

DAVID KNIGHT
Personal Real Estate Corporation
604.416.5581
david@sitings.ca

KAYLA MORROW
Senior Associate
604.416.5584
kayla@sitings.ca

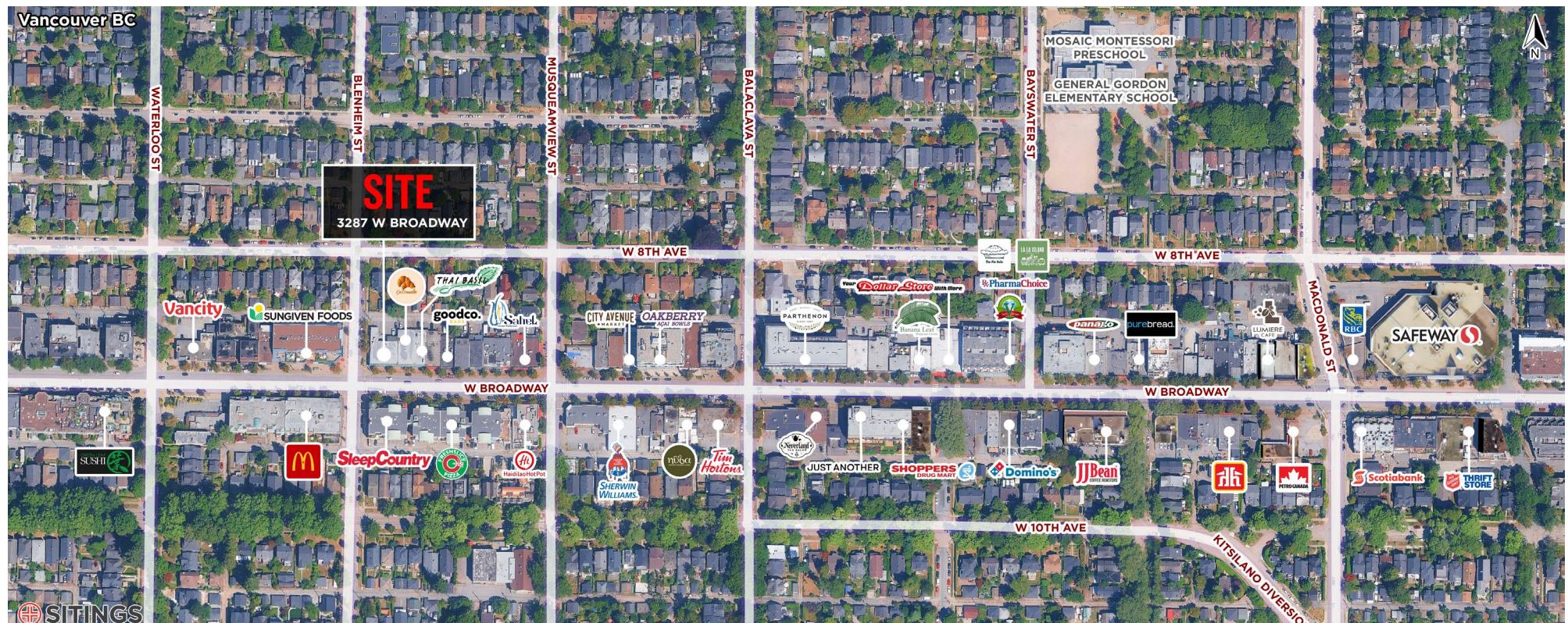
SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

OPPORTUNITY SUMMARY

Located in Kitsilano's Greektown, the property offers a prime retail opportunity, featuring excellent visibility and convenient access in one of Vancouver's most dynamic neighbourhoods. The location benefits from strong residential density and a well-established commercial mix, supporting steady foot traffic and reliable customer activity.

Highlights include:

- ✚ Located along West Broadway, one of Kitsilano's premier shopping and dining corridors
- ✚ Surrounded by well established retailers, restaurants, and neighbourhood amenities
- ✚ Features convenient street-front parking along W Broadway and additional rear surface parking
- ✚ High exposure signage opportunity



This document/email has been prepared by Sittings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sittings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sittings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

DETAILS

Size: Main Floor: 2,421 SF
Mezzanine: 718 SF
Storage: 663 SF

- # Base Rent: Contact Listing Agent
- # Additional Rent: \$22.50 PSF (2025 est.)
- # Parking: 3 rear surface stalls
- # Zone Name: C-2C1 which permits a wide array of commercial uses
- # Traffic Count: Over 16,000 vehicles/day
- # Available: May 1, 2026

AREA TENANTS

goodco.
BARS

orangetheory[®]
FITNESS



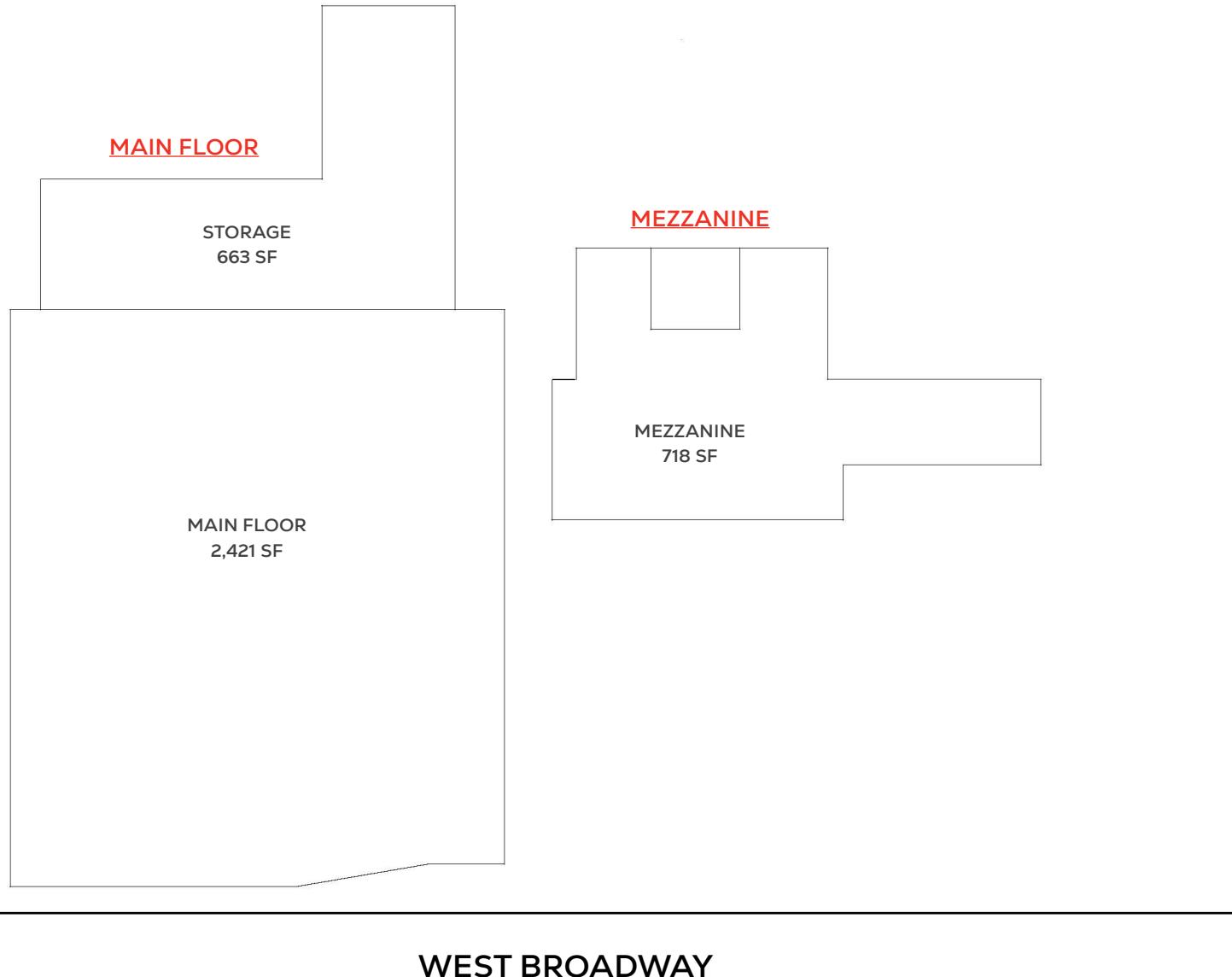
SleepCountry

SUNGIVEN FOODS

DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2025 Population	30,283	86,395	292,259
2030 Populations Projections	30,737	88,587	306,014
2025 Average HH Income	\$176,356	\$179,184	\$162,473
2030 Daytime Population	24,401	68,819	353,500

SITE PLAN



This document/email has been prepared by Sittings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sittings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sittings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

PHOTOS





CONTACT

DAVID KNIGHT

Personal Real Estate Corporation

604.416.5581

david@sitings.ca

KAYLA MORROW

Senior Associate

604.416.5584

kayla@sitings.ca

