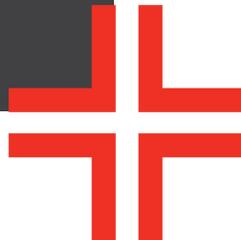




RETAIL FOR LEASE

3121 W BROADWAY

VANCOUVER, BC



SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

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

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Personal Real Estate Corporation

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KAYLA MORROW

Senior Associate

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PROJECT SUMMARY

A prime retail leasing opportunity located along West Broadway in the heart of Kitsilano's Greektown and adjacent the iconic Hollywood Theatre. This location benefits from consistent pedestrian and vehicular traffic along one of Vancouver's most established retail corridors. The surrounding neighbourhood features a mix of boutique retailers, destination dining, cafés, wellness services, and recreational amenities.

- ✦ Prime storefront exposure along West Broadway
- ✦ High daily vehicle and pedestrian traffic
- ✦ Strong surrounding retail, restaurant, and service mix
- ✦ Dense residential population supporting daily-needs retail
- ✦ Excellent transit access and walkability
- ✦ Ample street parking available in the immediate area



DETAILS

✦ <u>Size</u> : 1,048 SF	✦ <u>Commercial Parking</u> : 1 subsurface stall (paid)
✦ <u>Base Rent</u> : Contact Listing Agents	✦ <u>Zone Name</u> : C-2C which permits a wide array of commercial uses
✦ <u>Additional Rent</u> : \$30.90 PSF (2026)	✦ <u>Traffic Count</u> : 16,174 vehicles/day (W Broadway and Balaclava)
✦ <u>Power</u> : 200 Amps	✦ <u>Available</u> : Immediately

AREA TENANTS



DEMOGRAPHICS

DRIVE TIME	3 min	5 min	10 min
2025 Population	34,139	88,249	319,816
2030 Populations Projection	34,789	89,940	334,565
2025 Daytime Population	26,387	76,138	392,498
2025 Average HH Income	\$170,721	\$170,491	\$160,462

CONTACT

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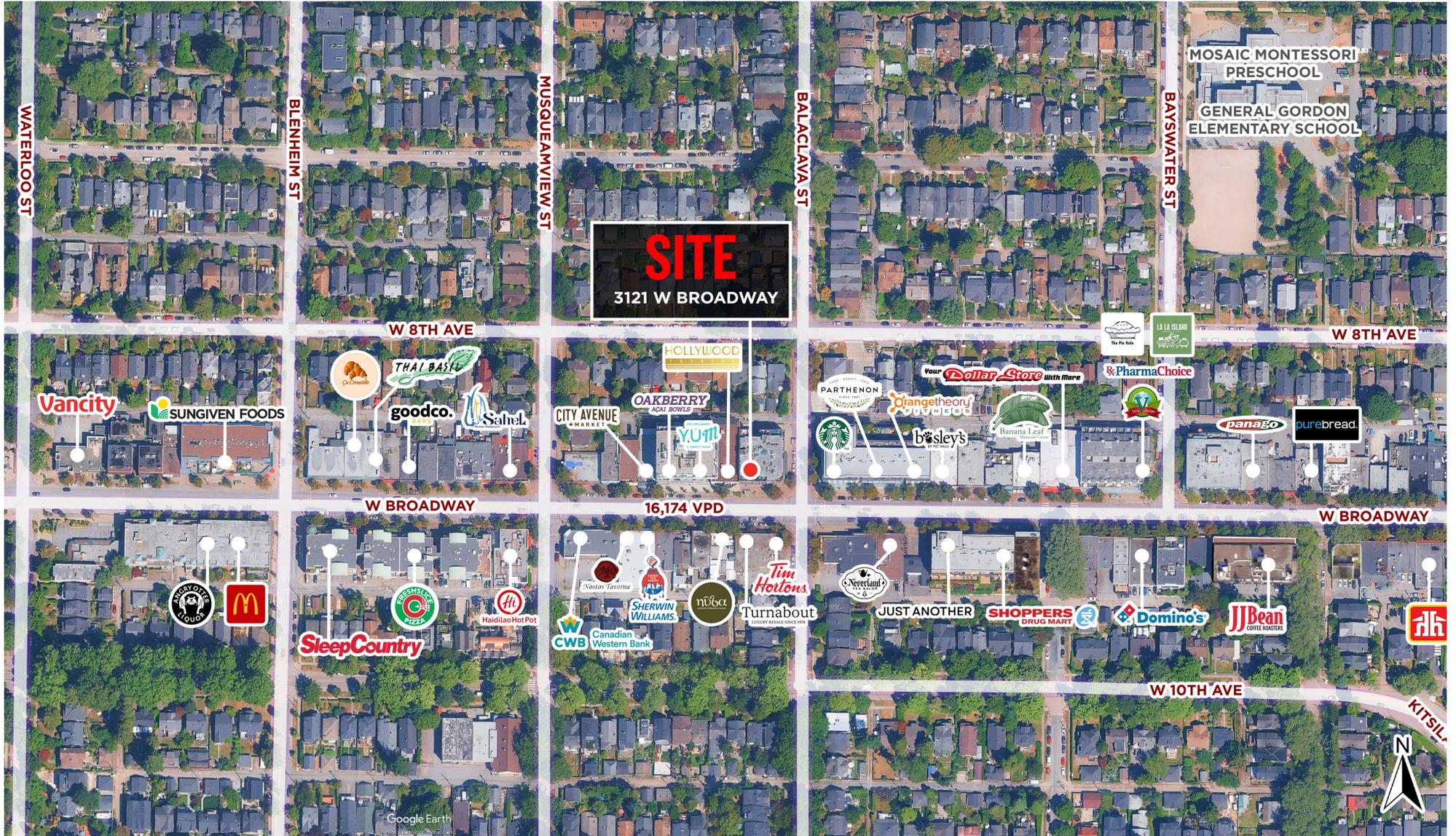
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SITE PLAN

3121 W BROADWAY
Vancouver, BC



AREA AERIAL



PHOTOS



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