



FOR LEASE | 2415 BURRARD STREET, VANCOUVER, B.C.

HIGH-EXPOSURE 702 SF RETAIL OPPORTUNITY WITH FLEXIBLE TERM

Marcus & Millichap

LOCATION OVERVIEW

Opportunity to lease high-exposure street front retail at the prominent intersection of West Broadway and Burrard Street. The space benefits from high foot and vehicle traffic and is surrounded by abundant amenities. The landlord is open to flexible terms to allow groups to test the market.

SALIENT DETAILS

Municipal Address: 2514 Burrard Street, Vancouver, B.C.

Zoning: [C-3A \(Commercial\)](#)

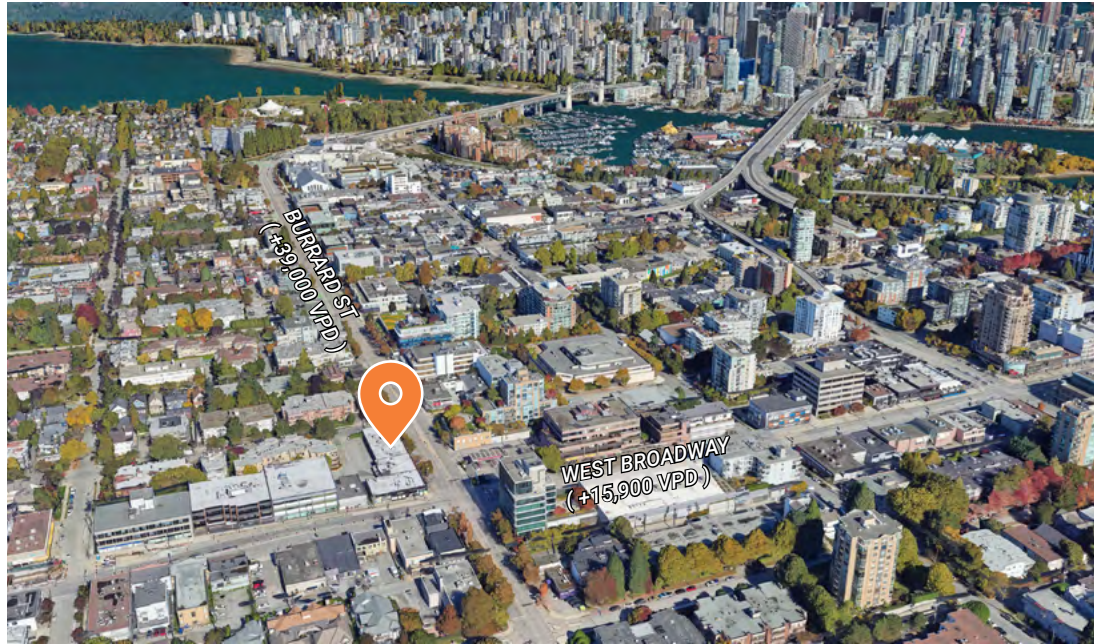
Leasable Area: 702 SF

Parking: Two stalls available
(\$100/month + applicable tax)

Possession: Upon Notice

Asking Rate: \$35.00 PSF

Additional Rent: \$33.00 PSF



HIGHLIGHTS



Located in the heart of Vancouver, bordering South Granville and Kitsilano



Prominent exposure along one of Vancouver's key transit corridors



Highly densified area slated for continued growth



Surrounded by highly notable retail tenants and services, including: Oxygen Yoga, Carter Honda, Downtown Kia, Carlos O'Bryan's, Burrard Liquor Store, Greens Organic Market, Indigo, and Shoppers Drug Mart

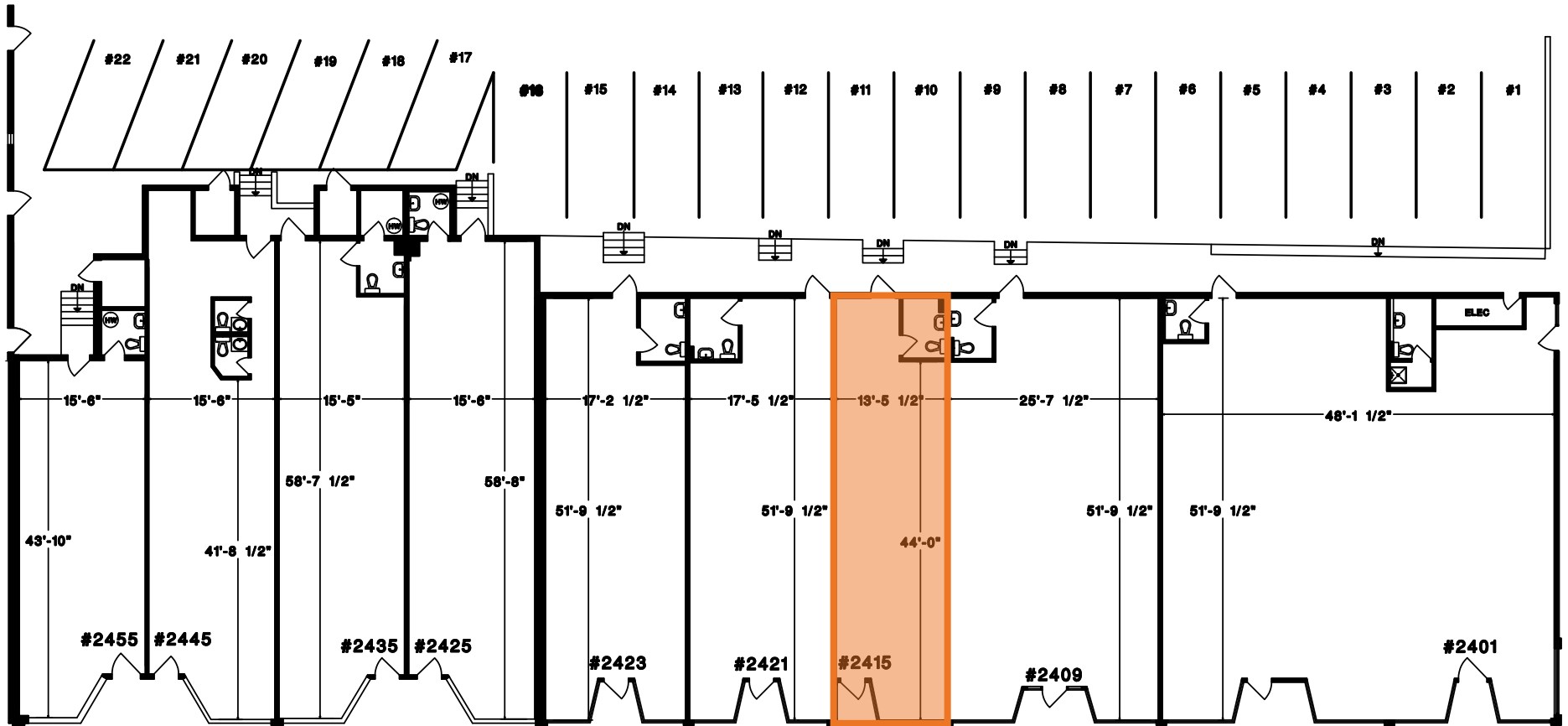


Exposure to over 54,900 vehicles per day



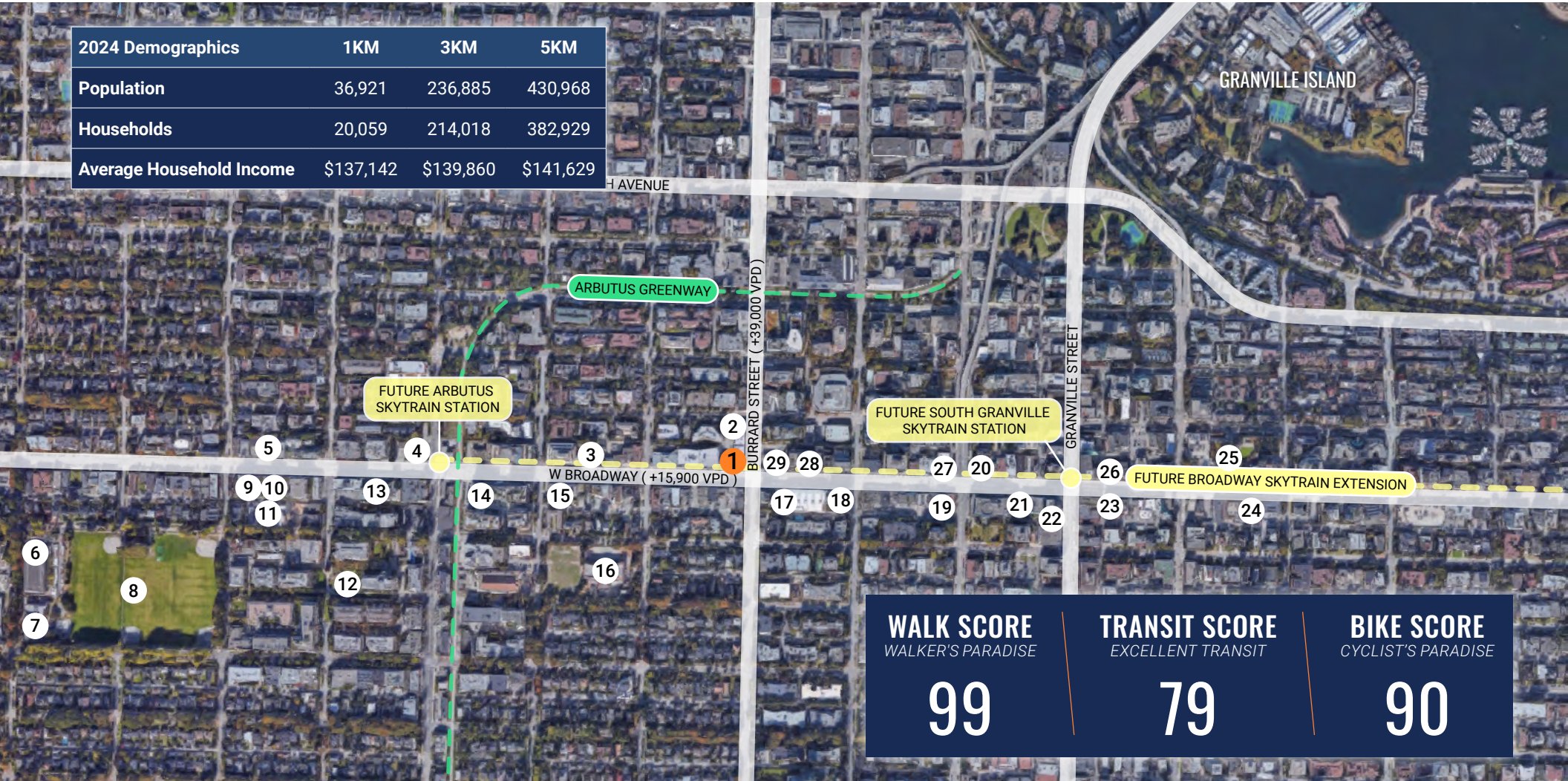
Situated in close proximity to Arbutus Greenway, 10th Avenue Bike Lane, Cypress Street Bike Lane, and other key cycling corridors

FLOOR PLAN



LOCATION OVERVIEW

2024 Demographics	1KM	3KM	5KM
Population	36,921	236,885	430,968
Households	20,059	214,018	382,929
Average Household Income	\$137,142	\$139,860	\$141,629



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|-------------------------------|-------------------------------|------------------------------|----------------------|-------------------------------|
| 1. Subject Property | 7. Kitsilano Community Centre | 13. Fitness World | 19. Maeda Kanazawa | 25. Boston Pizza |
| 2. Burrard Liquor Store | 8. Connaught Park | 14. BC Liquor Store | 20. Tim Hortons | 26. Jitlada Thai, Express Pho |
| 3. Maple Grill | 9. IGA | 15. Blenz | 21. Cactus Club Cafe | 27. Earls, Leopold's Tavern |
| 4. Shell | 10. London Drugs | 16. Lord Tennyson Elementary | 22. Indigo | 28. Denny's |
| 5. The Regal Beagle | 11. St. Johns School | 17. Shoppers Drug Mart | 23. McDonald's | 29. ESSO |
| 6. Kitsilano Ice Skating Rink | 12. Arbutus Greenway Park | 18. La Win Grocery | 24. Staples | |

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CONTACT INFORMATION

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