



ROYAL CENTRE

LARGE FORMAT RETAIL UNITS IN DOWNTOWN VANCOUVER

West Georgia St & Burrard St, Vancouver, BC

RETAIL LEASING BROCHURE

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PROJECT SUMMARY

Located at the corner of West Georgia and Burrard Street, Royal Centre is conveniently situated within the heart of the business and retail district of downtown Vancouver. The project is 589,000 SF containing a 37-level office tower and two-levels of retail. It is connected to the Burrard SkyTrain Station, one of the busiest in the system, and has direct access to the Hyatt Regency. Highlights include:

- Located at one of the busiest corners in Vancouver's Downtown
- Connected to the Burrard Skytrain Station, the fourth busiest station, boasting 4.86 million passengers per year (2022 estimate)
- Direct access to the Hyatt Regency Vancouver Hotel
- Two blocks from the renowned Robson Street & Vancouver's luxury retail district at Alberni Street
- Within 250 metres of 6.8 million SF of office space
- Major tenants include: RBC, Rexall, Staples, McDonalds, Tim Hortons, and ICBC
- 688 underground parking stalls over 3 levels
- Easily accessible loading
- Two-year, multi-million-dollar renovation to transform the podium to offer a high-profile restaurant, specialty café and a more contemporary lobby and plaza



INTERIOR MALL

DETAILS

✦ Available:

✦ Lower Level:

CRU 212:	719 SF	Food Court 226:	351 SF
223:	589 SF	232:	354 SF
238:	1,830 SF	234:	354 SF
239:	618 SF		
242:	1,087 SF		

✦ Upper Level:

CRU 100D:	1,697 SF
140:	2,190 SF
144-150:	1,050 up to 5,171 SF
152A, 156 & 170:	810 up to 3,649 SF
164:	476 SF

✦ Tunnel Level:

CRU 10	496 SF
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Note: The leasing team is working on various leasing concepts that could accommodate a wide variety of sizes and opportunities.

DEMOGRAPHICS

DRIVE TIME	5 MIN	7 MIN	12 MIN
2023 Population	128,520	196,705	427,676
2028 Populations Projections	141,666	213,418	462,385
2023 Average HH Income	\$113,310	\$115,329	\$125,959
2023 Daytime Popilation	244,530	353,087	563,707

✦ Base Rent: Contact Listing Agent

✦ Additional Rent (Est. 2024):

✦ CRU: \$38.73 PSF

✦ Food Court: \$51.11 PSF

✦ Available: Immediately

✦ Parking: 688 stalls are located in a three-level underground parking facility for use by hotel, office and retail

PROJECT TENANTS



CONTACT

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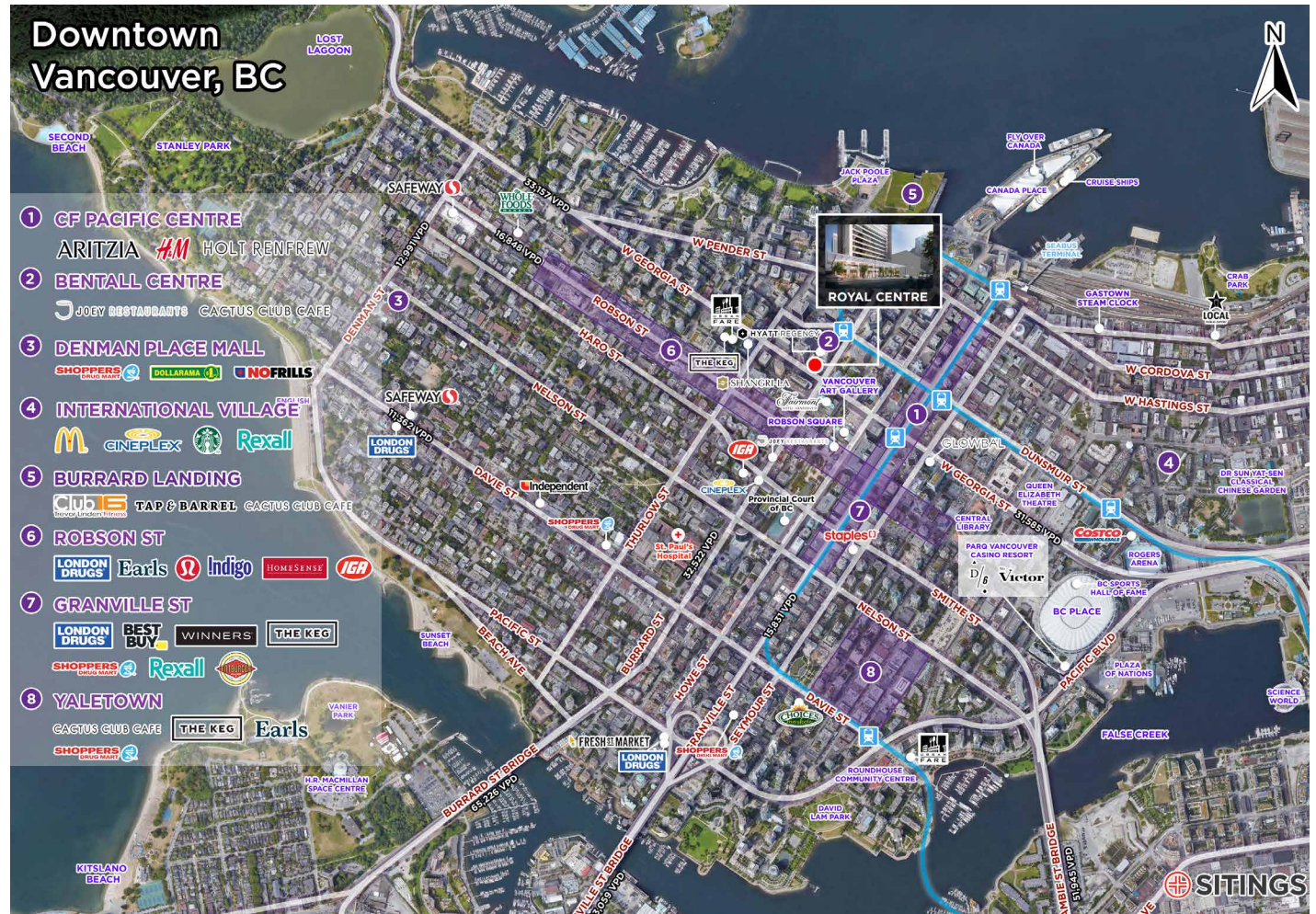
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Royal Centre is ideally located for successful retailing. At the northwest corner of Burrard and West Georgia Streets, the project stands on the edge of Vancouver's bustling shopping and financial district offering convenient access to shoppers, office workers, tourists and commuters.

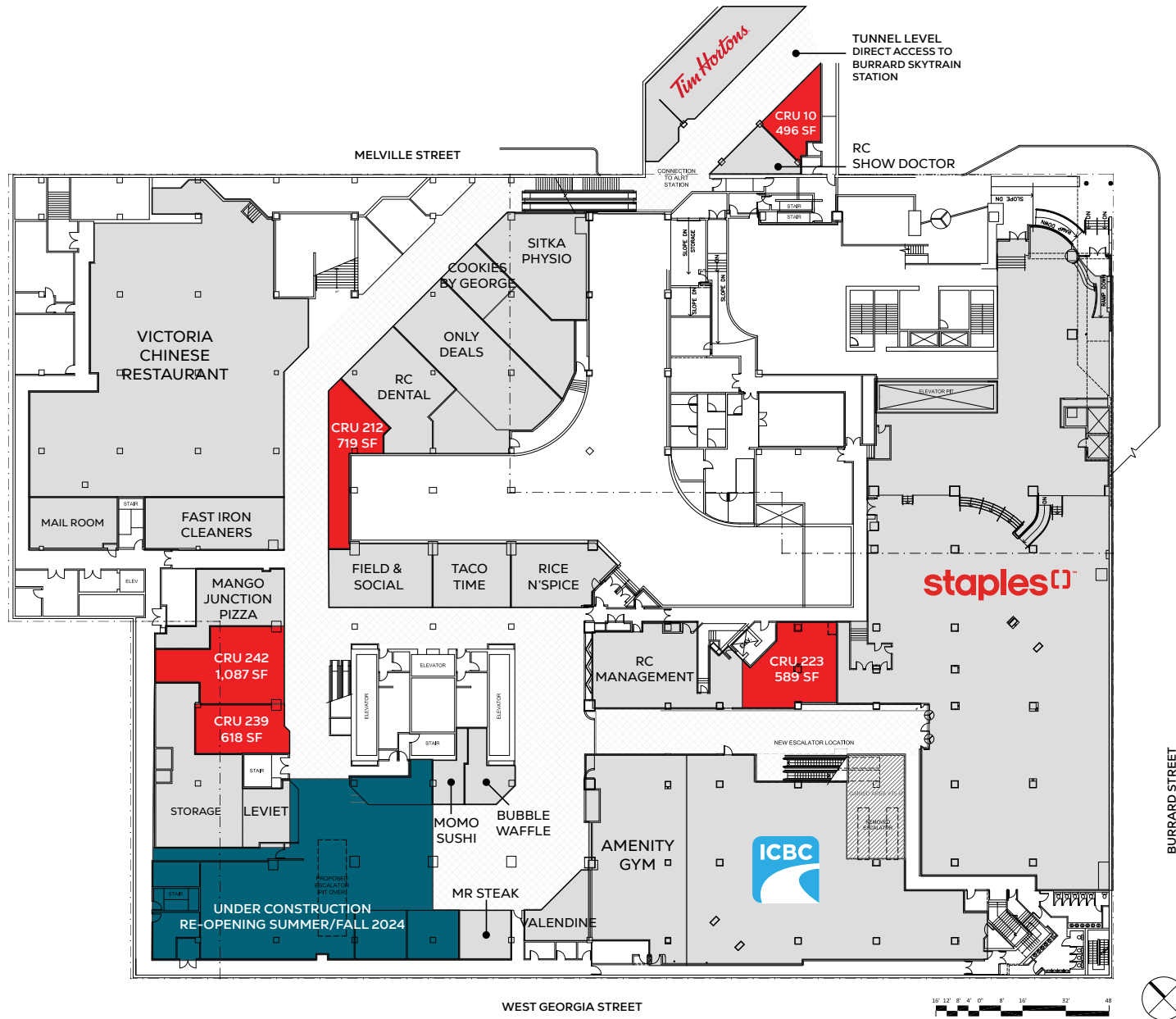
Several major hotels are in proximity including the Hyatt Regency, Hotel Vancouver and the Shangri La Vancouver.

Being a 589,000 SF mixed-use development, Royal Centre generates significant day time traffic unto itself.

Royal Centre is home to a diverse array of tenants, including various businesses, retail outlets, and service providers, catering to a diverse clientele, all contributing to the vibrant professional environment of the complex.



FLOOR PLAN - LOWER LEVEL



FLOOR PLAN - UPPER LEVEL



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PHOTOS

