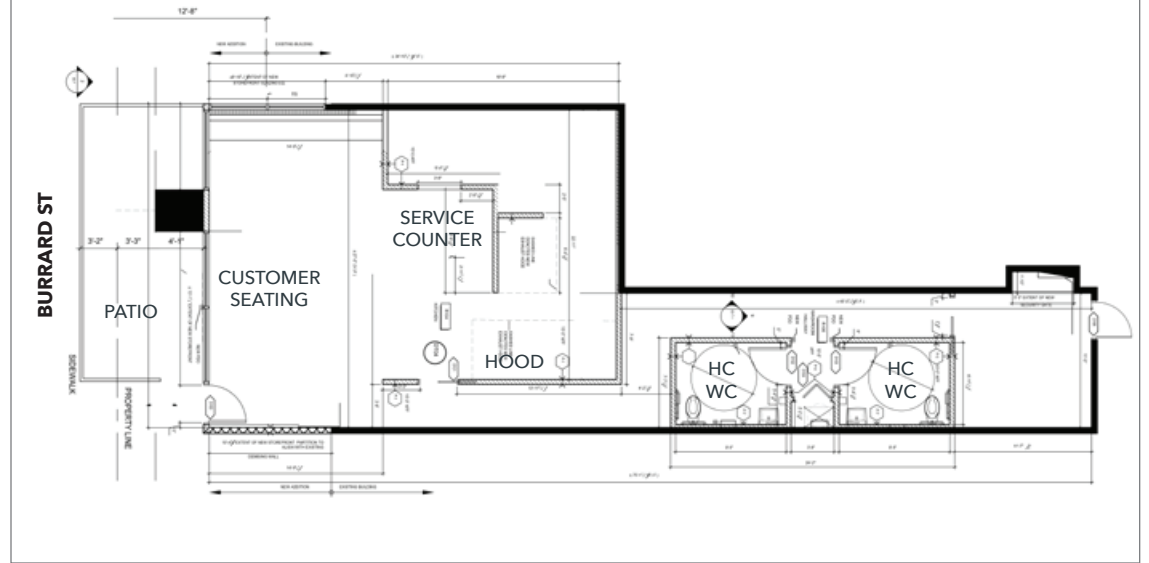
Source: Environics Analytics



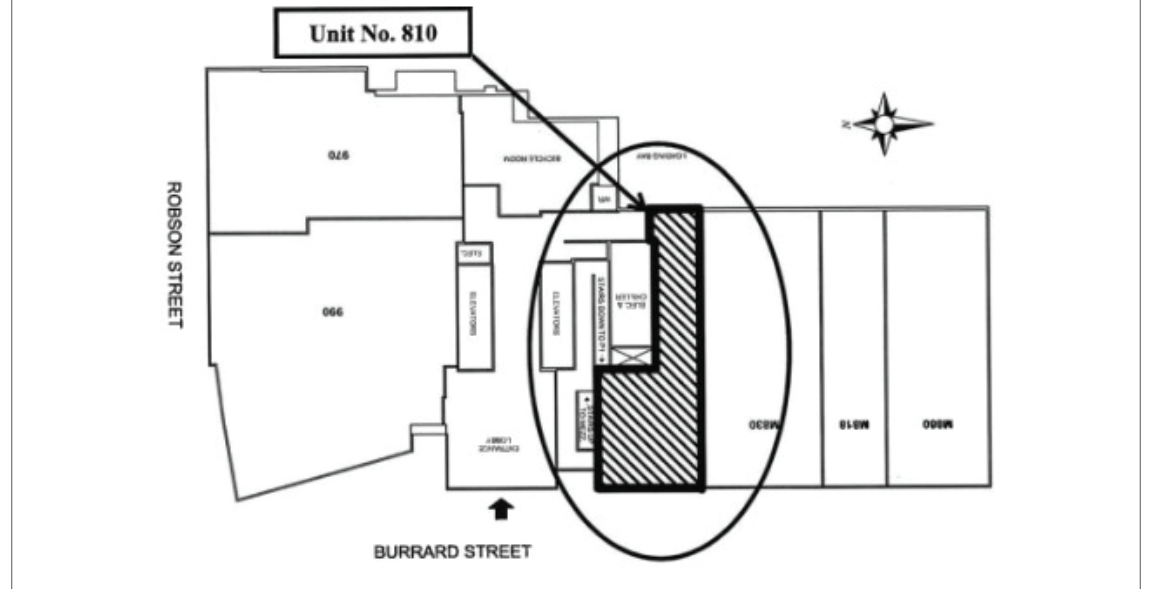
Demographics	0.5 km	1 km	3 km	10 min
Population	13,437	69,056	210,726	315,862
Median Age	35.5	36.8	38.9	38.8
Average HH Income	\$112,145	\$112,366	\$115,253	\$122,641
Total Daytime Population	52,230	173,578	353,282	448,289
Food Purchased From Restaurants per HH/Year	\$6,623	\$6,560	\$6,484	\$6,565

Source: Environics Analytics 2022 Estimate

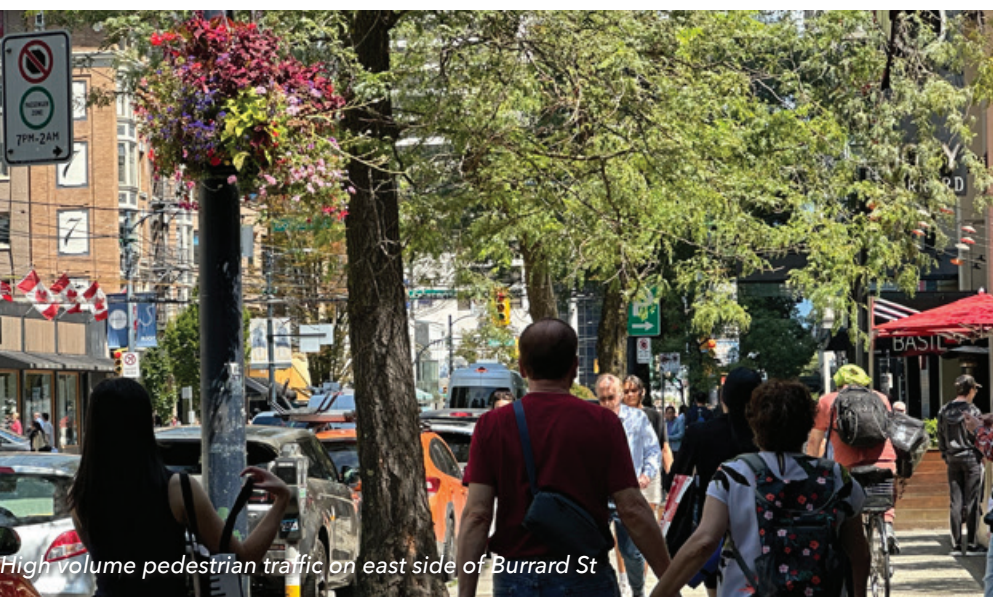
## Floor Plan



## Site Plan



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