

**PREMIUM RETAIL UNIT
FOR LEASE IN KITSILANO**

MONUMENT

**2505 W BROADWAY,
VANCOUVER**



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PROJECT SUMMARY

Monument is a distinctive boutique mixed-use development nestled in the heart of Kitsilano, Vancouver's most sought-after urban village. This development offers a unique blend of premium retail units and a limited collection of luxurious, contemporary homes. Situated in a neighborhood celebrated for its vibrant community, picturesque scenery, and easy access to both nature and city amenities, Monument embodies the essence of upscale urban living.

- Prominent location on the northwest corner of West Broadway and Larch Street
- Short walk to the future Arbutus transit station at Arbutus Street and West Broadway
- 2 available underground commercial parking stalls and ample street parking
- Many strong drawing retailers and amenities in the area



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DETAILS

✦ Available Size: 1,421 SF

✦ Base Rent: Contact Listing Agent

✦ Additional Rent: \$26.22 PSF (est.)

✦ Commercial Parking: 2 underground parking stalls and ample street parking

✦ Available: Immediately

✦ Zoning: C-2C1

AREA TENANTS



DEMOGRAPHICS

	1 MIN	3 MIN	5 MIN
2023 Population	3,044	38,085	92,094
2028 Populations Projections	3,207	39,126	95,420
2023 Average HH Income	\$142,649	\$139,846	\$139,667
2028 Average HH Income Projections	\$165,801	\$163,449	\$161,718

CONTACT

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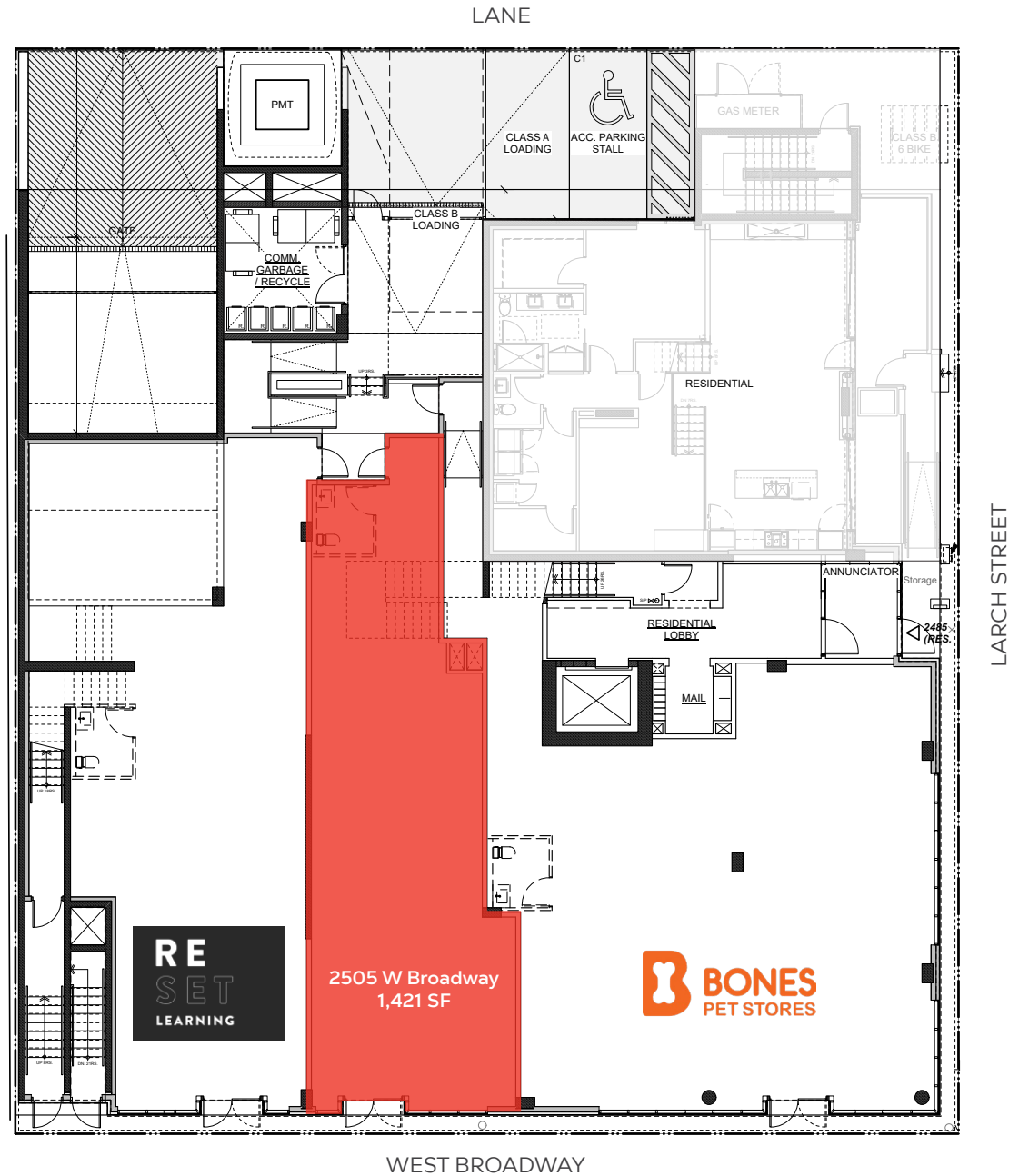
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SITE PLAN

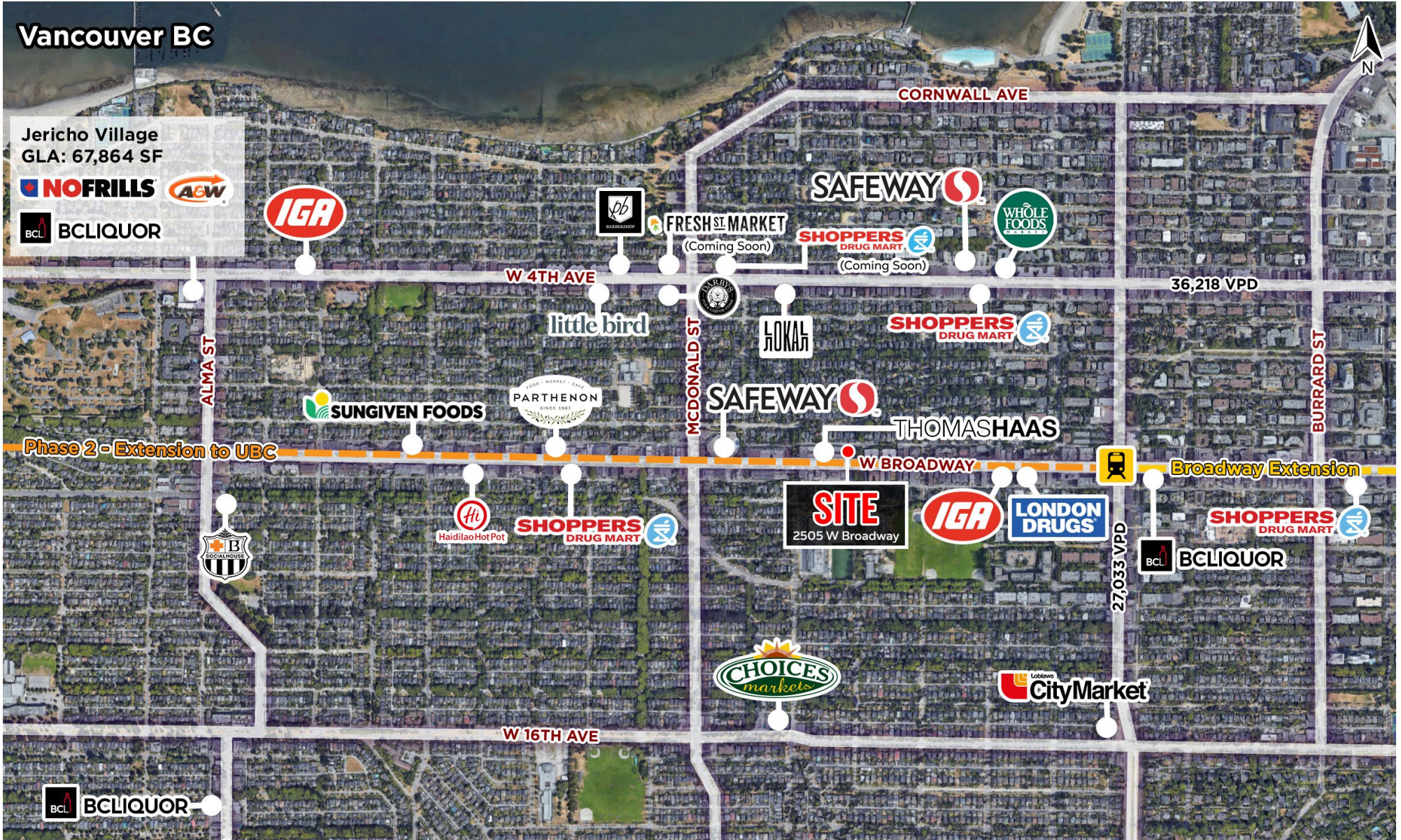


THE NEIGHBOURHOOD

Kitsilano, recognized as one of Vancouver's most prestigious residential areas, boasts a wide array of restaurants and shops along West 4th Avenue and West Broadway. The neighborhood, surrounded by beautiful beaches, tree-lined streets, and vibrant parks, draws urban professionals, families, and students with its stunning natural scenery and excellent amenities. The upcoming Broadway Subway Extension, located just a few blocks away, will enhance accessibility, making it easy to reach downtown Vancouver, UBC, Granville Island, and Vancouver International Airport.



AERIAL



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