



FOR LEASE | 514 SF RETAIL SPACE IN KITSILANO

2967 W BROADWAY

VANCOUVER, BC

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

PROJECT SUMMARY

2967 W Broadway offers a premier retail opportunity in the heart of Kitsilano's Greektown, providing exceptional visibility and access within one of Vancouver's most vibrant neighbourhoods. This high-exposure location is surrounded by a strong mix of residential and commercial density, ensuring steady foot traffic and consistent customer engagement.

Highlights include:

- ✦ Premises is improved as a quick service restaurant with venting and exterior takeout window
- ✦ Positioned along West Broadway, one of Kitsilano's most popular shopping and dining destinations
- ✦ Surrounded by well-established retailers, restaurants, and neighbourhood amenities that enhance exposure
- ✦ Ideal for restaurants, retailers, and service-based businesses seeking a prime, urban storefront
- ✦ Steps from major transit routes, providing excellent accessibility for both customers and staff
- ✦ Convenient street-front and rear surface parking



DETAILS

✚ Size: 514 SF

✚ Base Rent: Contact Listing Agent

✚ Additional Rent:

| | |
|-----------|-------------|
| CAM: | \$8.01 PSF |
| Tax: | \$11.69 PSF |
| Subtotal: | \$19.70 PSF |

plus 4% management fee of base rent

✚ Reserved Parking: \$75.00 per month

✚ Zoning: C-2C which permits a mix of commercial uses including retail, restaurants, offices, and service businesses

✚ Available: Immediately

DEMOGRAPHICS

| DRIVE TIME | 3 MIN | 5 MIN | 10MIN |
|------------------------------|-----------|-----------|-----------|
| 2025 Population | 37,603 | 91,554 | 334,934 |
| 2030 Populations Projections | 38,283 | 93,398 | 347,978 |
| 2025 Average HH Income | \$167,743 | \$166,815 | \$158,984 |
| 2025 Daytime Population | 28,966 | 85,220 | 415,535 |

AREA TENANTS



The Pie Hole



SITE PLAN



PHOTOS





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