



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

**DAVID KNIGHT**

Personal Real Estate Corporation

604.416.5581

david@sittings.ca

**KAYLA MORROW**

Senior Associate

604.416.5584

kayla@sittings.ca

# 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> : <b>C-2C</b> 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

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

**KAYLA MORROW**  
Senior Associate  
604.416.5584  
kayla@sitings.ca

# SITE PLAN

3121 W BROADWAY  
Vancouver, BC



HOLLYWOOD  
THEATRE



# AERIAL



SITE  
3212 WEST BROADWAY

SUNGIVEN FOODS

EATEN

AMBERDO

goodco.

CITY AVENUE MARKET



PARTHENON

OAKBERRY

HOLLYWOOD THEATRE

your Dollar Store

PERSTA FOODS

Orangetheory FITNESS

BANANA LEAF P L E N + Y

purebread

SAFeway

True Confections

McDonald's SleepCountry

nūba

SHOPPERS DRUGMART

Turnabout JUST ANOTHER

JJ Bean COFFEE ROASTERS

WEST BROADWAY

MACDONALD ST

# PHOTOS



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings 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. Sitings 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.