Burrard

Investment Opportunity

1306 Burrard Street, Vancouver, BC

Downtown Vancouver

Company Background

Legal Entity: **Amberton Coffee and Bakery LTD**

Operating Brand: **Amberdo Café & Bakery**

Province of Incorporation: **British Columbia**

Amberdo Café & Bakery is a Vancouver-based hospitality brand operating premium café locations across British Columbia. The brand is developed around disciplined operations, structured management systems, and scalable urban café formats suited for high-density downtown markets.

The Burrard project represents a strategic downtown café location positioned along one of Vancouver's most prominent commercial corridors, benefiting from strong pedestrian

exposure, nearby residential towers, office employment density, and direct access to downtown transit infrastructure.

Overview

The Burrard location introduces a compact premium urban café concept designed to serve Downtown Vancouver's residential and professional population with specialty coffee beverages and high-quality pastries.

This opportunity represents a fully structured café investment positioned within a high-traffic downtown corridor with strong walk-in demand and consistent daily pedestrian exposure.

The concept is designed for efficient café operations with strong margins and streamlined staffing requirements, making it ideal for owner-operators or investors seeking a stable hospitality asset.

Key Investment Highlights

- Prime Burrard Street downtown location
- Strong pedestrian visibility and street-front exposure
- Surrounded by residential towers, hotels, and offices
- Turn-key café concept with full equipment package
- Compact footprint optimized for efficient operations
- Premium coffee program with centralized bean supply
- Structured operational support and training available
- Estimated all-inclusive investment: CAD 270,000$

This location is positioned as a premium specialty coffee café serving the downtown residential and professional community.

Business Model

The Burrard location operates as a specialty coffee café with light food offerings, designed for efficient counter-service operations.

Primary revenue drivers include:

- Specialty coffee beverages
- Espresso-based drinks
- Cold beverage and smoothie program
- Premium pastries and baked goods
- Light warmed food items
- Take-out focused service with limited seating

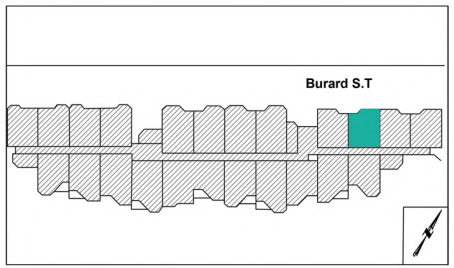
All pastries are pre-made and sourced from external suppliers, ensuring operational simplicity and consistent product quality.

The model emphasizes:

- Low kitchen complexity
- Efficient staffing
- Strong beverage margins
- Fast service turnover

Location & Market Position

- **Address: 1306 Burrard Street**
- **District: Downtown Vancouver – Burrard Corridor**



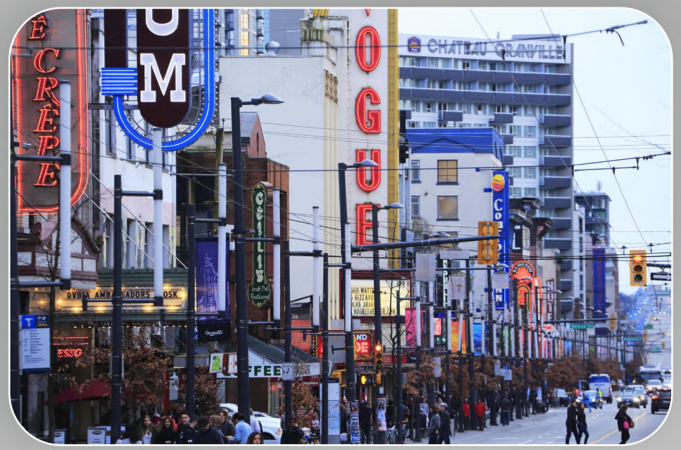
Premises

- Approx. 531 sq ft
- Street-front retail unit
- Direct Burrard Street exposure
- High pedestrian visibility
- Compact and efficient café layout

The property is located on Burrard Street, one of Downtown Vancouver's major arterial corridors, offering strong visibility, consistent foot traffic, and proximity to offices, hotels, and residential towers.

These nearby anchors generate consistent daily demand from residents, healthcare staff, office workers, and tourists.

Health Care | Shopping & Retail | Dining & Entertainment | Office & Hotels



Surrounding Demand Drivers

- St. Paul's Hospital
- Sunset Beach & False Creek Seawall
- Granville Entertainment District
- Robson Street Shopping District
- Burrard SkyTrain Station
- Vancouver House Development
- YMCA Downtown Vancouver
- Davie Village Commercial District
- Coal Harbour Waterfront
- Downtown Financial District

These surrounding destinations create strong and consistent daily demand from nearby residents, healthcare professionals, office workers, and visiting tourists.

Accessibility & Traffic

- Approx. 8,000 – 5,000 pedestrians per day
- Approx. 28,000 – 18,000 vehicles per day
- Strong commuter exposure connecting Burrard Bridge, the Financial District, and the West End

This location provides continuous pedestrian activity and high vehicle visibility throughout the day, supporting both walk-in traffic and strong brand exposure.

Lease Structure & Occupancy Strategy

Initial Term: 5 years
Renewal Option: One additional 5-year term

Base Rent: Starting at $50 per sq ft (Year 1)
Estimated Additional Rent: $35.15 per sq ft annually

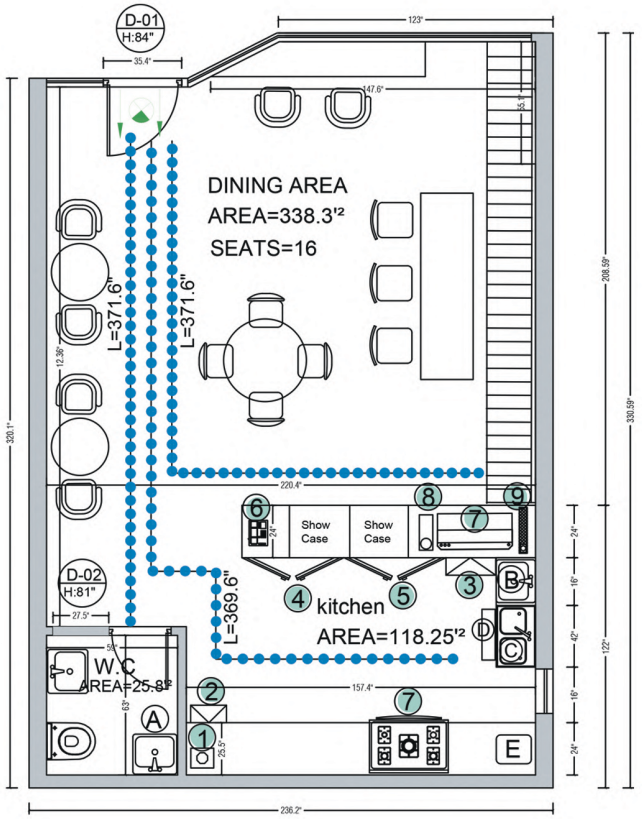
Estimated Monthly Rent: ~$4,200
Security Deposit: $9,259.98

Design & Layout

Designed as a compact and efficient café environment:

- Service counter and coffee bar
- Customer seating area (approx. 16 seats)
- Beverage preparation station
- Back-of-house storage and prep area
- Clean modern café interior layout

The premises include an existing Level 2 commercial ventilation system, allowing flexibility for expanded café operations if required.



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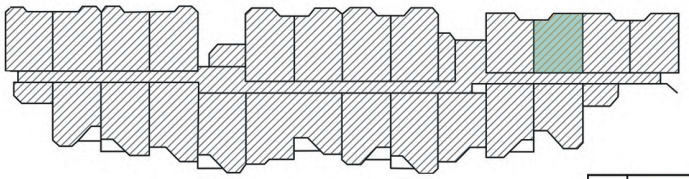


1	CRANDDI Commercial Smart Smoothie Blender - 2200W 9.5"(W)*11"(D)19"(H) 120V, K80TS	over the counter
2	Ice maker	under the counter
3	Dishwasher - W: 31.88" (810mm) x D: 30" (762mm) x H: 23.9" (607mm	under the counter
4	Freezer 48" - 48" | Depth: 31.5" | Height: 35–36"	under the counter
5	FridgeFreezer 48" - 48" | Depth: 31.5" | Height: 35–36"	under the counter
6	cash	over the counter
7	Coffee Machine 2 groups - Dimensions:30.7" (W) × 19.68"(H) ×21.25" (D)	over the counter
8	Coffee Grinder	over the counter
9	Krome Dispense Rinser with Side Spray, 7 by 24", Stainless Steel	
10	Microwave	over the counter

Licensing & Compliance

Vancouver CoastalHealth
Promoting wellness. Ensuring care.

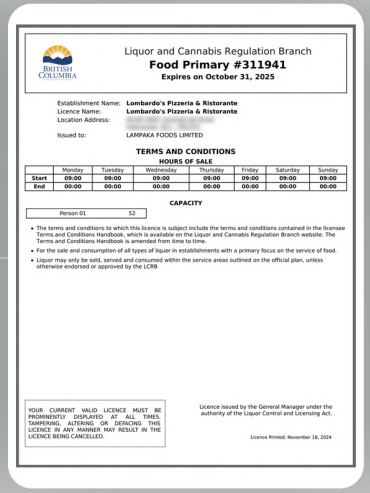
PERMIT
TO OPERATE

Permit Type: Food Service Establishment With More Than 50 Seats
Facility Number: FA18319
Name of Facility: Lombardo's Pizzeria & Ristorante
Address: [redacted]
Primary Owner/Licensee: Lampaka Foods Ltd
Conditions:

May 25, 2022
Effective Date

Matthew Latter
Environmental Health Officer

This permit must be displayed in a conspicuous place and is nontransferable



Liquor and Cannabis Regulation Branch
Food Primary #311941
Expires on October 31, 2025

Establishment Name: **Lombardo's Pizzeria & Ristorante**
Licence Name: **Lombardo's Pizzeria & Ristorante**
Location Address: [redacted]
Issued to: LAMPAKA FOODS LIMITED

TERMS AND CONDITIONS
HOURS OF SALE

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Start	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End	00:00	00:00	00:00	00:00	00:00	00:00	00:00

CAPACITY

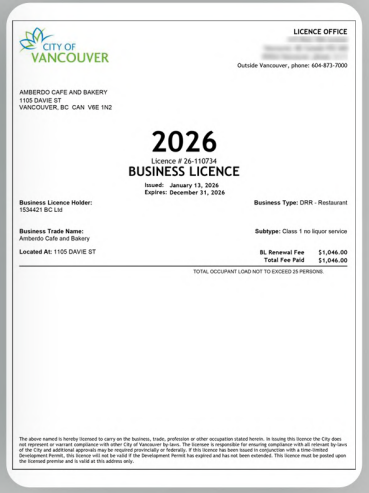
Person 01	52

- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- For the sale and consumption of all types of liquor in establishments with a primary focus on the service of food.
- Liquor may only be sold, served and consumed within the service areas outlined on the official plan, unless otherwise endorsed or approved by the LCRB

YOUR CURRENT VALID LICENCE MUST BE PROMINENTLY DISPLAYED AT ALL TIMES. TAMPERING, ALTERING OR DEFACING THIS LICENCE IN ANY MANNER MAY RESULT IN THE LICENCE BEING CANCELLED.

Licence issued by the General Manager under the authority of the Liquor Control and Licensing Act.

Licence Printed: November 18, 2024



CITY OF VANCOUVER

LICENCE OFFICE
[redacted]
Outside Vancouver, phone: 604-873-7000

AMBERDO CAFE AND BAKERY
1105 DAVIE ST
VANCOUVER, BC CAN V6E 1N2

2026
Licence # 26-110734
BUSINESS LICENCE
Issued: January 13, 2026
Expires: December 31, 2026

Business Licence Holder: 1534421 BC Ltd
Business Type: DRR - Restaurant
Business Trade Name: Amberdo Cafe and Bakery
Subtype: Class 1 no liquor service
Located At: 1105 DAVIE ST
BL Renewal Fee $1,046.00
Total Fee Paid $1,046.00

TOTAL OCCUPANT LOAD NOT TO EXCEED 25 PERSONS.

The above named is hereby licensed to carry on the business, trade, profession or other occupation stated herein. In issuing this licence the City does not represent or warrant compliance with other City of Vancouver by-laws. The licensee is responsible for ensuring compliance with all relevant by-laws and all applicable approvals may be required (e.g. Development Permit, Building Permit, Sign Permit, Heritage Alteration Permit). If this licence is issued pursuant to a Development Permit, this licence will not be valid if the Development Permit has expired and has not been extended. This licence must be posted upon the licensed premise and is valid at this address only.

Required approvals include:

- **City of Vancouver Business License**
- **Vancouver Coastal Health approval**
- **FoodSafe staff certification**

Operations comply with standard café retail regulations and health guidelines.

Equipment Included

- **Front Counter Equipment:**
  - Nuova Simonelli Aurelia II -2Group Espresso Machine
  - Nuova Simonelli MDXS Commercial Coffee Grinder
  - POS system (cash register, payment terminal, receipt printer)
- **Display & Storage:**
  - Pastry display showcase
  - Under-counter refrigerator (48”)
  - Under-counter freezer (48”)
- **Food & Beverage Equipment:**
  - Panini / contact grill
  - Smart smoothie blender (2200W)
  - Microwave for warming
- **Sanitation Area:**
  - Two-compartment commercial sink
  - Dedicated handwashing sink
  - Commercial under-counter dishwasher
- **Additional Equipment:**
  - Storage cabinets and shelving
  - Waste and recycling stations
  - Pitcher rinser

All equipment is configured for beverage preparation and light food warming, with no heavy cooking infrastructure required.

Marketing & Brand Promotion

- Digital marketing campaigns
- Downtown neighborhood positioning
- Social media promotion
- Brand network exposure

Training & Transition Support

- Café operations training
- Coffee beverage program training
- Equipment and workflow training
- Cost control systems
- Financial reporting guidance

Designed to support owner-operators and hospitality investors.

Investment Positioning

This opportunity offers:

- Prime Burrard Street downtown exposure
- Compact and efficient café format
- Fully structured café investment
- Strong surrounding residential demand
- Turn-key operational setup
- Established brand support

A rare opportunity to secure a specialty coffee café location within one of Vancouver's most active downtown corridors.

Next Step for Coordination

Private tours, lease summaries, and detailed financial disclosures are available upon request.
To discuss pricing, acquisition structure, or to schedule a confidential viewing, please contact:

Listing Realtor Phone: **+1 (778) 413-5050**

Amberdo Café & Bakery Investment & Development Office

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