

RETAIL FOR LEASE IN KITSILANO

3287 W BROADWAY

VANCOUVER, BC



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

KAYLA MORROW
Senior Associate
604.416.5584
kayla@sittings.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
- ✚ Features convenient street-front parking along W Broadway and additional rear surface parking
- ✚ Surrounded by well-established retailers, restaurants, and neighbourhood amenities
- ✚ 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.)

✦ 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

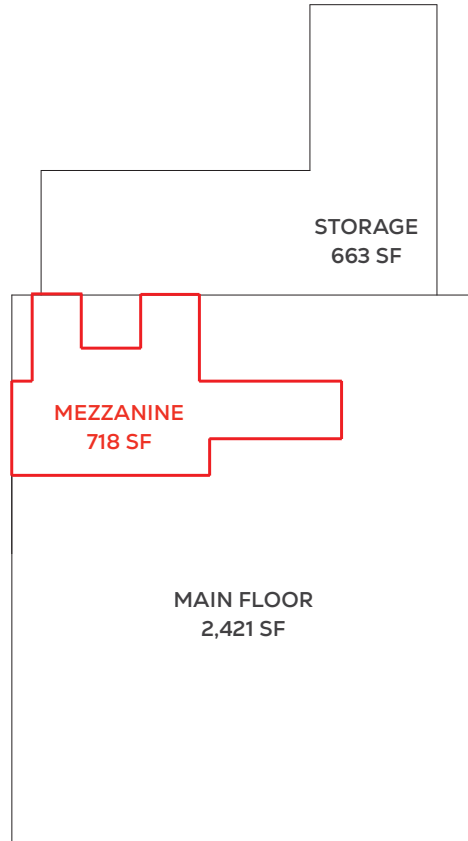
AREA TENANTS



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
2025 Daytime Population	24,401	68,819	353,500

SITE PLAN



WEST BROADWAY

PHOTOS



Frontage along West Broadway



Back of Unit + Mezzanine



Front of Unit



Childcare Rendering

This image is an AI-generated artistic rendering provided for illustrative and conceptual purposes only.



SIGNAGE



CONTACT

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