



654 E
BROADWAY

Vancouver, BC

LEASING BROCHURE

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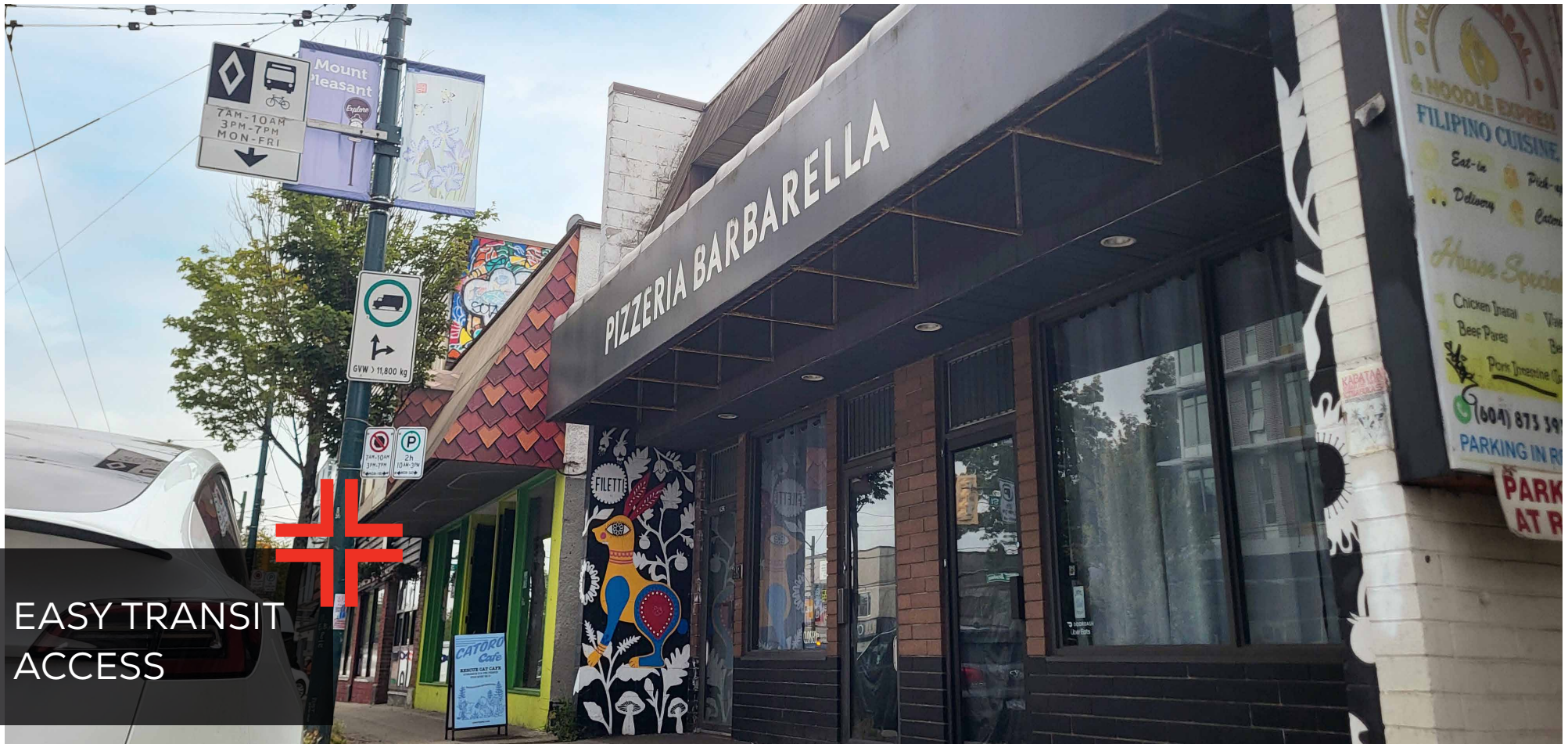


SITINGS REALTY LTD.
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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

Located in the heart of Mount Pleasant, 654 East Broadway sits along a prominent stretch of East Broadway just southwest of the intersection of Fraser Street and East Broadway. The location is situated in one of Vancouver's most connected neighbourhoods, the site benefits from high pedestrian traffic, excellent transit access, and a walk score of 96. The surrounding area is characterized by a mix of commercial and residential uses and continues to evolve as a key urban corridor under the City of Vancouver's vision.

- Previously occupied by Pizza Barbarella, existing restaurant improvements remain
- Excellent transit access via the 99 B-Line rapid bus route
- Centrally located within a densely populated area of Vancouver
- Excellent exposure onto E Broadway
- Prominent signage opportunity



DETAILS

✦ Size: 2,350 SF

✦ Available: Immediately

✦ Base Rent: Contact Listing Agents

✦ Zoning: CD-1

✦ Additional Rent: \$21.13 PSF

AREA TENANTS

**Kin's
Farm
Market**

L'ATELIER
PATISSERIE - BOULANGERIE

DUNBAR CYCLES
D C
CORSA CYCLES

 MT. PLEASANT
OPTOMETRY

BRUSH
salon

¿CÓMO?
Taperia

nemesis.
(coffee creating culture)

DEMOGRAPHICS

	3 MIN	5 MIN	10 MIN
2024 Population	35,422	110,112	487,096
2029 Populations Projection	38,141	117,773	530,826
2024 Daytime Population	35,414	117,681	582,200
2024 Average HH Income	\$118,179	\$130,559	\$128,680

CONTACT

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