

RETAIL FOR LEASE IN KITSILANO

3287 W BROADWAY

VANCOUVER, BC



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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



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: Immediately

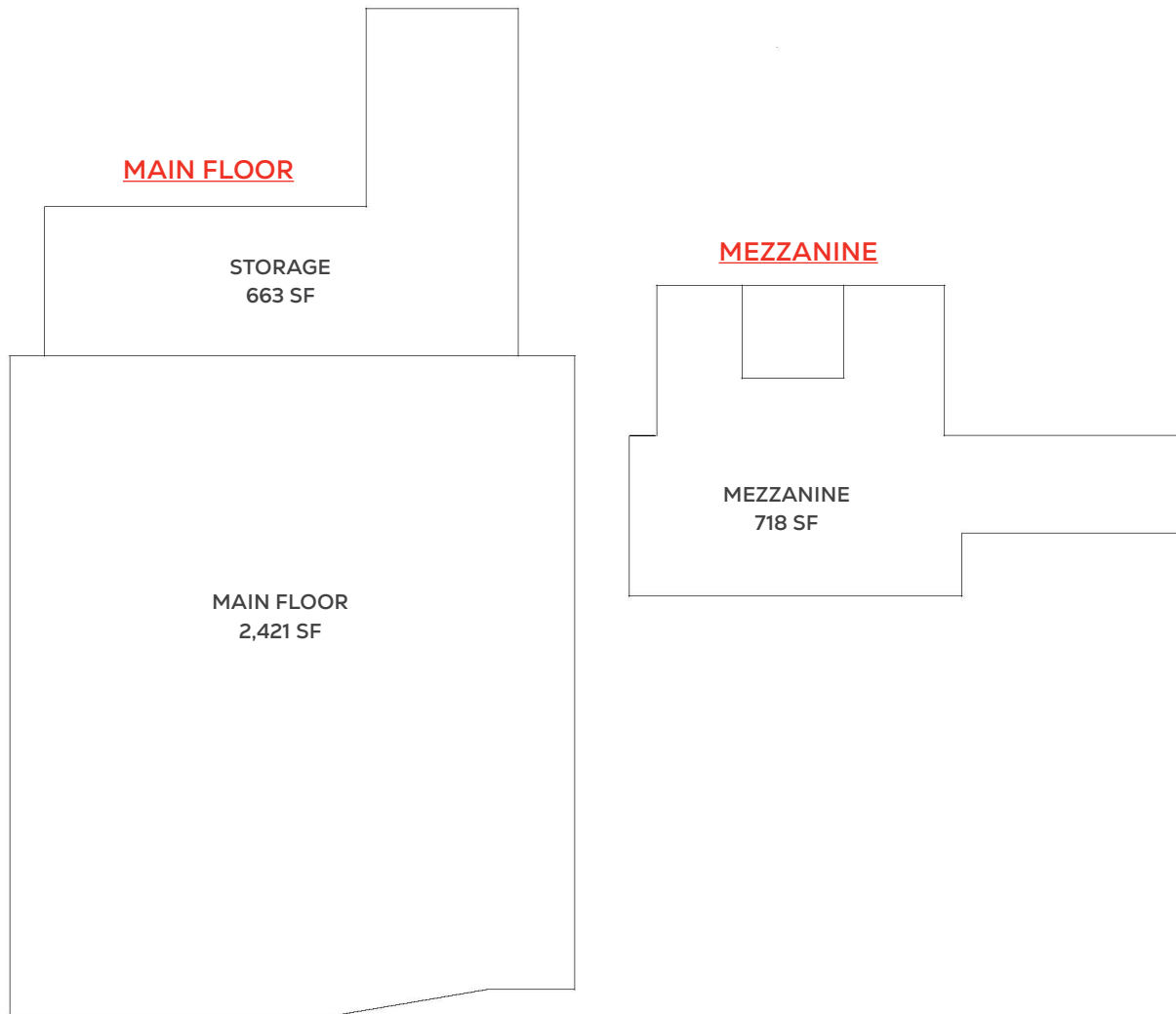
AREA TENANTS



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



WEST BROADWAY

PHOTOS





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