



FOR LEASE | POTENTIAL ANCHOR TENANT
OPPORTUNITIES

ROYAL CENTRE

1055 WEST GEORGIA STREET, VANCOUVER, BC

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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

ROYAL CENTRE
1055 West Georgia Street, Vancouver, BC

Located at the corner of West Georgia and Burrard Street, Royal Centre is ideally situated within the heart of Downtown Vancouver. The project is 589,000 SF containing a 37-level office tower with high-exposure retail space in the lobby and a bi-level mall.

The owners of the project have a multi-million-dollar renovation underway.

Highlights are as follows:

- + Situated at one of the busiest corners in Downtown
- + Connected to the Burrard SkyTrain Station, the fourth busiest, boasting 4.86 million passengers per year (2022 estimate)
- + 7-minute drive time to over 220,000 people
- + 6.8 million SF of office space within a 250 metre radius
- + Major tenants include: RBC, Rexall, Staples, McDonald's, Tim Hortons, and ICBC
- + 688 underground parking stalls over 3 levels
- + Accessible loading that could support high-volume retail



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DETAILS

✦ Large Format Opportunities:

✦ Upper Level: 3,469 - 8,194 SF

✦ Lower Level: Up to 49,917 SF

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

✦ Base Rent: Contact Listing Agent

✦ Additional Rent (Est. 2024): \$38.73 PSF

PROJECT TENANTS



DEMOGRAPHICS

DRIVE TIME	5 MIN	7 MIN	12 MIN
2025 Population	143,897	220,301	466,977
2030 Population Projections	148,383	227,345	481,609
2025 Average HH. Income	\$126,374	\$129,269	\$144,020
2025 Daytime Population	262,500	379,516	611,570

CONTACT

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LOCATION

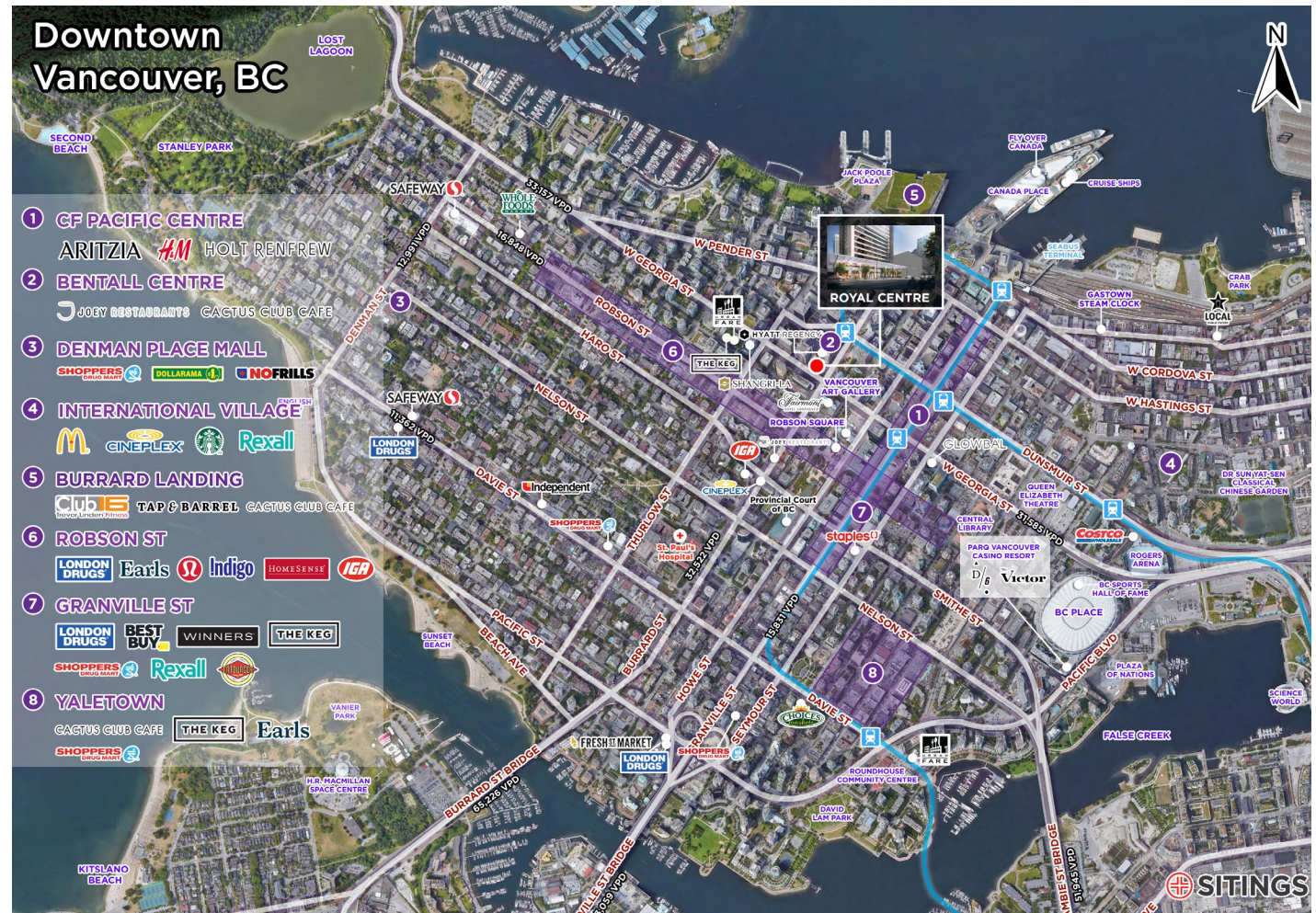
ROYAL CENTRE
1055 West Georgia Street, Vancouver, BC

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.

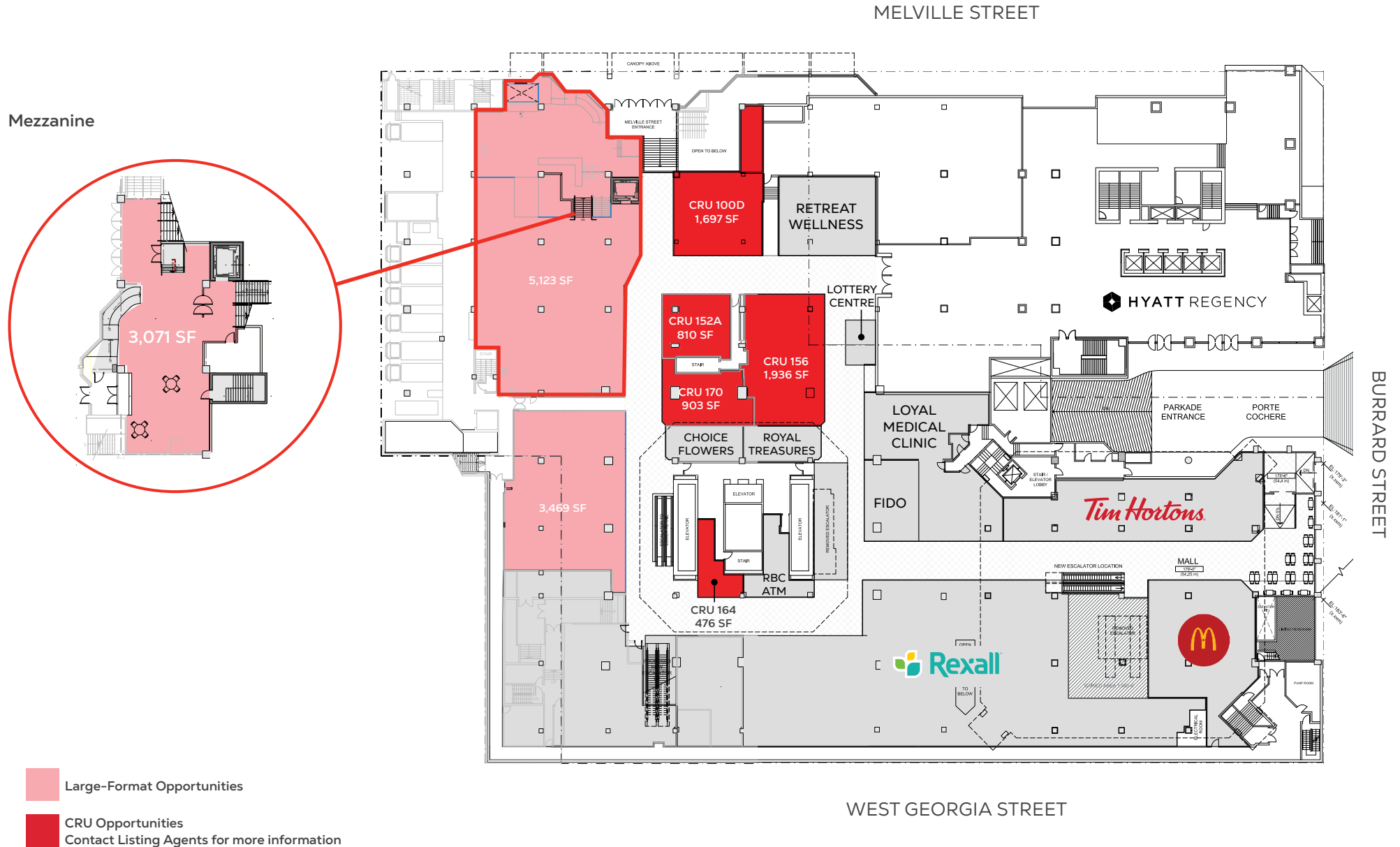
Several major hotels are in proximity including the Hyatt Regency, Hotel Vancouver and the Shangri-La Vancouver.

Being a 589,000 SF mixed-use development, Royal Centre generates significant daytime traffic on its own.

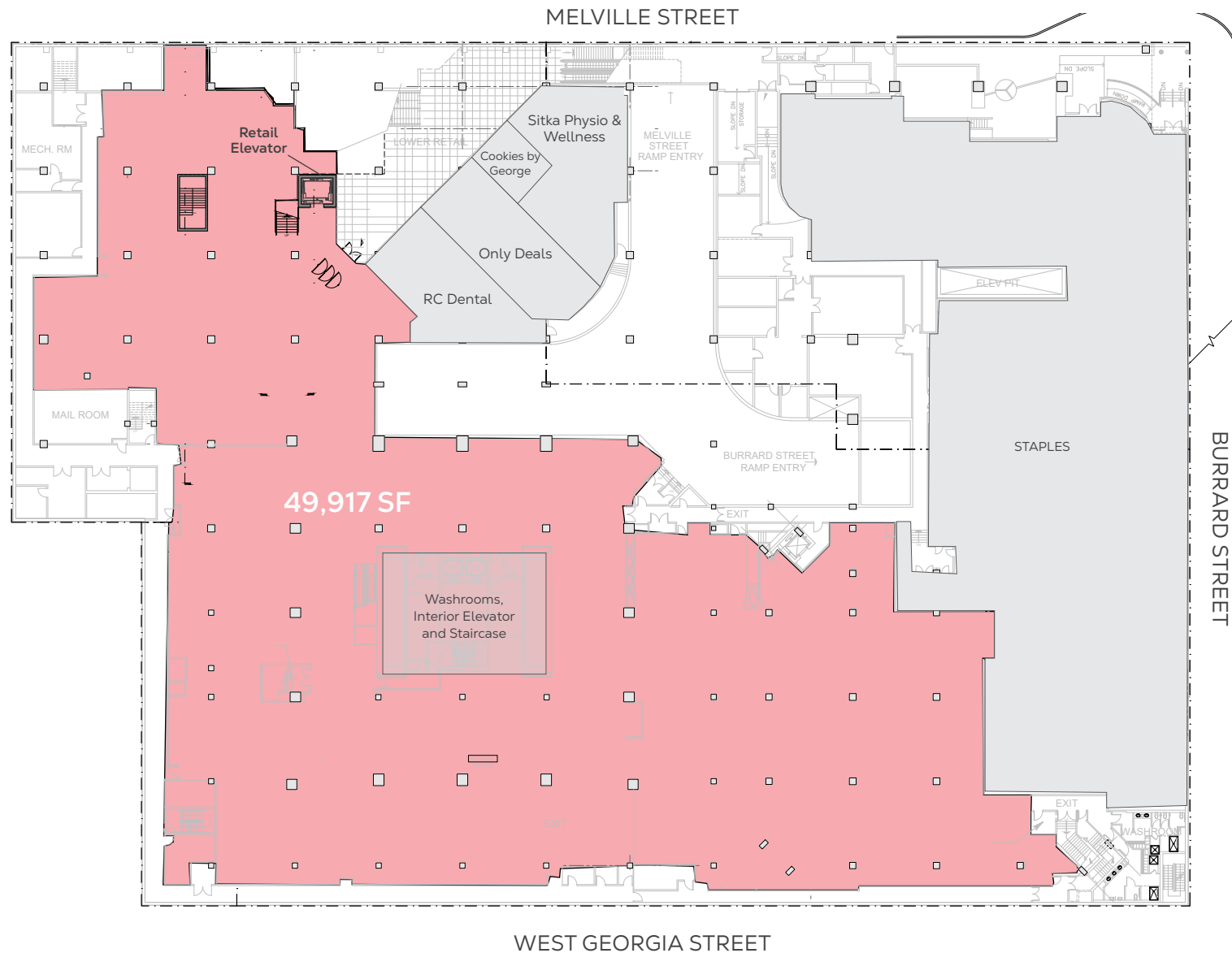
Royal Centre is home to a diverse array of tenants, including various businesses, retail outlets, and service providers, catering to a diverse clientele, all contributing to the vibrant professional environment of the complex.



SITE PLAN - UPPER LEVEL



SITE PLAN - LOWER LEVEL



PHOTOS

ROYAL CENTRE
1055 West Georgia Street, Vancouver, BC



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