



FOR LEASE | 514 SF RETAIL SPACE IN KITSILANO

2967 W BROADWAY

VANCOUVER, BC



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

PROJECT SUMMARY

2967 W Broadway offers a premier retail opportunity in the heart of Kitsilano's Greektown, providing exceptional visibility and access within one of Vancouver's most vibrant neighbourhoods. This high-exposure location is surrounded by a strong mix of residential and commercial density, ensuring steady foot traffic and consistent customer engagement.

Highlights include:

- ✦ Surrounded by well-established retailers, restaurants, and neighbourhood amenities that enhance exposure
- ✦ Steps from major transit routes, providing excellent accessibility for both customers and staff
- ✦ Convenient street-front and rear surface parking
- ✦ Positioned along West Broadway, one of Kitsilano's most popular shopping and dining destinations
- ✦ Ideal for restaurants, retailers, and service-based businesses seeking a prime, urban storefront



DETAILS

✚ Size: 514 SF

✚ Base Rent: Contact Listing Agent

✚ Additional Rent:

CAM:	\$8.01 PSF
Tax:	\$11.69 PSF
Subtotal:	\$19.70 PSF

plus 4% management fee of base rent

✚ Reserved Parking: \$75.00 per month

✚ Zoning: C-2C which permits a mix of commercial uses including retail, restaurants, offices, and service businesses

✚ Available: Immediately

DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2025 Population	37,603	91,554	334,934
2030 Populations Projections	38,283	93,398	347,978
2025 Average HH Income	\$167,743	\$166,815	\$158,984
2025 Daytime Population	28,966	85,220	415,535

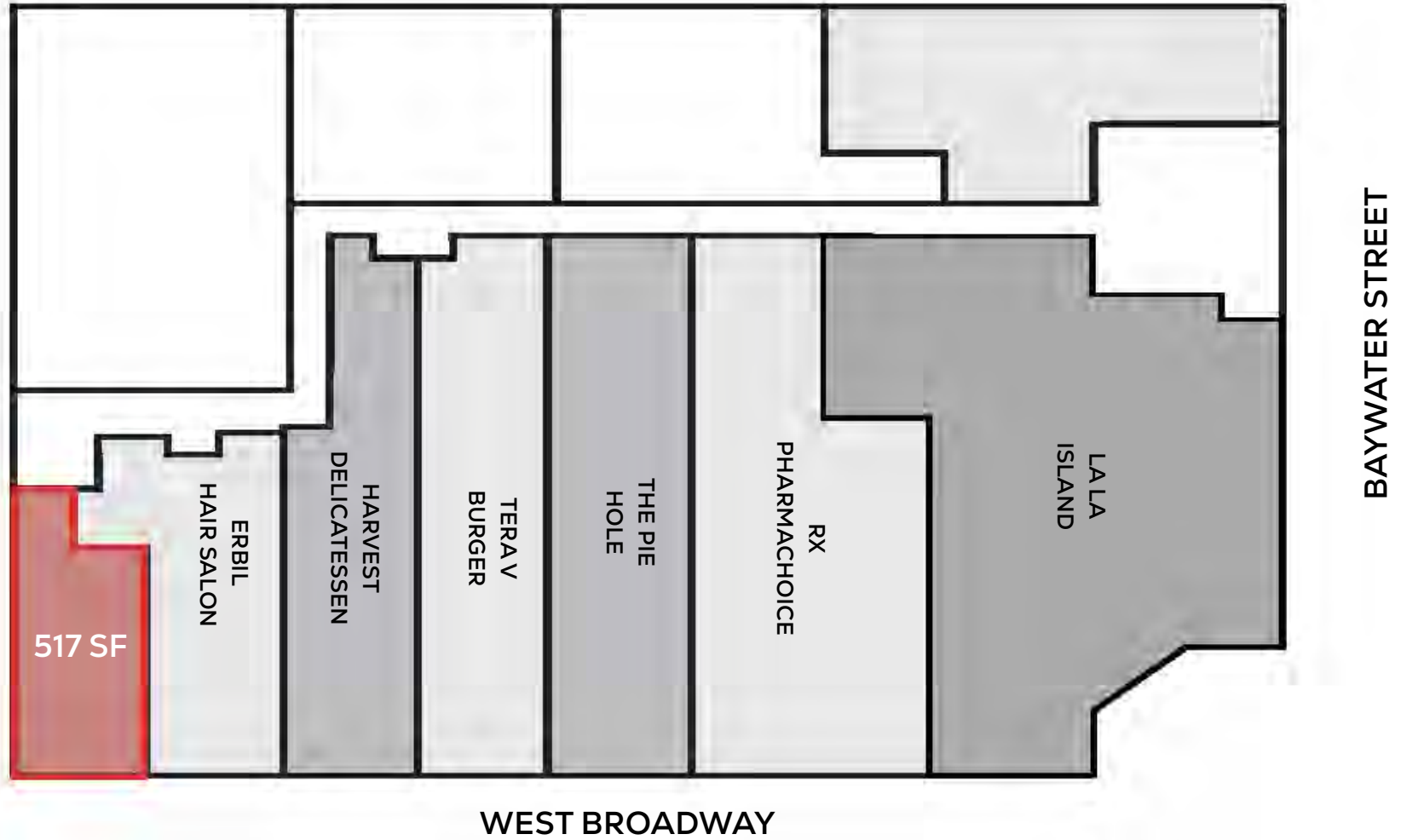
AREA TENANTS



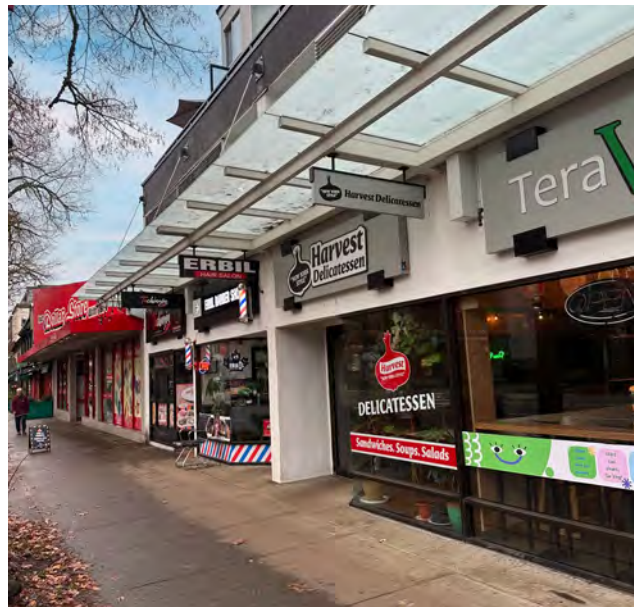
The Pie Hole



SITE PLAN



PHOTOS





CONTACT

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