



CAFÉ SUBLEASE

111 W Broadway
Vancouver, BC

RETAIL SUBLEASE

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SITINGS REALTY LTD.
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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

This exceptional sublease opportunity features a highly desirable fully fixtured café space, located at 111 W Broadway in Vancouver's vibrant Mount Pleasant/Fairview Slopes neighbourhood. This area is a dynamic and affluent urban hub, offering a compelling blend of residential density, robust commercial activity including a significant office/light industrial node generating great daytime work population, and convenient access to key transportation routes.



VIRTUAL TOUR

- **Excellent Accessibility:** Easy access via major routes and the nearby Broadway-City Hall SkyTrain station draws customers from across the city.
- **Established Café Location:** The former cafe space benefits from existing infrastructure and ready for easy takeover.



DETAILS

✚ Size: Unit 1 & 3: 1,995 SF

✚ Base Rent: \$48.00 PSF

✚ Additional Rent: \$14.00 PSF (est.)

✚ Available: Immediately, sublease expiring August 11, 2030
+ 2X5 yr. options to renew

✚ Parking: Street parking available

✚ Signage: Storefront - corner unit,
2 elevations of signage and street mural

✚  VIRTUAL TOUR

AREA TENANTS



DEMOGRAPHICS

| | 3 MIN | 5 MIN | 10 MIN |
|-------------------------|-----------|-----------|-----------|
| 2024 Population | 37,791 | 133,213 | 492,688 |
| 2029 Population | 40,975 | 143,198 | 538,724 |
| 2024 Daytime Population | 54,438 | 164,486 | 589,634 |
| 2024 Average HH Income | \$128,874 | \$133,392 | \$130,699 |

LISTING AGENTS

BRANDON SIBAL

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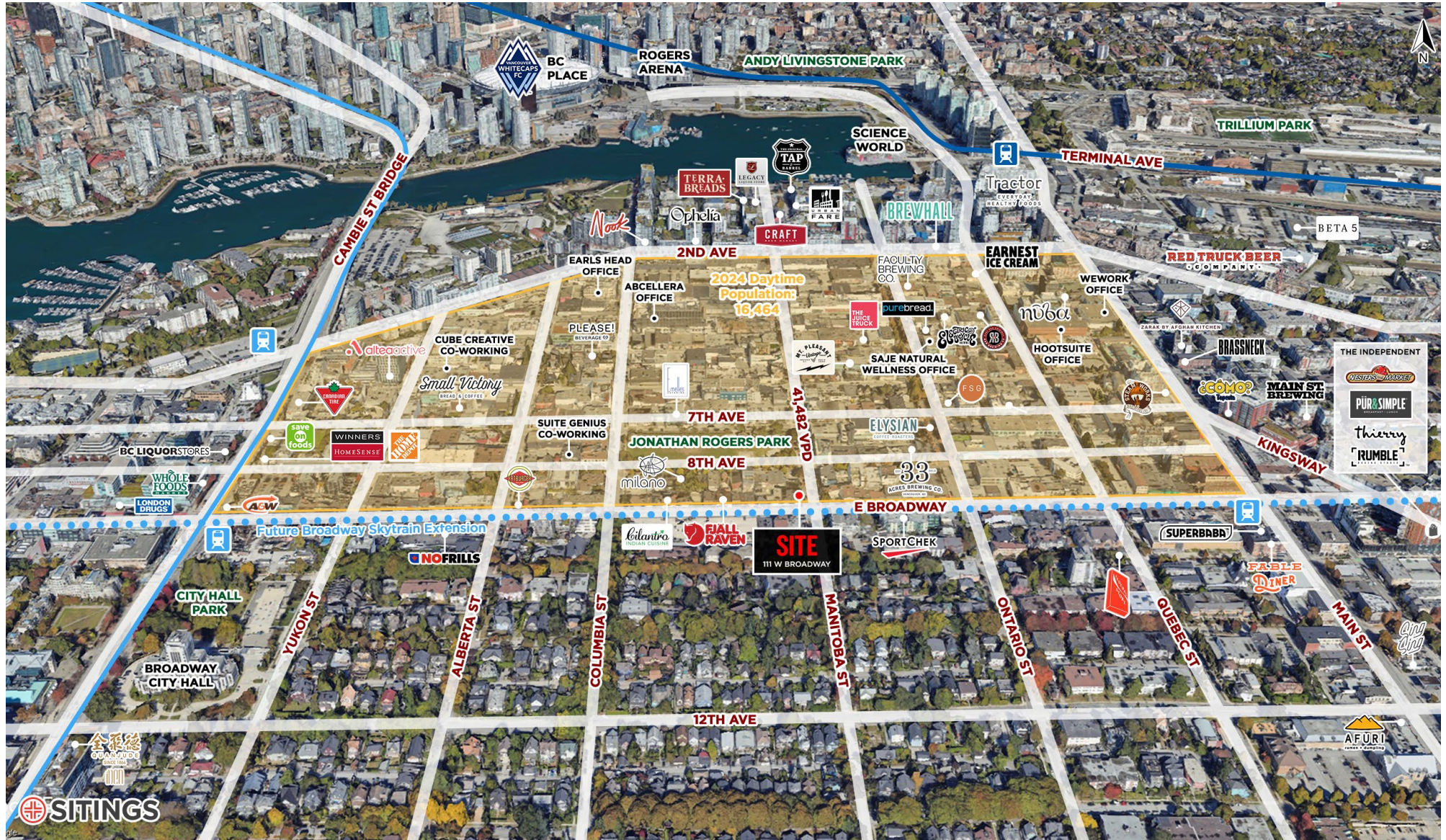
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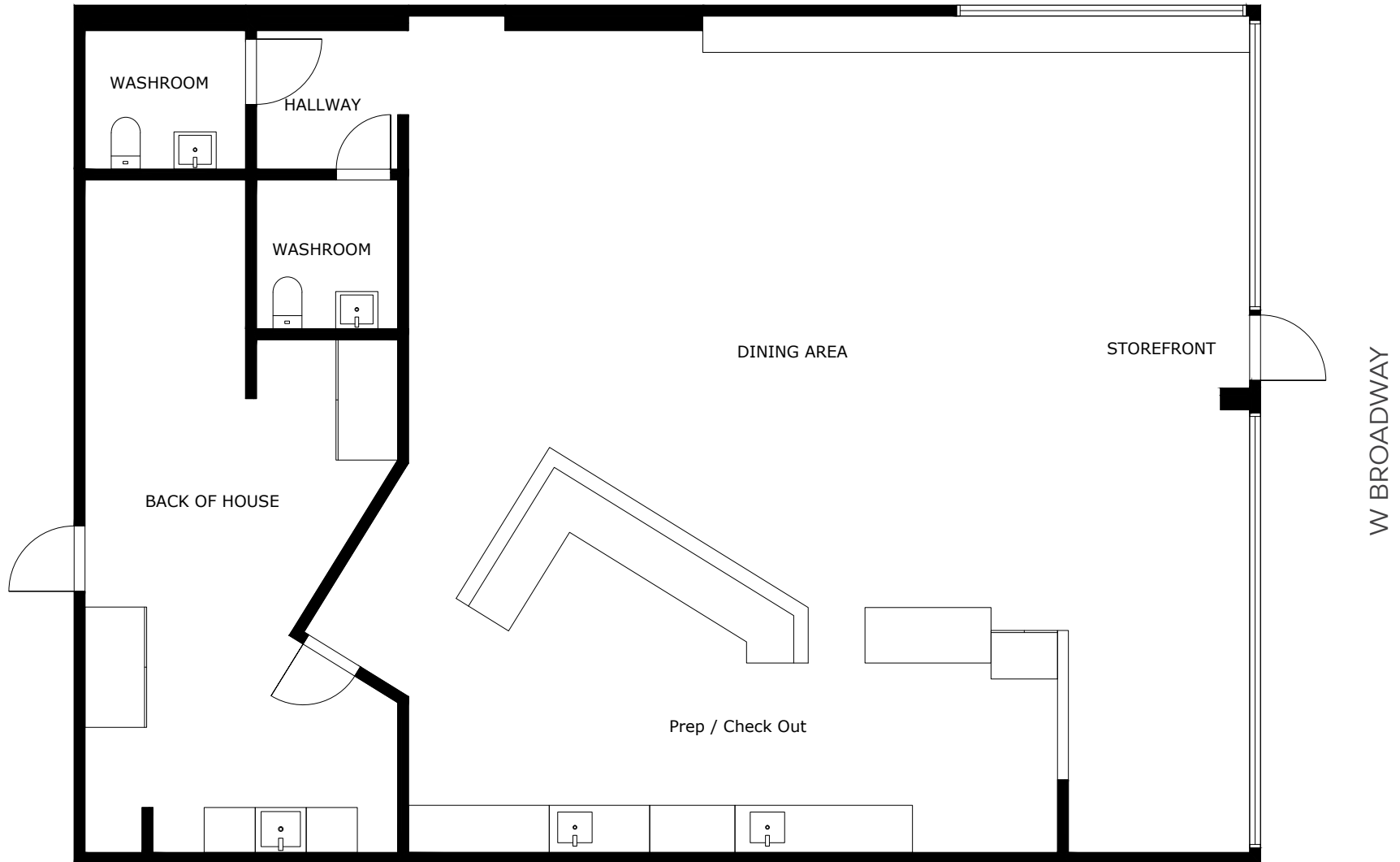
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AERIAL



FLOOR PLAN VIRTUAL TOUR

MANITOBA ST



INTERIOR PHOTOS VIRTUAL TOUR



EXTERIOR PHOTOS VIRTUAL TOUR

