

FOR LEASE

105 E BROADWAY

High Exposure Retail Opportunity in the Heart of Mount Pleasant



MAIN STREET

E BROADWAY



Future Mount Pleasant Station



the location

105 E Broadway is located on the north side of East Broadway, steps from the highly active intersection of Broadway, Main Street, and Kingsway, in the heart of Mount Pleasant. Positioned within the South Main (SoMa) district, the area is known for its strong pedestrian activity, independent retailers, destination restaurants, creative offices, and a growing residential population that supports all-day demand.

The property benefits from proximity to the future Mount Pleasant SkyTrain Station, improving accessibility for both customers and staff. Backed by the City of Vancouver's Broadway Plan, the neighbourhood is evolving into a more transit-oriented, higher-density corridor with continued growth in employment and housing.

Recent residential developments have introduced over 500 new strata units nearby, further strengthening the local customer base. With excellent visibility, transit access, and an active streetscape, 105 E Broadway offers retailers a prime opportunity to establish a presence in one of Vancouver's most vibrant and growing urban neighbourhoods.



salient facts

Size^{1,2}
1,309 SF - 4,412 SF (Approx.)

Zoning
C-3A

Basic Rent
\$50.00 PSFPA

Additional Rent
\$19.00 (2026 est.)

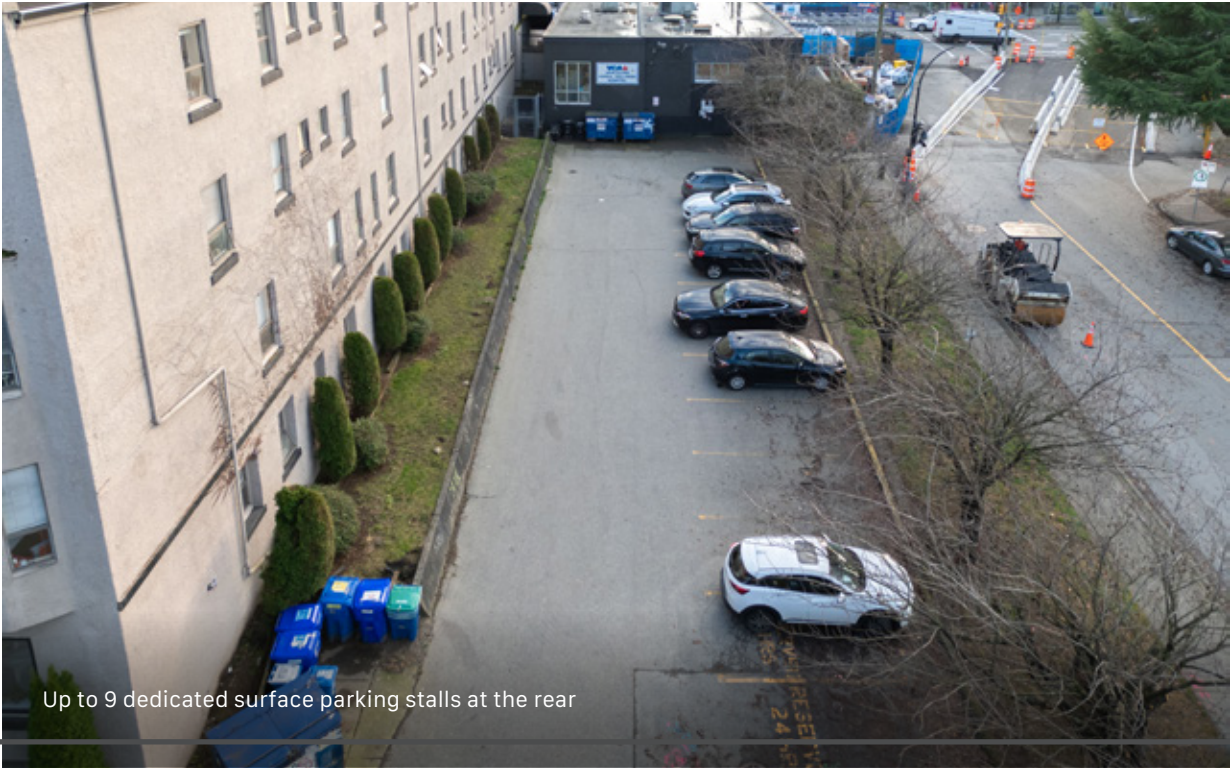
Parking
Twelve (12) dedicated stalls

Availability
July 1, 2027

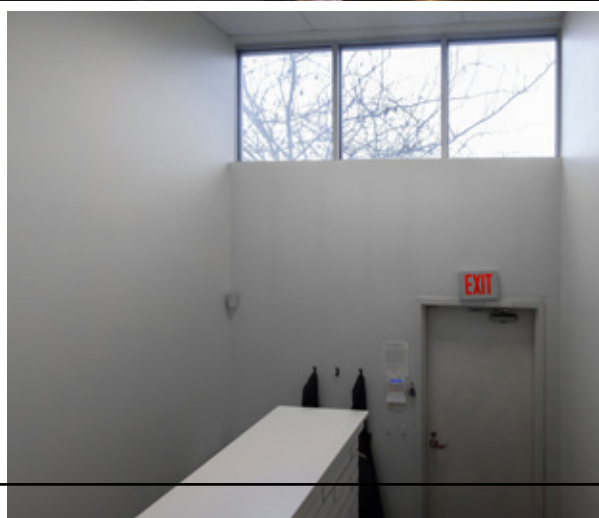
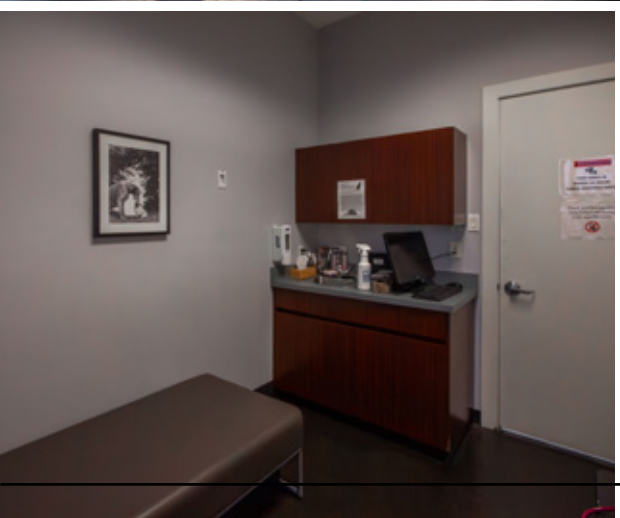
¹All sizes are approximate and subject to verification.
²Space is demisable Please contact agent for more information.



Large windows providing abundant natural light



Up to 9 dedicated surface parking stalls at the rear



the features



Rare retail opportunity with prime frontage along East Broadway in trendy Mount Pleasant



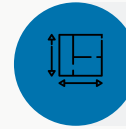
Large retail windows with highly visible storefront allowing for prominent signage potential



Steps from the future Mount Pleasant SkyTrain Station, positioning the property at the centre of the Broadway Plan growth corridor



Large windows providing abundant natural light



Flexible size options ranging from 1,309 SF - 4,412 SF (Approx.)



Outstanding ceiling heights throughout



Up to 12 dedicated surface parking stalls at the rear, a rare and valuable amenity for urban retail users



Private kitchenette and washrooms



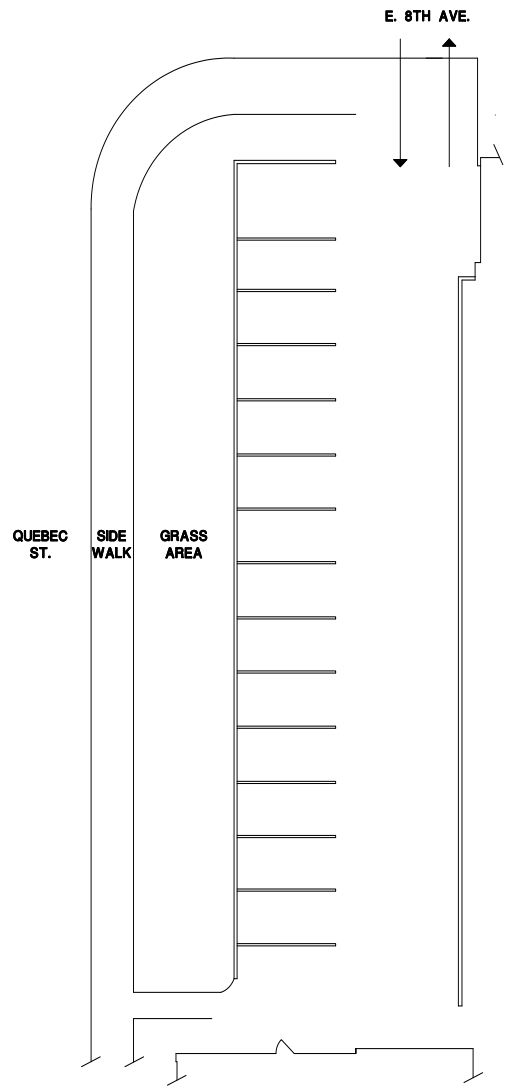
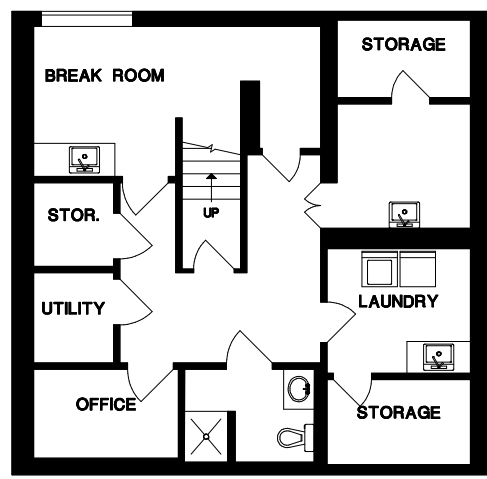
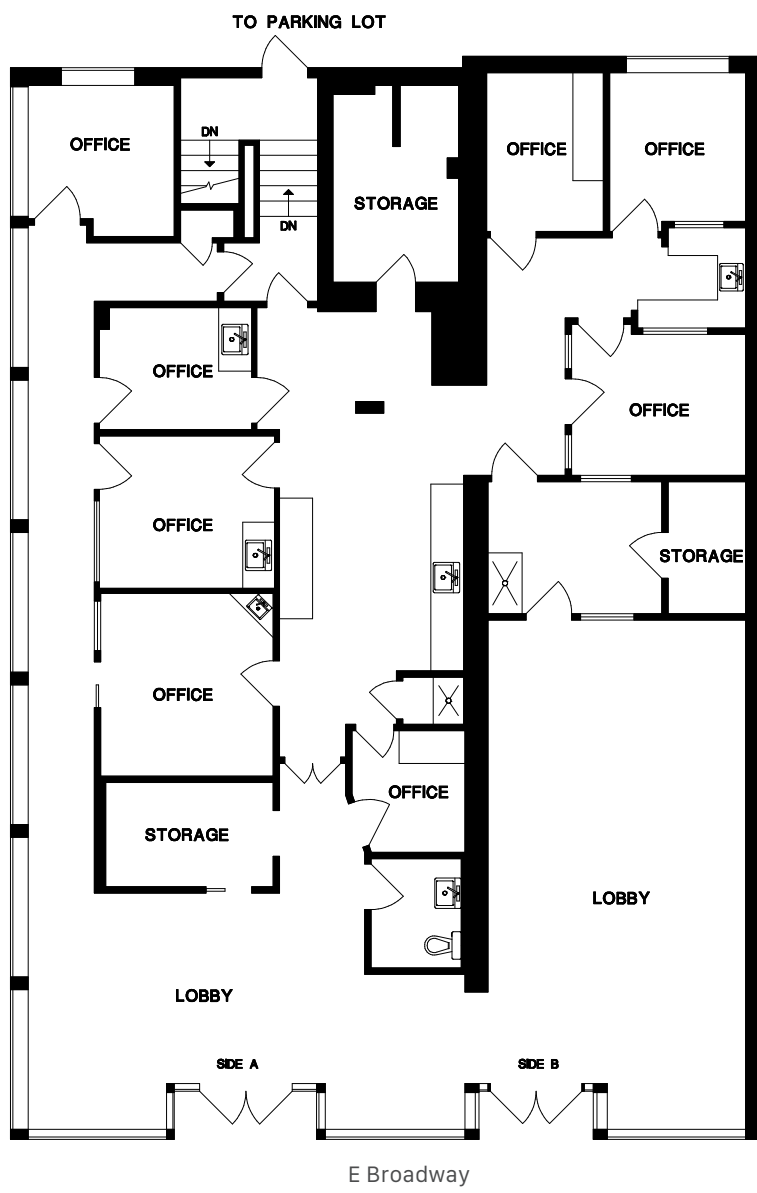
Flexible C-3A zoning, accommodating a wide range of retail, showroom, medical, wellness, and lifestyle-oriented uses

floor plan

Main Floor

Lower Level

Parking Lot



1All sizes are approximate and subject to verification.
 *Floor plan may not be 100% accurate and is subject to verification.

broadway plan

A City-Shaping Growth Corridor

The City of Vancouver's Broadway Plan is transforming the Broadway Corridor into one of the city's most significant growth areas. Council has approved rezonings across portions of the corridor, introducing new low-rise, mid-rise, and high-rise residential district schedules to support long-term intensification.

Anchored by the Broadway Subway and new SkyTrain stations, the plan will deliver substantial residential and employment growth, enhanced transit access, and a more active, pedestrian-oriented streetscape. For retailers along East Broadway, this evolution translates into a rapidly expanding customer base, sustained foot traffic, and long-term visibility within one of Vancouver's most dynamic urban corridors.



Rendered detail of the Broadway Plan area. From east to west from Clark Drive to Vine Street, and south to north from 16th Avenue to First Avenue. *Image Source: City of Vancouver*

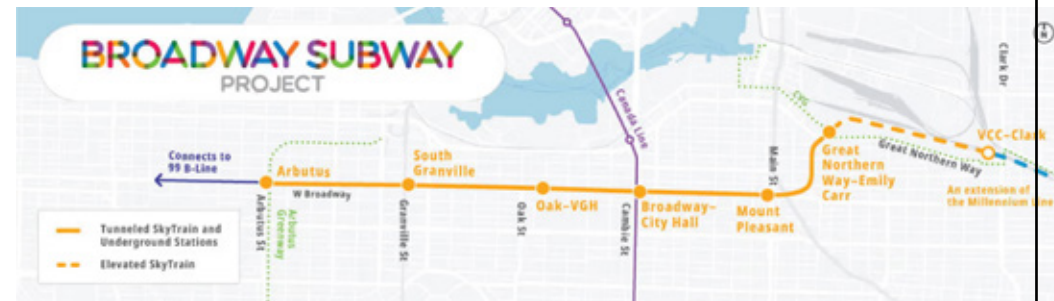
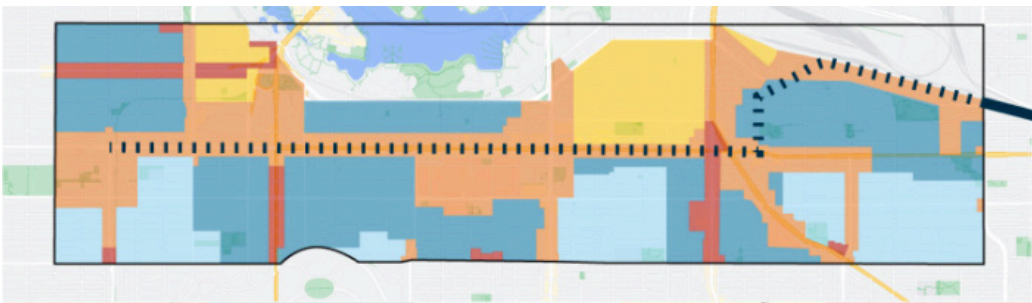


Image Source: broadwaysubway.ca

<p>Centres</p> <ul style="list-style-type: none"> • Activated street fronts • Housing and Employment near transit 	<p>Residential Apartments</p> <ul style="list-style-type: none"> • Integration of shops/services • Strata housing renewal 	<p>Residential Low-Density</p> <ul style="list-style-type: none"> • New 6-storey rental apts. • Retention of heritage builds 	<p>Industrial/ Employment</p> <ul style="list-style-type: none"> • Taller forms of development • Support for arts and culture 	<p>Villages</p> <ul style="list-style-type: none"> • Enhanced public space • Commercial with residential above
--	--	---	--	---

Vancouver City Council has approved a framework plan for the next 30 years of development of a massive surrounding the Broadway Subway currently under construction. *Image Source: consturctconnect*



Image Source: City of Vancouver



1 Michelin Star: Sumibiyaki Arashi Restaurant



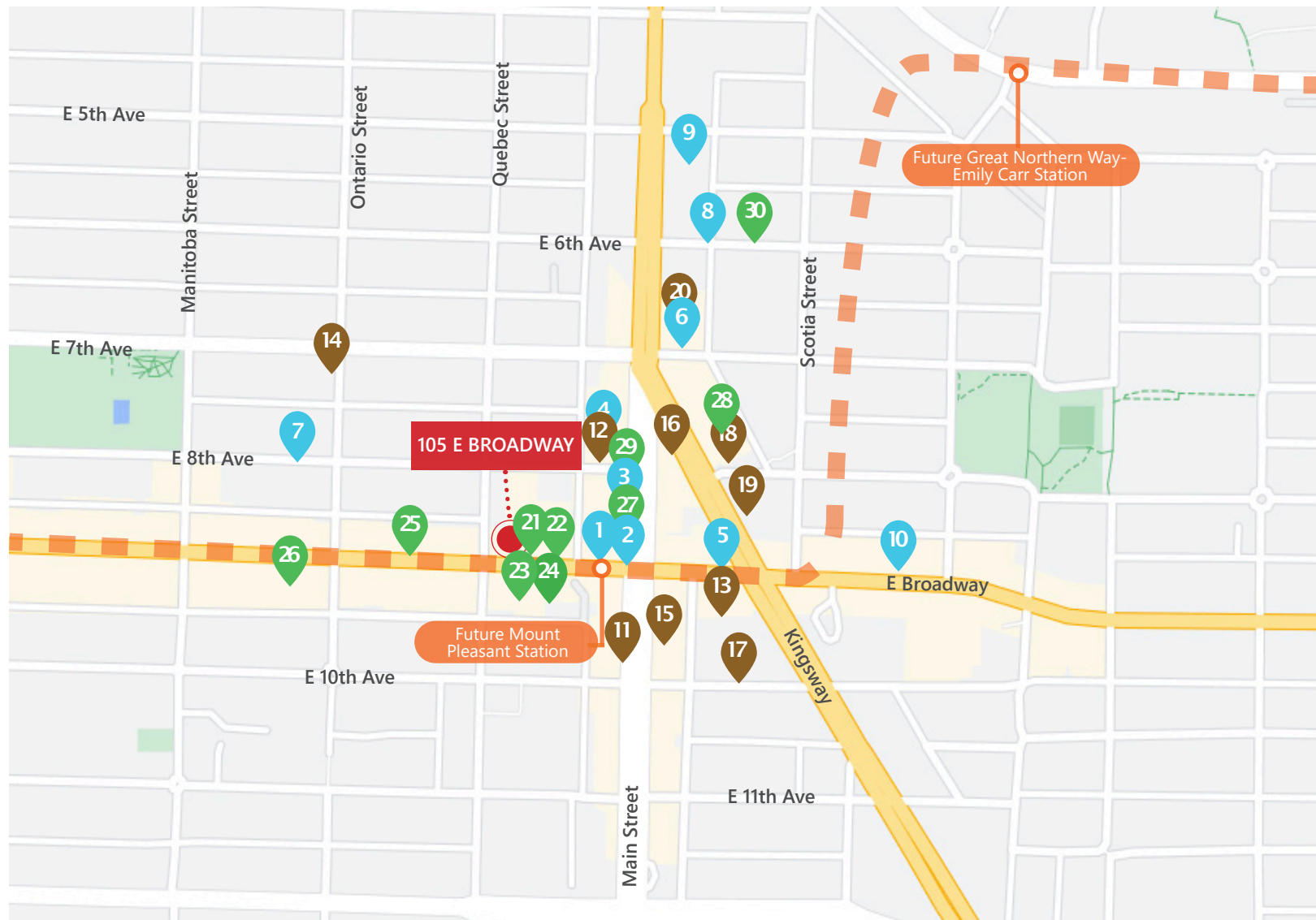
Michelin Guide: ELEM Restaurant



Courtside



Future Mount Pleasant Station



RESTAURANTS & BARS

- 1. Fable Diner
- 2. Sushi Kaido
- 3. Courtside on Main
- 4. Osteria Otto
- 5. Murmur
- 6. Como Taperia
- 7. 33 Acres Brewing
- 8. Giusti
- 9. ELEM
- 10. Sumibiyaki Arashi

CAFÉ + CASUAL FARE

- 11. KOBO Ice Cream
- 12. Melo Patisserie
- 13. Starbucks
- 14. Elysian Coffee
- 15. Bean Around The World
- 16. Gene Coffee Bar
- 17. Thierry
- 18. Whisk Matcha Cafe
- 19. La Petite Cuillère
- 20. Cultivate Tea

SHOPPING + SERVICES

- 21. Gather The Shop
- 22. Dollarama
- 23. DAUB
- 24. Portside Interiors
- 25. Murata
- 26. Sport Chek
- 27. F as in Frank
- 28. Mt Pleasant Community Centre
- 29. 8th & Main
- 30. ITSUMO

Millennium Line Broadway Extension



Contact Us

ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA
604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC
604.609.0882 Ext. 226
nathan@corbelcommercial.com