SITINGS



RETAIL FOR LEASE IN KITSILANO | 933 SF UP TO 2,421 SF

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



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DETAILS

Size Options:	CRU 1: 1,488 SF + mezzanine and storage CRU 2: 933 SF + storage Total: 2,421 SF + mezzanine and storage
Base Rent:	Contact Listing Agent
Additional Rent:	$22.50 PSF (2025 est.)
Ceiling Heights:	Up to 13'5"
Parking:	3 rear surface stalls
Zone Name:	C-2A which permits a wide array of commercial uses
Traffic Count:	Over 16,000 vehicles/day
Available:	Immediately

AREA TENANTS

goodco. BARS

orangetheory FITNESS

SleepCountry

SUNGIVEN FOODS

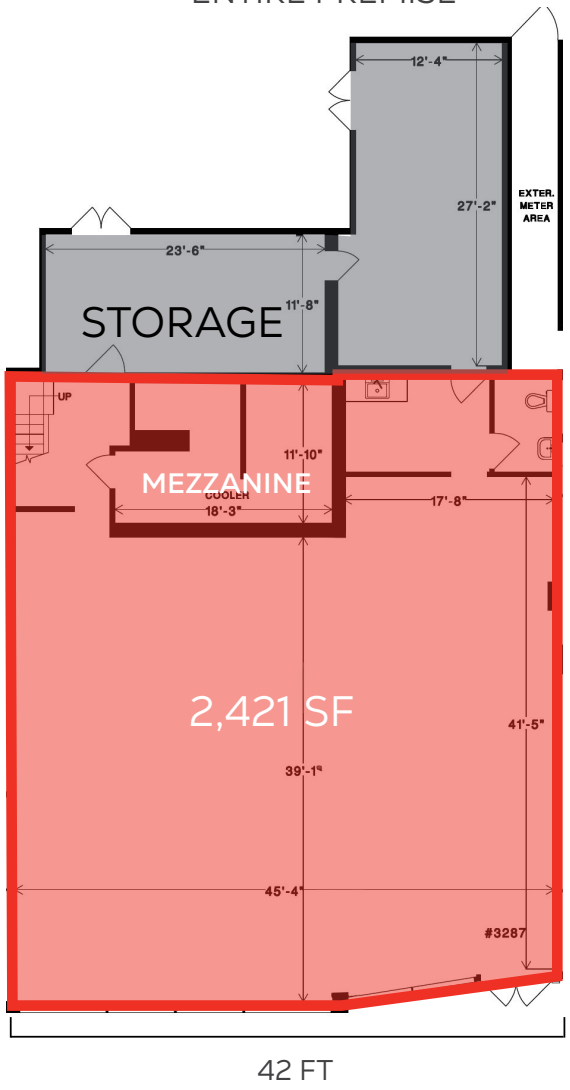
DEMOGRAPHICS

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

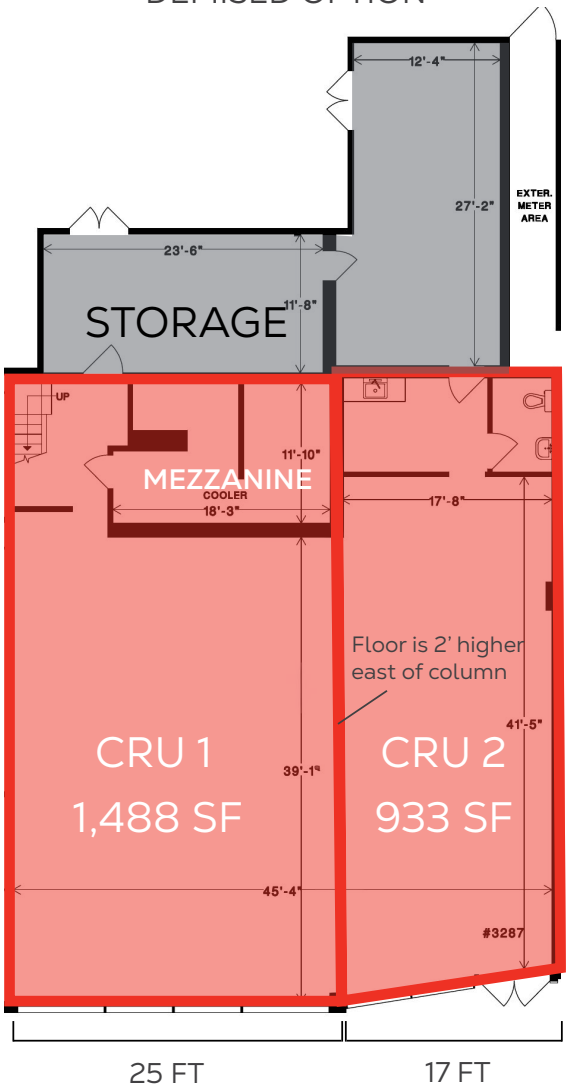
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SITE PLAN

ENTIRE PREMISE



DEMISED OPTION



WEST BROADWAY

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PHOTOS



Frontage along West Broadway



Back of Unit + Mezzanine



Front of Unit



Childcare Rendering

Ai-generated example of improved premises.

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