



RBB

1660-1698 ROBSON STREET
& 818 BIDWELL STREET

A Prime Downtown Investment
Asset, Offering 9,826 SF of Retail
At-Grade (Nine Stratified Units)
and One 5,281 SF Stratified
Second Floor Office Unit,
Plus 52 Parking Stalls

COURT
ORDERED SALE

CBRE

Marcus & Millichap

The Offering

CBRE Limited and Marcus & Millichap, on behalf of the court-appointed receiver (the “Vendor”), are pleased to present the opportunity to acquire 1660-1698 Robson Street & 818 Bidwell Street (the “Property” or “Robson & Bidwell”) – a stratified retail and office opportunity at the corner of Robson Street and Bidwell Street in the vibrant West End of Downtown Vancouver.

The Property comprises over 15,000 sq. ft. of leasable/saleable area over the first and second floors, encompassing 9 street-front individually stratified retail units at-grade and 1 stratified second floor office unit. A private underground parkade is also included with 52 secured parking stalls. The Property boasts exceptional frontage of approximately 198 ft. along Robson Street and 124 ft. along Bidwell Street. Robson & Bidwell is currently occupied by several local restaurants and shops, including Robson Nail Spa, Sushi Bar Maumi, Seafood Shake, VietSub Vietnamese Cuisine, Hokkaido Ramen Santouka, Guu with Garlic, and Euro Food Plus.

Just steps to the West End’s shopping district at Robson Street and Denman Street, the Property benefits from the foot traffic in this popular neighbourhood, including its proximity to the Central Business District, Coal Harbour, Stanley Park, and the Seawall. In this lively neighbourhood, the Property provides complementary retailers to the surrounding retail and commercial landscape.



A corner lot retail and office podium comprising over 15,000 sq. ft. of leasable area



Home to 9 street-front tenants plus a single stratified office unit



52 parking stalls in a secured private parkade



Single stratified office unit (currently vacant) includes private atrium entrance and patio



Value-add potential to sell off individual units at any time



Exceptionally well-maintained building, completed in 1998



Exceptional frontage of nearly 200 ft. along Robson Street



Surrounded by an abundance of new residential buildings, including Alberni by Kengo Kuma and Landmark on Robson

Property Summary

Address	1660-1698 Robson Street & 818 Bidwell Street, Vancouver BC
Property Type	Mixed-Use Building
Property Description	Main Floor: 9 Street-Front Commercial Retail Units Second Floor: 1 Stratified Office Unit
Frontage	198 sq. ft. Along Robson Street 124 sq. ft. Along Bidwell Street
Year Built	1998
Leasable Area	Main Floor: 9,826 sq. ft. Second Floor: 5,281 sq. ft. Total: 15,107 sq. ft.
Parking	52 Stalls (Contained in Separate, Private Parkade)
Existing NOI	Contact Agent
Current BC Assessed Value (2024)	\$20,394,800



Unparalleled Location in Vancouver’s West End

Strategically located along Robson Street, a major thoroughfare that spans East/West across Downtown Vancouver, Robson & Bidwell benefits from its exceptional transit connectivity with a 15-minute walk to Burrard SkyTrain Station (Expo Line) and a 2-minute walk to West Georgia Street, which provides access to nine bus routes. With its convenient and accessible location, the Property is adjacent to several major residential developments in the neighbourhood. This includes Alberni by Kengo Kuma (43-storey residential tower), Alberni Street Towers (387 unit residential tower), and Paradox Hotel Vancouver (residential skyscraper and hotel). The Property features an impeccable walk score of 98 and transit score of 90.



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