



4%
Cap Rate

For Sale: Retail, Investment

2803 West Broadway, Vancouver

Prime Investment Opportunity Located On A Highly Visible Corner
In Kitsilano

Lennard:

520-800 West Pender Street, Vancouver
604.636.2620

lennard.com

2803 West Broadway

2 Storey Retail Building With Excellent Visibility In A High Traffic Area

Salient Details

-  Address
2803 West Broadway
Vancouver, BC
-  PID
011-456-591
-  Legal Description
LOT 17, BLOCK 32, PLAN VAP4637, DISTRICT LOT 192, NEW WESTMINSTER LAND DISTRICT, (REF PL 3346) OF LOT 1, & BLK 4 OF BLK 32
-  Zoning
C-2C Commercial
-  Site Size
3,458 SF
-  Building Size

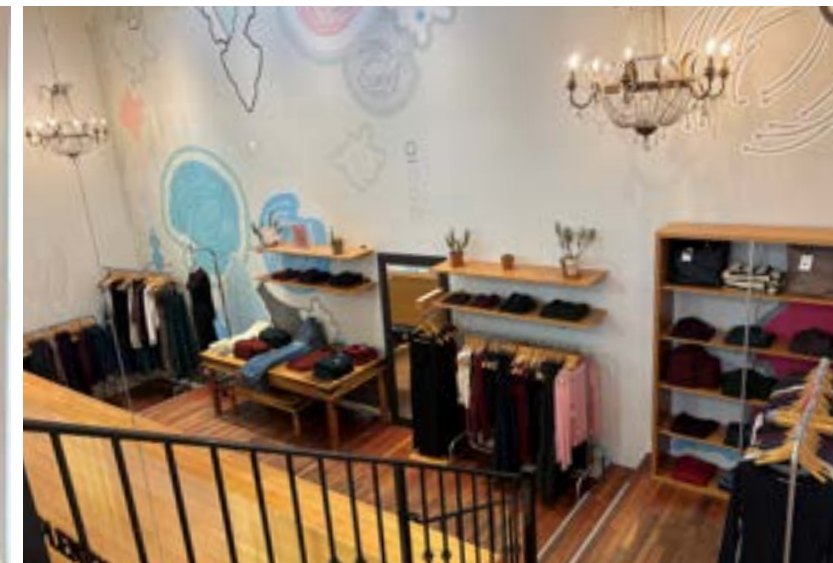
Building Size	Ground Level	2nd Floor
5,000 SF	2,500 SF	2,500 SF
-  Property Taxes (2025)
\$51,759
-  Asking Price
\$7,490,000
-  Cap Rate
4.0%
- Listing Agent
Allon Shapiro Personal Real Estate Corporation
Partner & Managing Broker
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ashapiro@lennard.com

Property Highlights

- Corner location with over 150 feet of combined frontage along both West Broadway & MacDonald Street
- High ceilings with premium quality build out spec
- Elevator
- Tenanted by a multi-location (9 stores) established retailer - Plenty
- Future Broadway Subway Project with Arbutus Station currently under construction nearby
- Spectacular location in an Amenities-Rich Area

Tenancy

- 3 Year Lease with "Plenty"



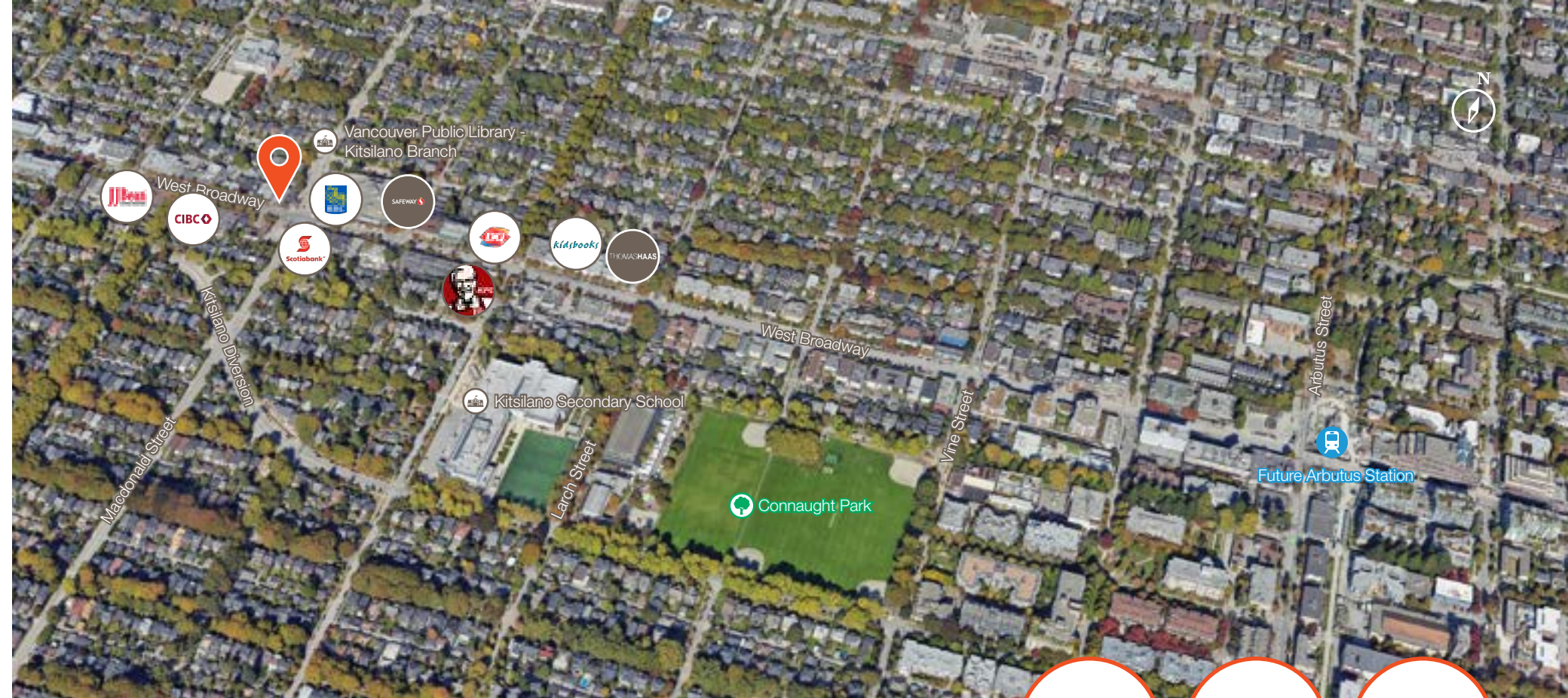
Vancouver

Kitsilano

2803 West Broadway is situated in Kitsilano (“Kits”), one of Vancouver’s most famous and sought-after neighborhoods. This area is characterized by a high-energy, active, and distinctly beachy vibe. The specific location is right on a major commercial street, providing excellent access to transit and essential services.

The area is also getting a major transit upgrade! The Broadway Subway Project (an extension of the Millennium Line) is currently under construction and scheduled to open in 2027.

The nearest new station to 2803 West Broadway will be the Arbutus Station, located at Broadway and Arbutus Street.



Amenities-Rich Location

Located in a key commercial node in Kitsilano, lined with boutiques, groceries, and restaurants.

Historic Heritage Area

Historically known as Greektown, this area is multicultural and hosts the annual Greek Day event.

Transit Friendly

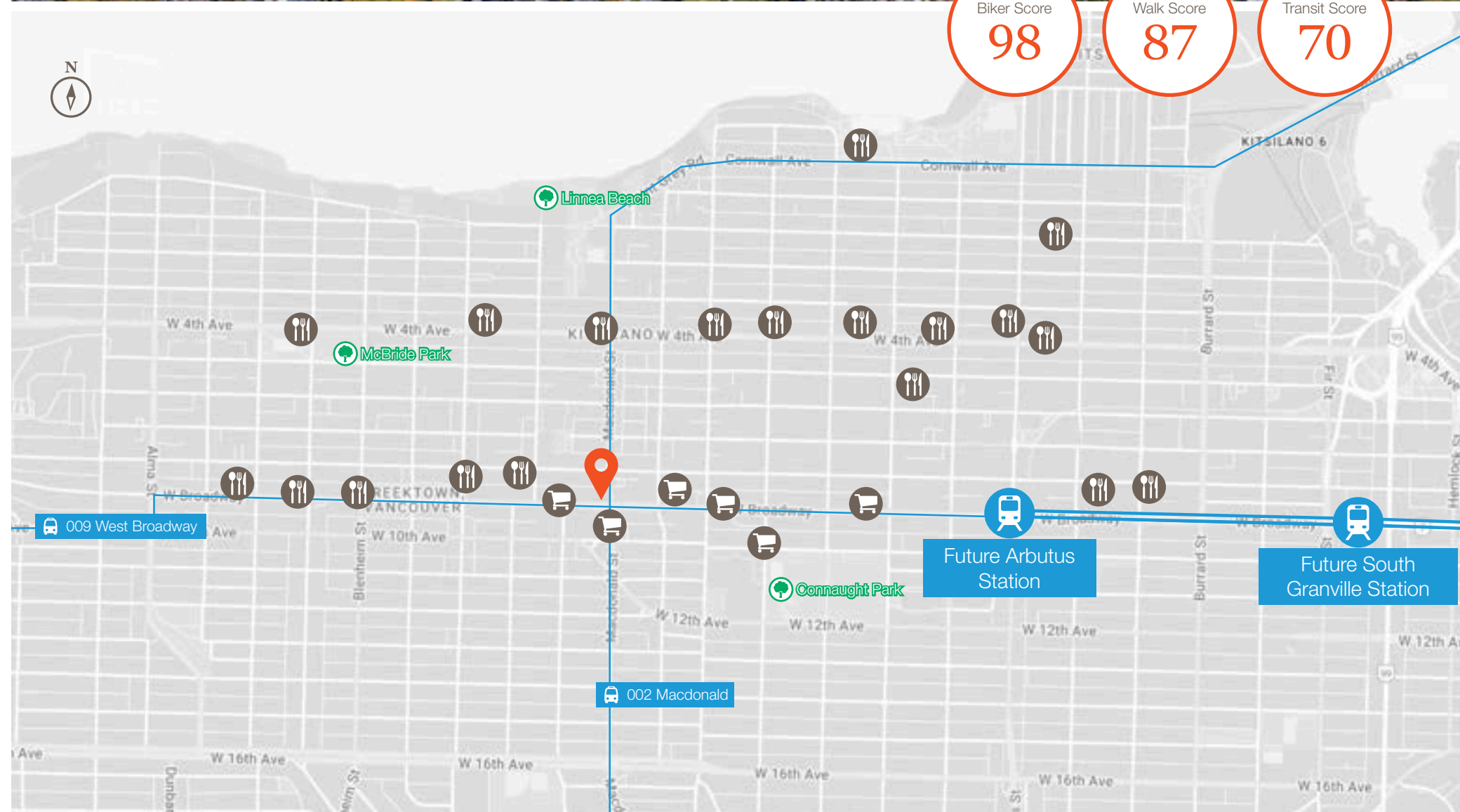
Highly walkable area with strong transit links; a future stop on the Broadway Subway Line is anticipated.

Future Broadway Extension

The Broadway Subway Project is a 5.7 km extension of the Millennium Line, from VCC-Clark Station to Broadway and Arbutus.

Source: <https://www.broadwaysubway.ca/>

Lennard:





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