



FOR LEASE

High Exposure West Broadway Retail Units Located Directly Across
From The Broadway-City Hall Rapid Transit Station

409 & 411 West Broadway, Vancouver, BC

Marcus & Millichap

Opportunity Overview

Exceptional retail leasing opportunities located adjacent to the high exposure corner of West Broadway and Cambie Street in Vancouver's Mount Pleasant neighbourhood, just a five-minute drive to Downtown Vancouver. 409 & 411 West Broadway offer retail spaces with prominent street level exposure and signage opportunities. This location benefits from incredible transit connectivity with multiple bus routes operating along West Broadway daily and the Broadway-City Hall rapid transit station situated directly across the street.

Salient Details

Leasable Area: *409 West Broadway*

Ground: 1,154 SF

Second: 431 SF

Total: 1,585 SF

411 West Broadway

Ground: 2,060 SF

Net Rent: Ground: \$120.00 PSF

Second: \$30.00 PSF

Additional Rent: \$25.00 PSF (2026 estimate)*

Zoning: C-3A Commercial**

Parking: Eight surface parking stalls

Available: Immediately

*Approximate and subject to change from time to time.

** Tenant is responsible for verifying the permissible uses as per the zoning.



Property Highlights

- + Prime West Broadway location within a vibrant mix of offices, retail, dining, and services.
- + Conveniently located across the street from the Broadway-City Hall Station with access to two rapid transit lines (Broadway-City Hall Canada Line and the future Broadway-City Hall Millennium Line), and a five-minute drive Downtown Vancouver via the Cambie Street Bridge.
- + The Broadway Subway Project is a 5.7 km extension of the Millennium Line, from VCC-Clark Station to Broadway and Arbutus. The project includes six new underground stations, including a direct underground connection to the Canada Line at West Broadway and Cambie Street. This extension will have the capacity to move three times as many people as the current 99-B line. Estimated completion for the project is 2027.
- + Situated across the street from the future "Civic District" City Hall Campus, which will include new public spaces and amenities, restaurants, shops, services, and offices at lower levels, with towers above that will include a mix of hotel, office, and potential residences.
- + Eight rear surface parking stalls available for tenant use.
- + Exceptional frontage and signage opportunities.
- + Neighbouring retailers include Whole Foods, The Home Depot, Winners, Homesense, Save-On-Foods, Canadian Tire, Best Buy, Krispy Kreme, Chipotle, Cactus Club Café, and more.

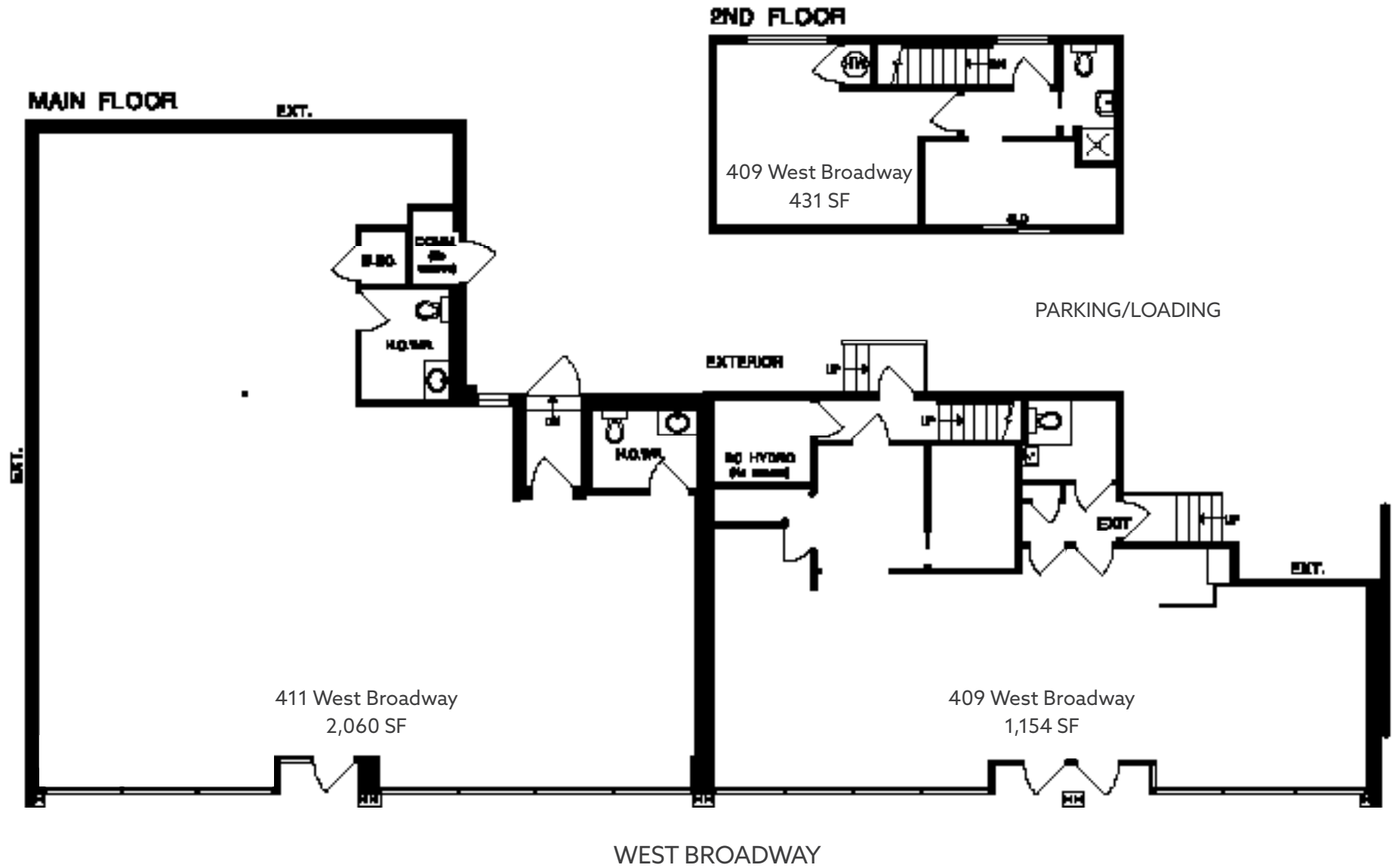


Rendering of future Broadway-City Hall Station



Rendering of future "Civic District" City Hall Campus

Floor Plan



Floor plan is approximate and subject to confirmation.



Vancouver General Hospital

ELYSIAN
COFFEE ROASTERS

Starbucks, Yolk's, Jollibee, SAKU, TD

CACTUS CLUB CAFE

Krispy Kreme, PIZZA SUBARATO, RBC, McDonald's, PABLO, LONDON DRUGS, WHOLE FOODS

DOWNTOWN VANCOUVER

CAMBIE BRIDGE

WINNERS

HOMESENSE, Artigiano, THE HOME DEPOT, TELUS, save on foods

**Broadway-City Hall
Canada Line Station**

**Broadway-City Hall
Millenium Line Station**
(estimated completion 2027)



RENDERING OF FUTURE BROADWAY-CITY HALL STATION (ESTIMATED COMPLETION 2027)



RENDERING OF FUTURE "CIVIC DISTRICT" CITY HALL CAMPUS

2025 Demographics
within 2 km from the Property

Average Household Income: \$147,470

Total Population: 153,422 (14.7% increase from 2020)

Median Age: 36.9

Contact Information

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