

TEN THIRTY FOUR ROBSON

Be centre stage in  
Vancouver's most prestigious  
and in-demand retail  
experience.

The 1000 block of Robson street is at the forefront of Vancouver's retail resurgence as both a beloved mainstay for locals and a top destination for visitors from across North America and the world.





Lorem ipsum dolor sit amet, consectetur adipiscing elit

# A glistening jewel in a downtown hot spot.

Built in 1999, Robson is a true showstopper with stunning multi-story glass architecture designed to be a showcase in an area renowned for window shopping.

Structural steel framing and high-end finishes.

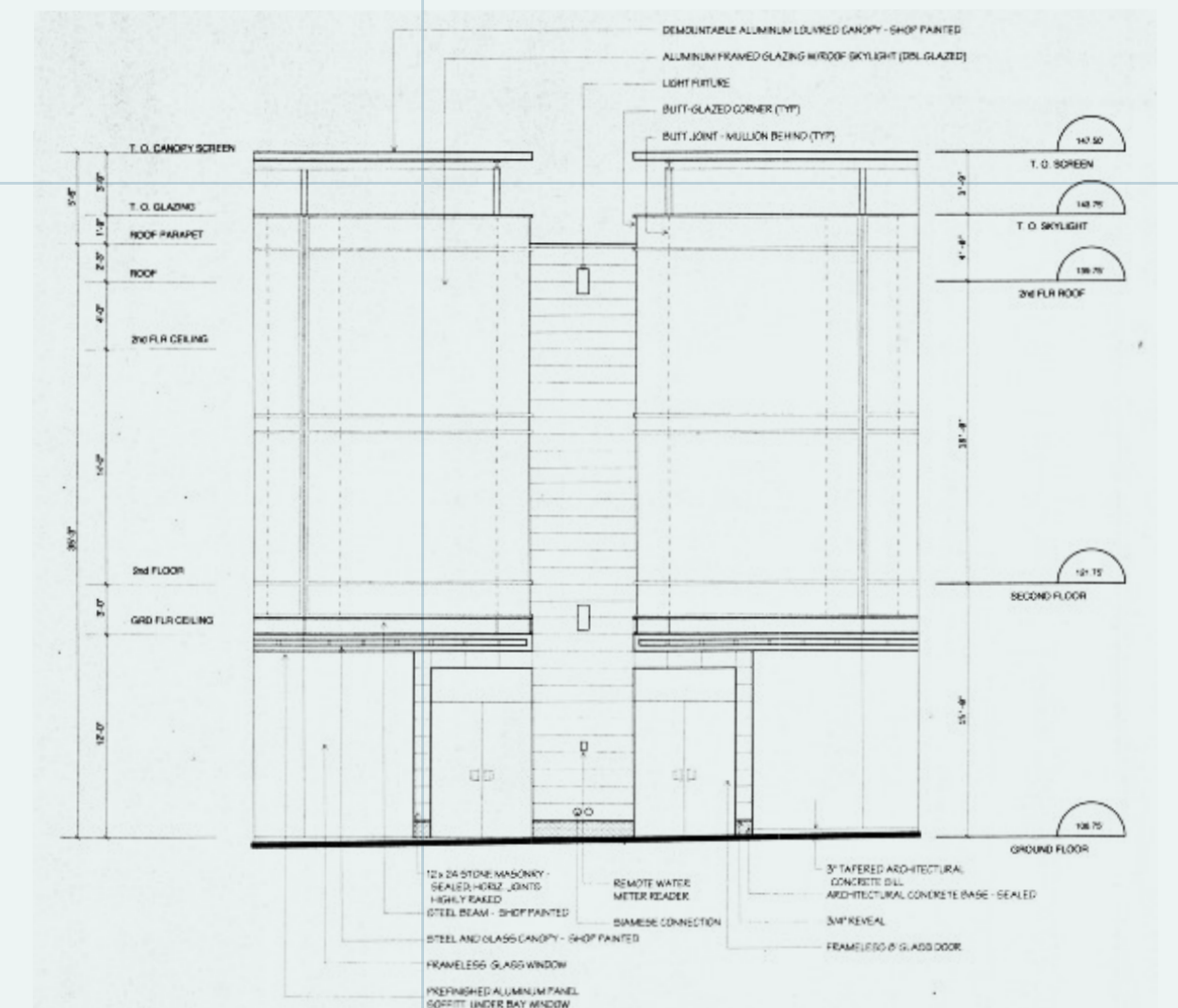
Total rentable area of 8,636 SF (Ground Floor: 5,460 SF/ Second Floor: 3,176 SF).

Spacious interior with expansive 15 foot ceilings for a dramatic effect.

Meticulous maintenance program that has upheld the structure's pristine appearance thus slowing down signs of age.

Two reserved parking stalls for tenants at the rear of the building.

Long term tenant Club Monaco, firmly in place for twenty years, offers brand recognition and stability



# Opportunity only knocks once

Vacancy on Robson Street is extremely rare. Vancouver's retail district is exploding with an increase of visitors with money to burn. This tentpole building, with its stunning glass displays and hip lifestyle brand tenant, is a popular shopping spot and tourist photo op. Investment in Robson Street is low cost, low maintenance, and low risk, with consistent rents and an opportunity to influence fashion trends with the biggest display on the block.



Lorem ipsum dolor sit amet, consectetur adipiscing elit



Situated on the breathtaking shores of the Pacific Coast of Canada, Vancouver is a major metropolitan city bustling with world-class retail, fine dining establishments, and spectacular outdoor adventures. Vancouver's thriving business and financial centre serves Canada, North America and the Pacific Rim, and the city is consistently ranked at the top of the best places to live globally due to the rich linguistically and ethnically diverse culture.

Vancouver has become a leading tourism destination in Canada and annually welcomes over 11 million overnight visitors from around the world, contributing over \$14 billion in revenue to the Metro Vancouver economy.

### Global Reputation

Vancouver has emerged from the pandemic as a global player, offering a stable economy and thriving tourism industry. Downtown Vancouver is an exciting hub of entertainment intermixed with the most recognized and admired retail brands from across the globe. A spot within this exclusive area comes with prestige and provides an opportunity for brand recognition.

### Ideal Location

Perfectly situated in the heart of downtown Vancouver, the 1000 block of Robson Street consistently draws high foot traffic, and the magnificence of the 1034 building attracts a high share of onlookers and shoppers making it a top draw on the block.

### Modern Retail

Gone are the days of indoor malls and standalone flagships. Today's retail shopper desires not only walkability in an outdoor setting but an exclusive experience. Vancouver's downtown retail district capitalizes on this desire, and 1034 Robson is uniquely positioned as a storyteller, delivering the visual of a desired lifestyle aesthetic.



Vancouver is a premier global destination

# Marcus & Millichap

A revered local real estate firm with unparalleled knowledge of Vancouver's diverse retail market.



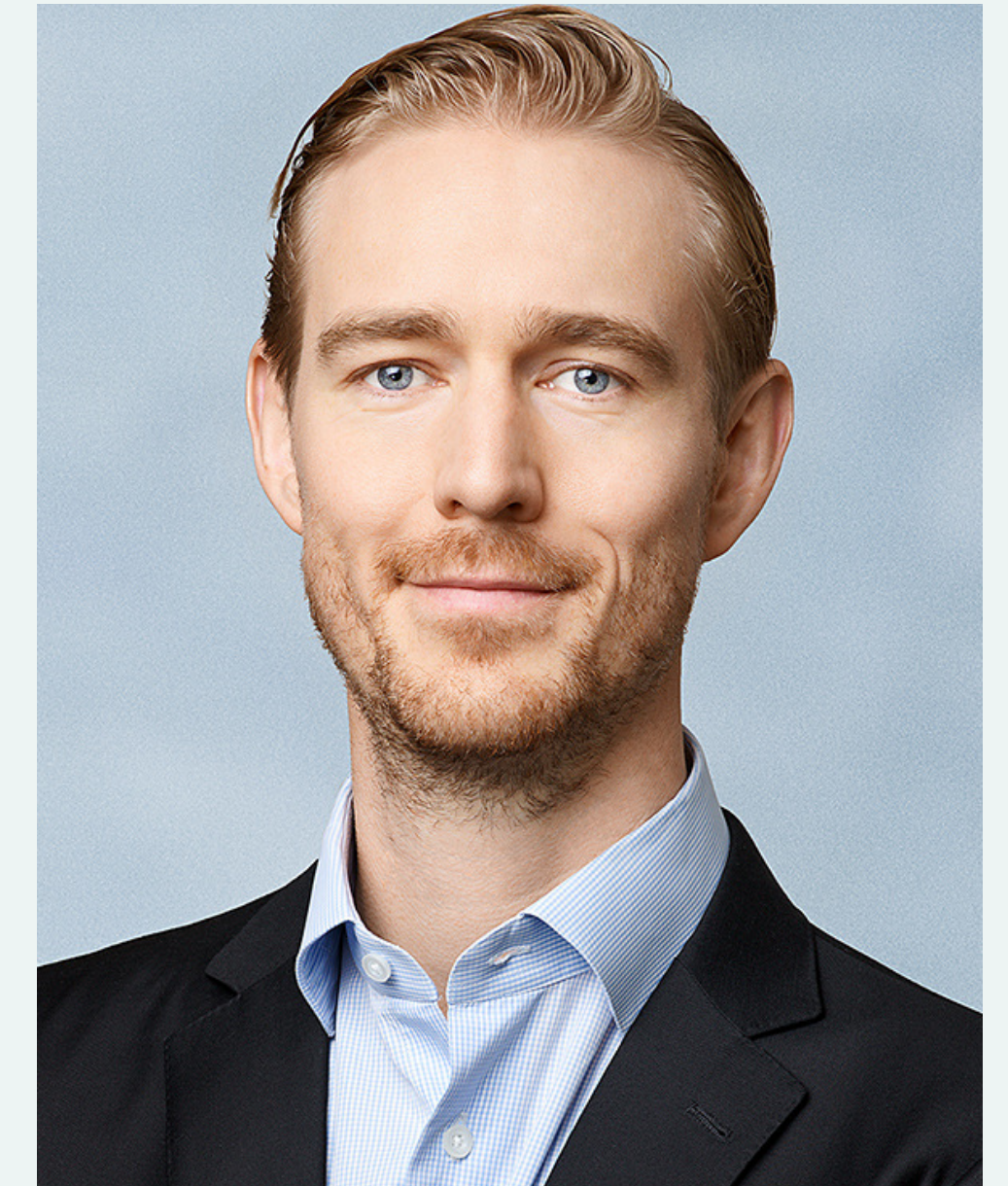
Mario Negris, Senior Managing Director of Leasing and Investments

With over 25 years of commercial real estate experience, Mario is the undisputed leader in his field. Having secured the dominant share of the Vancouver retail market, he was involved in the development, leasing and sale of many high-profile commercial properties. Mario's retail network spans to virtually every major global market, enabling deep retailer relationships and unsurpassed market expertise. He is your partner on street front leasing, retail advisory on new developments and restructuring, and the sale of both investment and end-user commercial properties.



Martin Moriarty, Senior Vice President of Investments

Martin has an accomplished history as a commercial broker, appraiser and asset manager in London, England. His deep understanding of high profile sales, leases, and developments has led him to average more than 50 deals a year, earning several industry awards. As a Senior Vice President, Martin combines marketing intelligence and an incisive appreciation of his clients' goals to consistently achieve outstanding success in street front leasing, mall leasing, retail restructuring, and development pre-leasing.



Jon Buckley, Senior Managing Director of Investments

Jon focuses exclusively on investment sales and is one of the top investment brokers for retail related assets in British Columbia. With over 15 years of experience in commercial real estate, Jon has brokered a multitude of investment transactions, including enclosed shopping centres, anchored strip malls and plazas, street-front retail properties, mixed-use development sites, single-tenant assets, office buildings and hotels.

Become a valuable  
part of a thriving  
global economy in  
the most prestigious  
location in all of  
Canada.

**Mario Negriz\***

Senior Managing Director,  
Investments & Leasing  
Direct: (604) 675-5252  
Cell: \*\*\*\*NEED CELL\*\*\*\*  
E: [mario.negriz@marcusmillichap.com](mailto:mario.negriz@marcusmillichap.com)

**Martin Moriarty\***

Senior Vice President,  
Investments & Leasing  
Direct: (604) 675-5255  
Cell: (778) 387-1848  
E: [martin.moriarty@marcusmillichap.com](mailto:martin.moriarty@marcusmillichap.com)

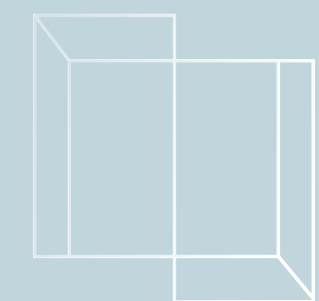
**Jon Buckley\***

Senior Managing Director of Investments  
Direct: (604) 630-0215  
Cell: \*\*\*\*NEED CELL\*\*\*\*  
E: [jon.buckley@marcusmillichap.com](mailto:jon.buckley@marcusmillichap.com)

**Marcus & Millichap\***

333 Seymour Street, Suite 1280,  
Vancouver, BC V6B 5A6  
Main: (604) 638-2121  
Fax: (604) 638-2122

Marcus & Millichap



TEN THIRTY FOUR ROBSON