

# 1533 WEST BROADWAY

VANCOUVER, BC

RETAIL LEASING BROCHURE



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

# PROJECT SUMMARY

Discover prime retail space on the north side of West Broadway, with excellent visibility in the vibrant South Granville Shopping area. This retail unit, located in a dynamic commercial hub just steps away from the future South Granville Station, offers a unique opportunity to be at the heart of a chic locale known for trendy shopping, upscale furniture stores, captivating art galleries, and diverse dining.

Conveniently situated along North America's busiest bus route, the 99 B-Line, and steps from the upcoming South Granville Station, accessibility is a key feature. With outstanding exposure on West Broadway, join a diverse mix of local, national, and international retailers in this thriving destination shopping area.



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# DETAILS

✦ <u>Size:</u> 1,675 SF - 2,597 SF	✦ <u>Available:</u> Immediately
✦ <u>Basic Rates:</u> Contact Listing Agents	✦ <u>Zoning:</u> <b>C-3 A</b>
✦ <u>Additional Rent:</u> \$20.00 PSF	✦ High Profile Signage Available

# AREA TENANTS



# DEMOGRAPHICS

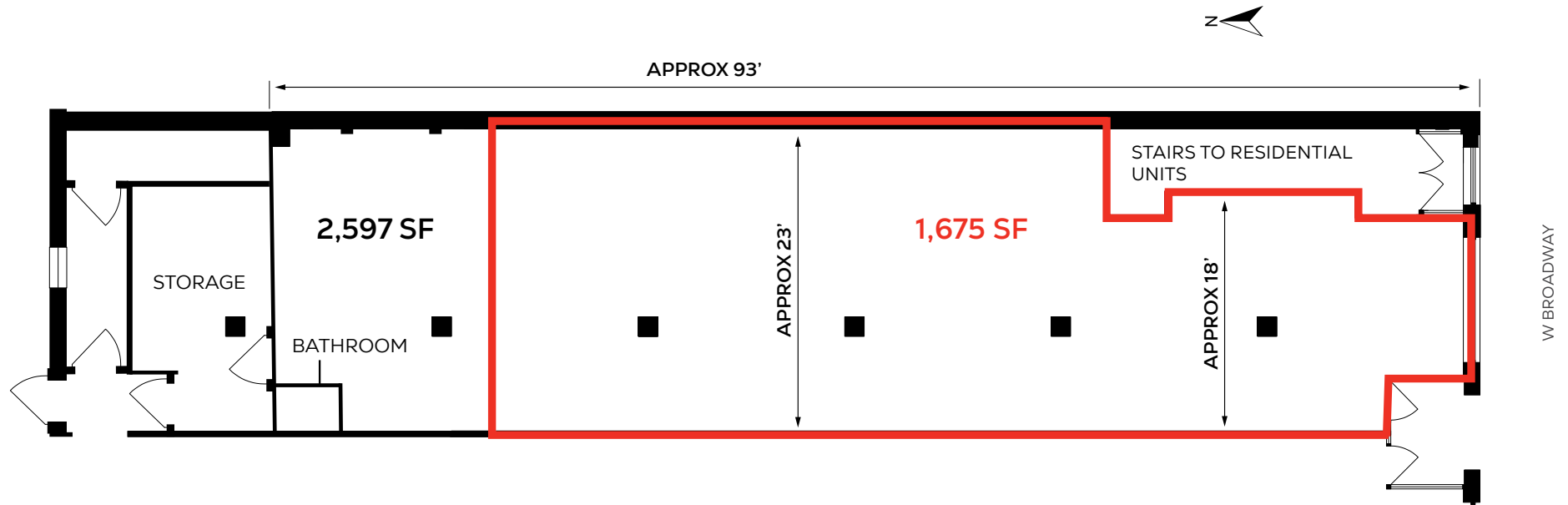
	1KM	3KM	5KM
2025 Population	25,112	266,086	462,955
2030 Populations Projections	35,820	273,826	477,314
2025 Daytime Population	46,030	366,131	609,291
2025 Average HH Income	\$141,795	\$146,491	\$150,536

# CONTACT

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# FLOOR PLAN



## Legend

DEMISED 

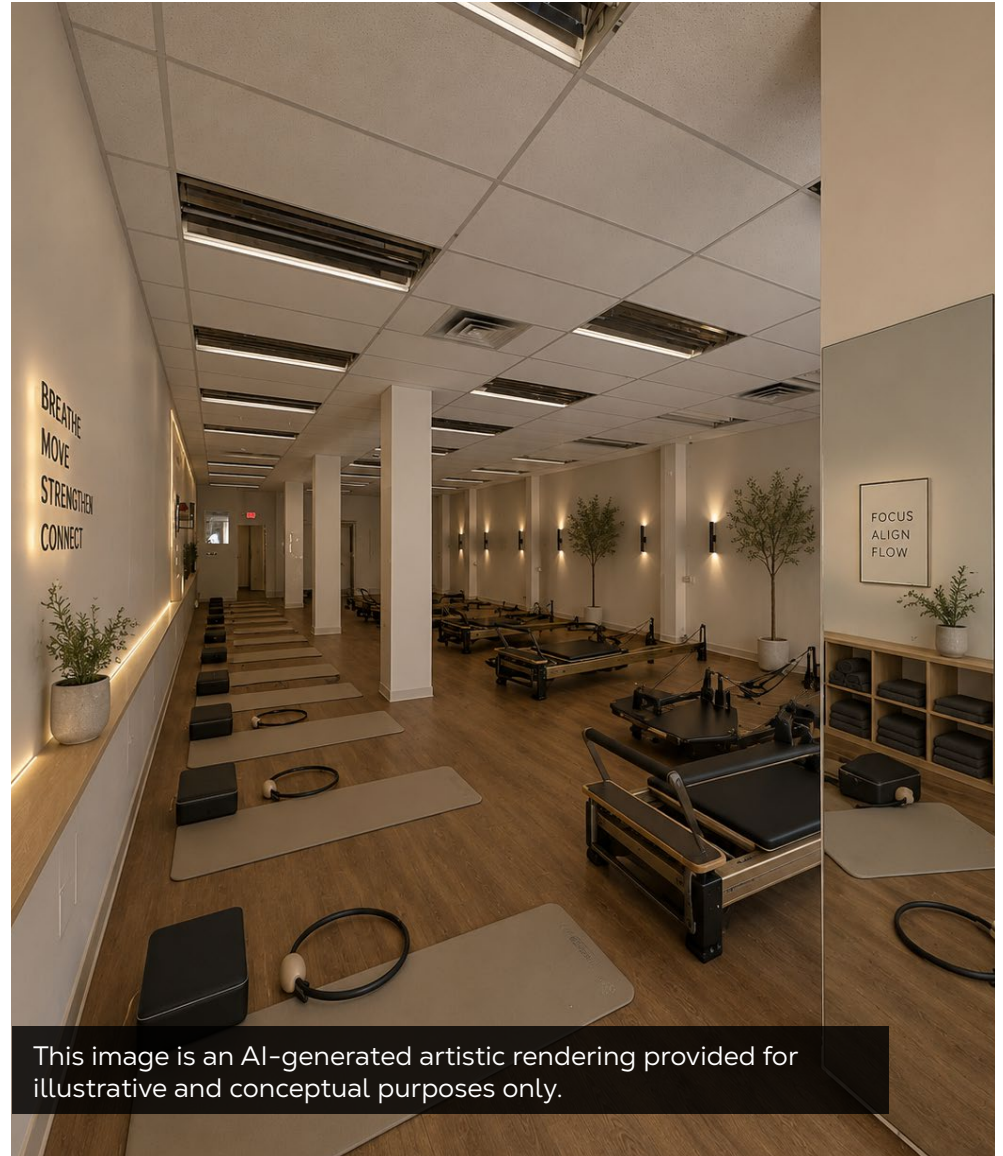
AS-IS 

Ceiling Heights: Approx 10'

# AERIAL



# INTERIOR



This image is an AI-generated artistic rendering provided for illustrative and conceptual purposes only.



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WINDSOR

COURT

LOCARNO Legacy



SIGNAGE

SIGNAGE

WINDSOR  
COURT

1529 W Broadway

SITINGS

FOR  
LEASE

1533 W BROADWAY

1,675 SF -  
2,597 SF

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