



# THE INDEPENDENT

288 East Broadway  
Vancouver, BC

## RETAIL LEASING BROCHURE

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# PROJECT SUMMARY

The Independent, a mixed-use development of exceptional stature, stands as a landmark in the heart of Vancouver's iconic Mount Pleasant neighborhood. Featuring 258 homes and retail anchored by Nesters Market, it seamlessly blends residential living with vibrant commercial opportunities.

Strategically located at the crossroads of Main Street, Kingsway, and Broadway, The Independent enjoys unparalleled connectivity. It is serviced by five major bus routes, lies adjacent to the future Mount Pleasant SkyTrain Station, and is located along the 10th Avenue bike route, one of Vancouver's busiest east-west corridors.



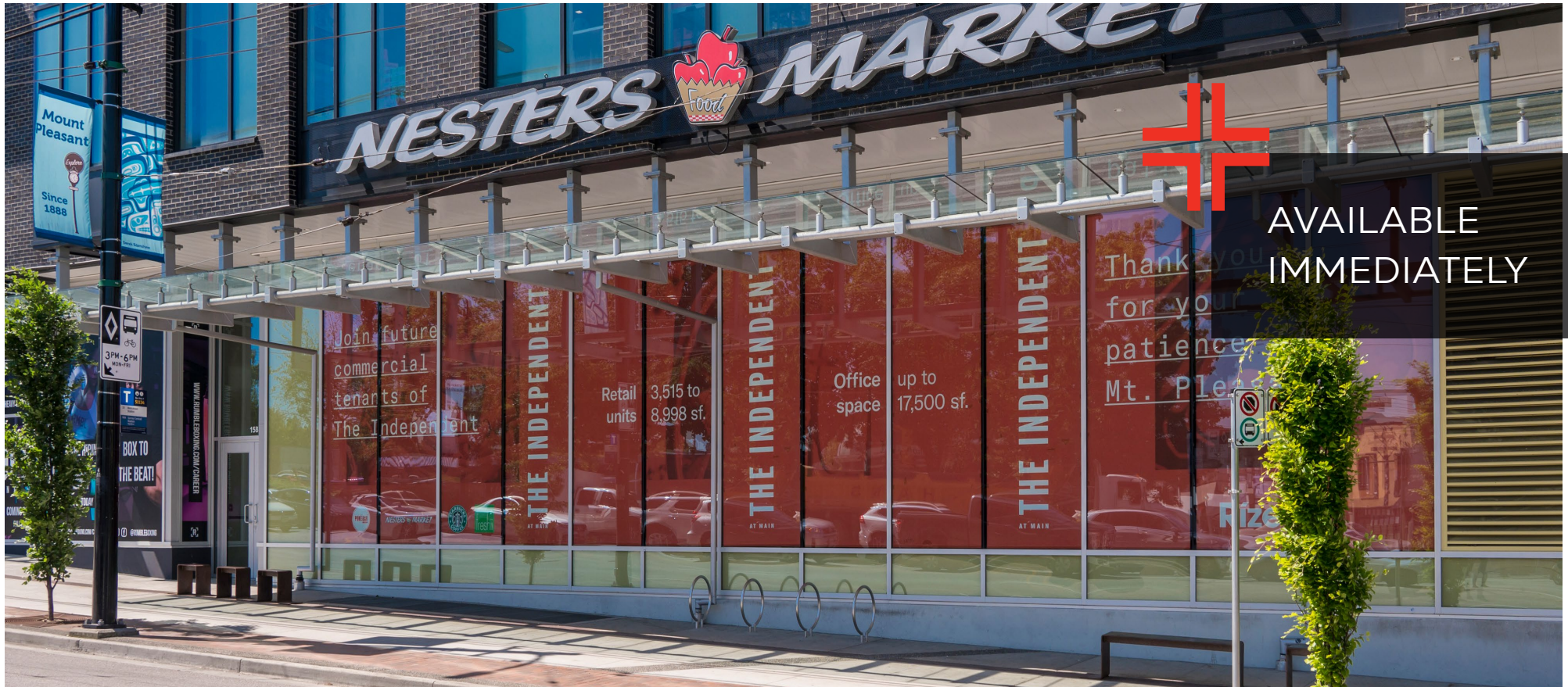
WALK SCORE  
**100**



TRANSIT SCORE  
**77**



BIKE SCORE  
**95**



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## DETAILS

✦ Size: 4,531 SF

✦ Available: Immediately

✦ Base Rent: Contact Listing Agent

✦ Ceiling Height: 18 feet from slab to slab

✦ Additional Rent: \$21.00 PSF

✦ Commercial Parking: 122 paid parking stalls

## CO-TENANTS



## DEMOGRAPHICS

|                              | 1 KM      | 3 KM      | 5 KM      |
|------------------------------|-----------|-----------|-----------|
| 2024 Population              | 34,079    | 259,049   | 527,678   |
| 2029 Populations Projections | 36,429    | 285,945   | 575,499   |
| 2024 Daytime Population      | 37,452    | 371,667   | 618,558   |
| 2024 Average HH Income       | \$126,952 | \$130,688 | \$128,866 |

## CONTACT

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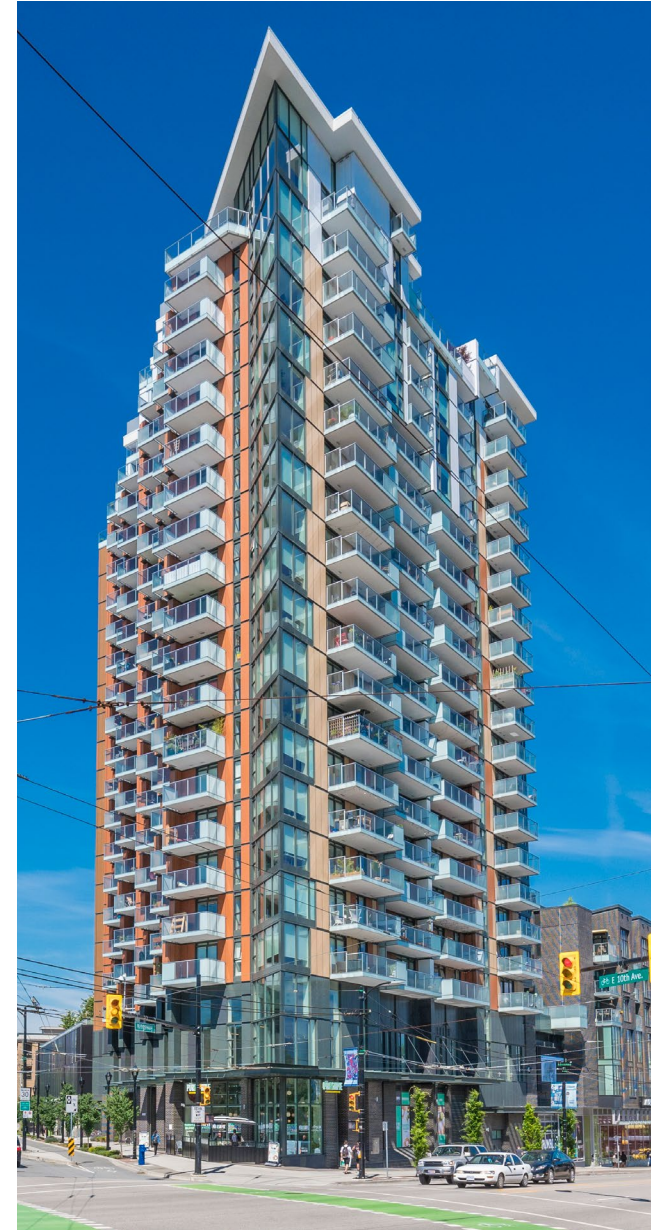
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# PHOTOS



# AERIAL

