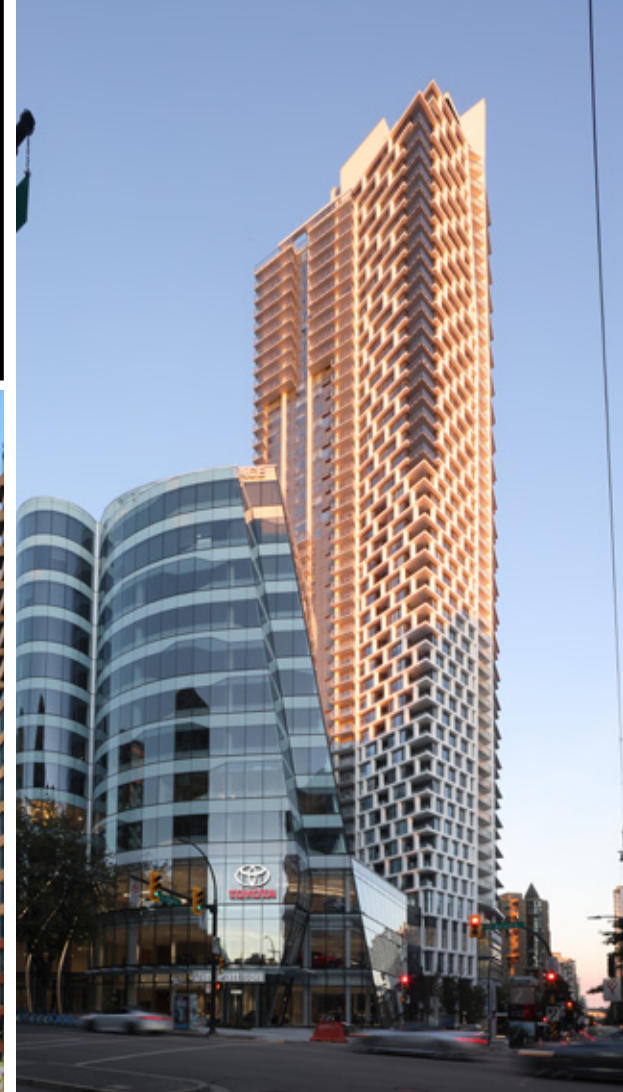


FOR LEASE

burrardPLACE

939 Drake Street | Brand New Downtown Vancouver **Retail** Opportunity



Welcome to the gateway to Downtown Vancouver.



location & building

Located within One Burrard Place, 939 Drake Street offers an exceptional retail opportunity in one of Vancouver's most dynamic and sought-after areas. Positioned at the gateway to Downtown Vancouver at Drake and Hornby, this landmark development features luxury residential towers and an AAA mid-rise office building, bringing fresh energy to a thriving urban hub.

Surrounded by high-density residential buildings, offices, and top-tier restaurants, cafés, and boutique shops, the neighbourhood is a vibrant mix of professionals, residents, and visitors. The evolving Beach District, False Creek Seawall, and public parks add to the area's appeal, while Yaletown, Granville Island, the Central Business District, Robson Street, and CF Pacific Centre are all just minutes away. With high foot traffic, excellent visibility, and seamless access to major transit routes and downtown arteries, 939 Drake Street is an unparalleled opportunity for businesses looking to thrive in the heart of the city.

salient facts

Size¹	2,751 SF (Approx.)
Zoning	CD-1 (Comprehensive Development)
Parking	One (1) parking stall available at market rates
Basic Rent	Please contact agent
Additional Rent	\$25.00 (2026 est.)
Availability	Immediately



¹All sizes are approximate and subject to verification.
*Floor plan may not be 100% accurate and is subject to verification.

features



PRIME DOWNTOWN LOCATION

High-profile retail opportunity located at the corner of Drake and Hornby Streets within the landmark Burrard Place mixed-use development.



BUILT-IN CUSTOMER BASE

Approximately 940 residences, 180,000 SF of office space, and 19,000 SF of retail create a vibrant, mixed-use community with immediate daily activity.



ESTABLISHED OFFICE POPULATION

The Offices at Burrard Place are fully leased, anchored by Lululemon's approximately 120,000 SF headquarters alongside the Jim Pattison Toyota dealership.



EXCEPTIONAL RETAIL PRESENCE

Expansive storefront glazing, prominent signage opportunities, abundant natural light, 15-foot ceilings, HVAC distribution, and one dedicated parking stall.



TRANSIT & ACCESSIBILITY

Approximately a 10-minute walk to Yaletown–Roundhouse SkyTrain Station, with 11 bus routes nearby and excellent walking and cycling connectivity.



DENSE RESIDENTIAL & AMENITY BASE

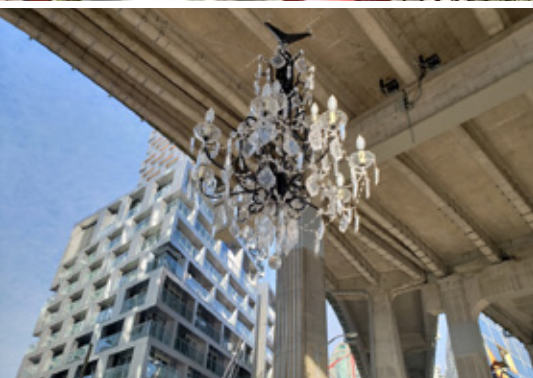
Located within the West End, home to approximately 47,750 residents, and surrounded by Urban Fare, Shoppers Drug Mart, Emery Barnes Park, the Vancouver Aquatic Centre, Davie Village, and Yaletown.



LONG-TERM GROWTH

More than 2,000 new homes are approved, under construction, or nearing completion throughout the surrounding Burrard, Davie, and Drake neighbourhood.





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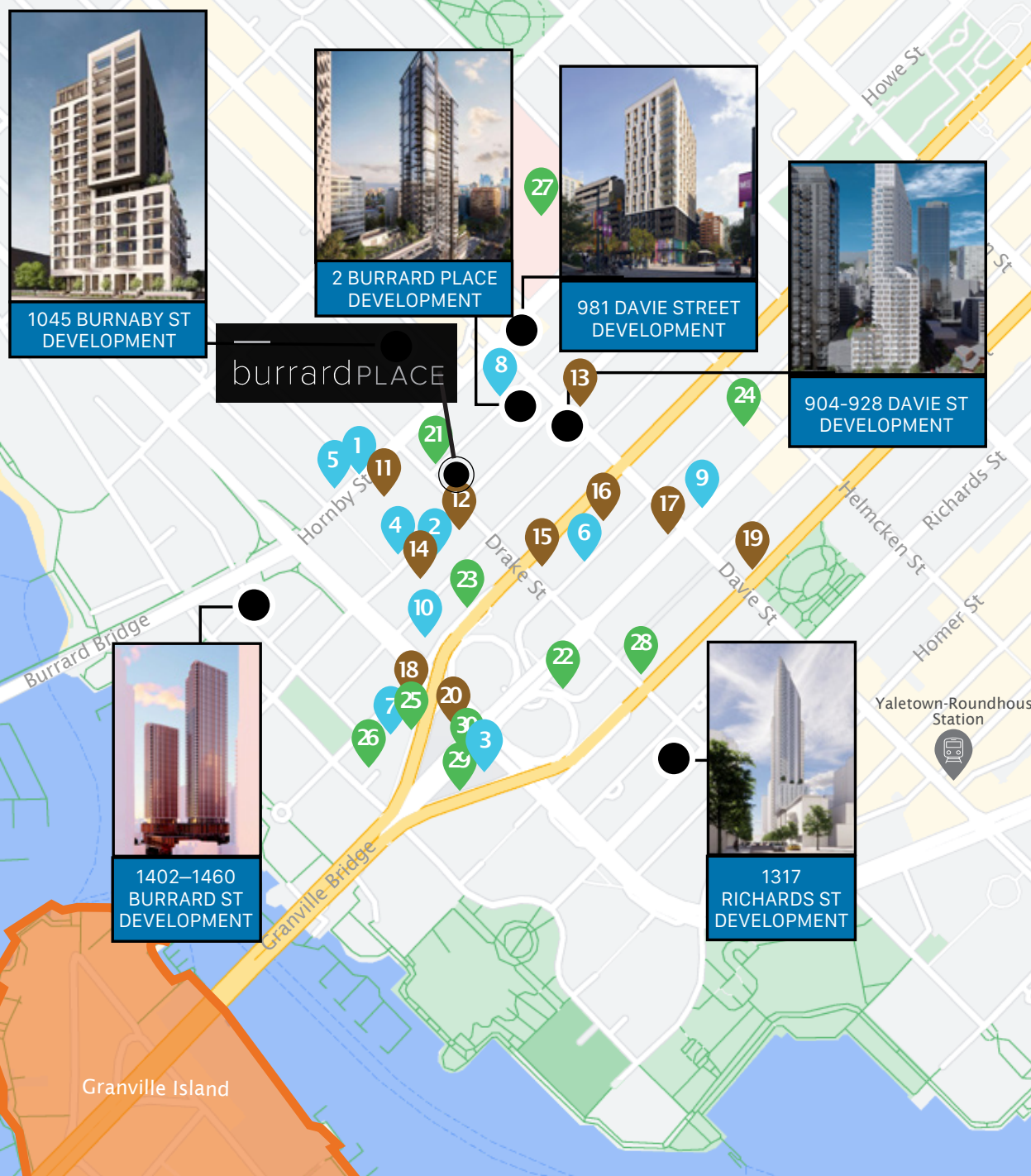
Walker's Paradise

Daily errands do not require a car

94

Rider's Paradise

World-class public transportation



DINING + COCKTAILS

1. Maxine's Cafe & Bar
2. Giardino Restaurant
3. Linh Café
4. Desi Indian Lounge
5. Osaka Sushi
6. HASHIGO - SAKE DINING
7. Ça Marche
8. Yolks
9. Andonis
10. Parker Rooftop

COFFEE + CASUAL FARE

11. #e food
12. Starbucks
13. Breka Bakery & Café
14. Sashimiya
15. Sombreros
16. Body Energy Club
17. Blenz Coffee
18. Fresh St. Market Coffee Shop
19. Perfecto Cafe & Gelato
20. Monzo Burger

AMENITIES, SHOPPING, & ENTERTAINMENT

21. Jim Pattison Toyota
22. Spin Society
23. Level Hotel
24. 8th & Main
25. Fresh St. Market
26. House Concepts
27. St. Paul's Hospital
28. Shoppers Drug Mart
29. University Canada West
30. Oo Spa

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