

3458 WEST BROADWAY

Vancouver, BC

PROMINENT RETAIL
OPPORTUNITY IN KITSILANO

RETAIL LEASING BROCHURE



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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

Opportunity to lease retail space on the Broadway corridor in the trendy Kitsilano neighborhood. West Broadway is a bustling street with a diverse mix of retail shops, restaurants, cafes, and businesses. The property is well connected to public transportation on, with bus stops along West Broadway and nearby routes providing easy access to other parts of Vancouver.

- Excellent exposure on West Broadway
- Area offers great mix of local and national tenants
- Prominent signage opportunity



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DETAILS

✦ Available Size: 1,686 SF

✦ Available: Immediately

✦ Base Rent: \$40.00 PSF

✦ Additional Rent:

Strata Fee:	\$ 5.31 PSF
Property Taxes:	\$ 8.06 PSF
Insurance:	\$ 0.81 PSF
Management Fee:	\$ 2.00 PSF
Total:	\$ 16.18 PSF

✦ Zoning: C-2C1

✦ Parking: 3 underground stalls

AREA TENANTS



DEMOGRAPHICS

	5 MIN	7 MIN	10MIN
2023 Population	71,611	123,570	240,975
2028 Populations Projections	74,692	128,201	258,345
2023 Average HH Income	\$159,397	\$152,154	\$142,607
2023 Daytime Population	52,653	114,177	289,037

CONTACT

SHELDON SCOTT

Personal Real Estate Corporation
Sitings Realty Ltd

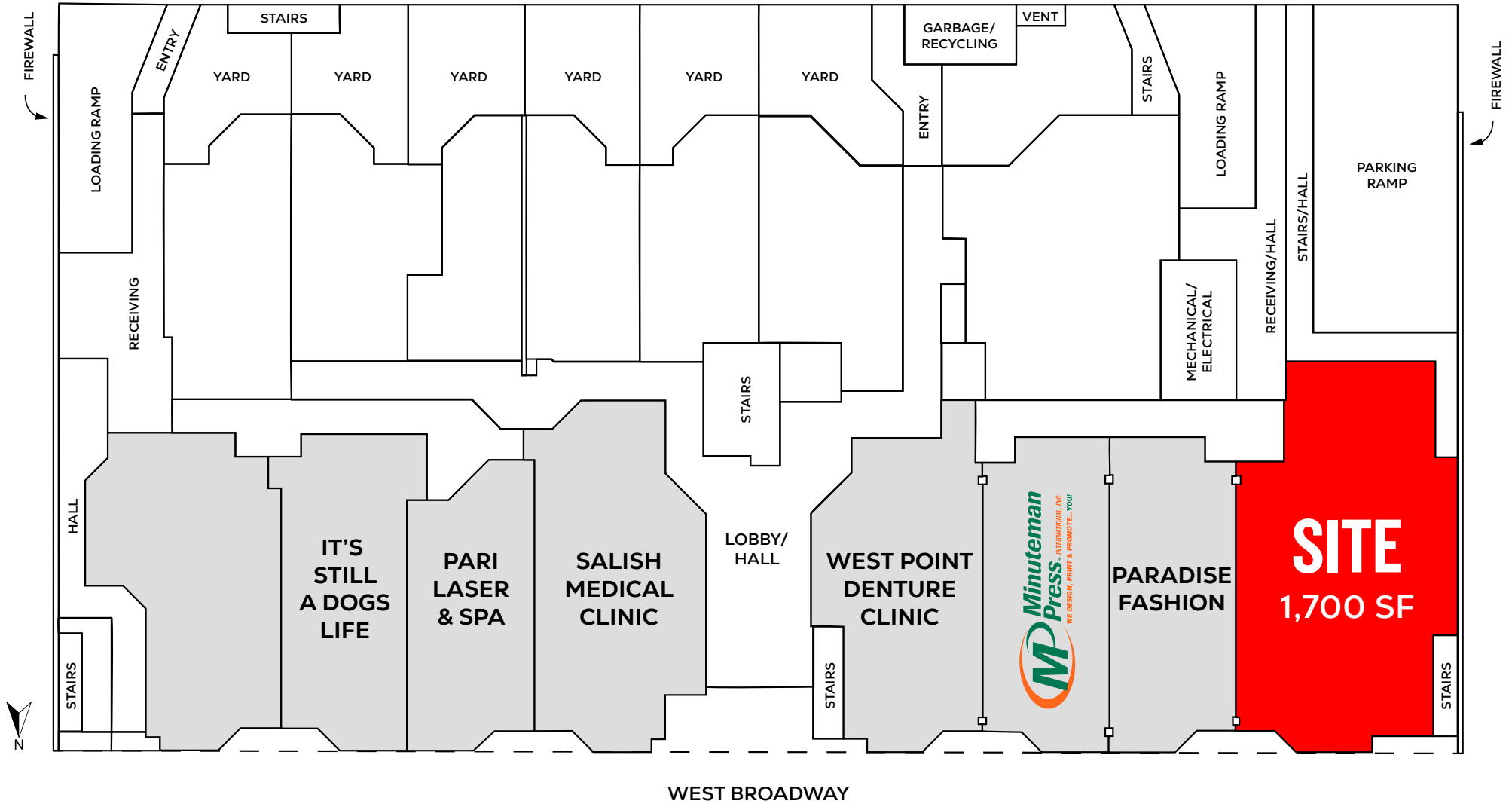
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SITE PLAN



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PHOTOS



AERIAL

