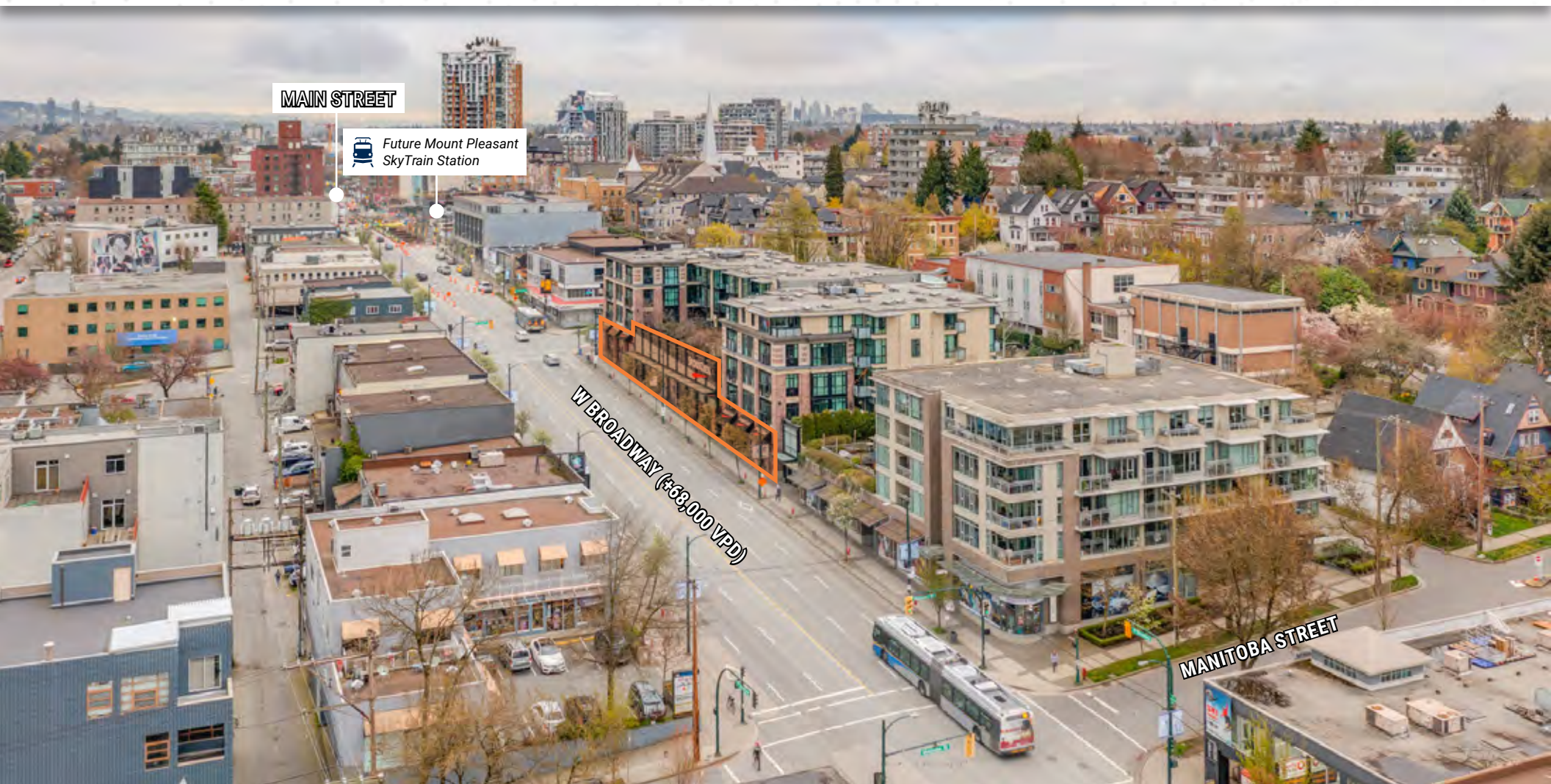


FOR LEASE

Marcus & Millichap

LARGE-FORMAT RETAIL OPPORTUNITY ON THE BROADWAY CORRIDOR - STEPS FROM FUTURE MOUNT PLEASANT SKYTRAIN
18 WEST BROADWAY, VANCOUVER, B.C.



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(604) 638-2121




Overview


 Address: **18 W Broadway, Vancouver, B.C.**

 Size: 19,508*
*potential to demise

 Zoning: **Broadway Commercial C-3A**


 Parking: 36 underground commercial stalls


 Timing: January 2026


 Asking Rent: Contact Listing Agents


 Additional Rent: Contact Listing Agents


Highlights

 Situated mixed-use building comprised of +78 residential units.

 Zoning permits a wide variety of uses including cafes, bakeries, bistros, pharmacies, and other pedestrian friendly retail uses.

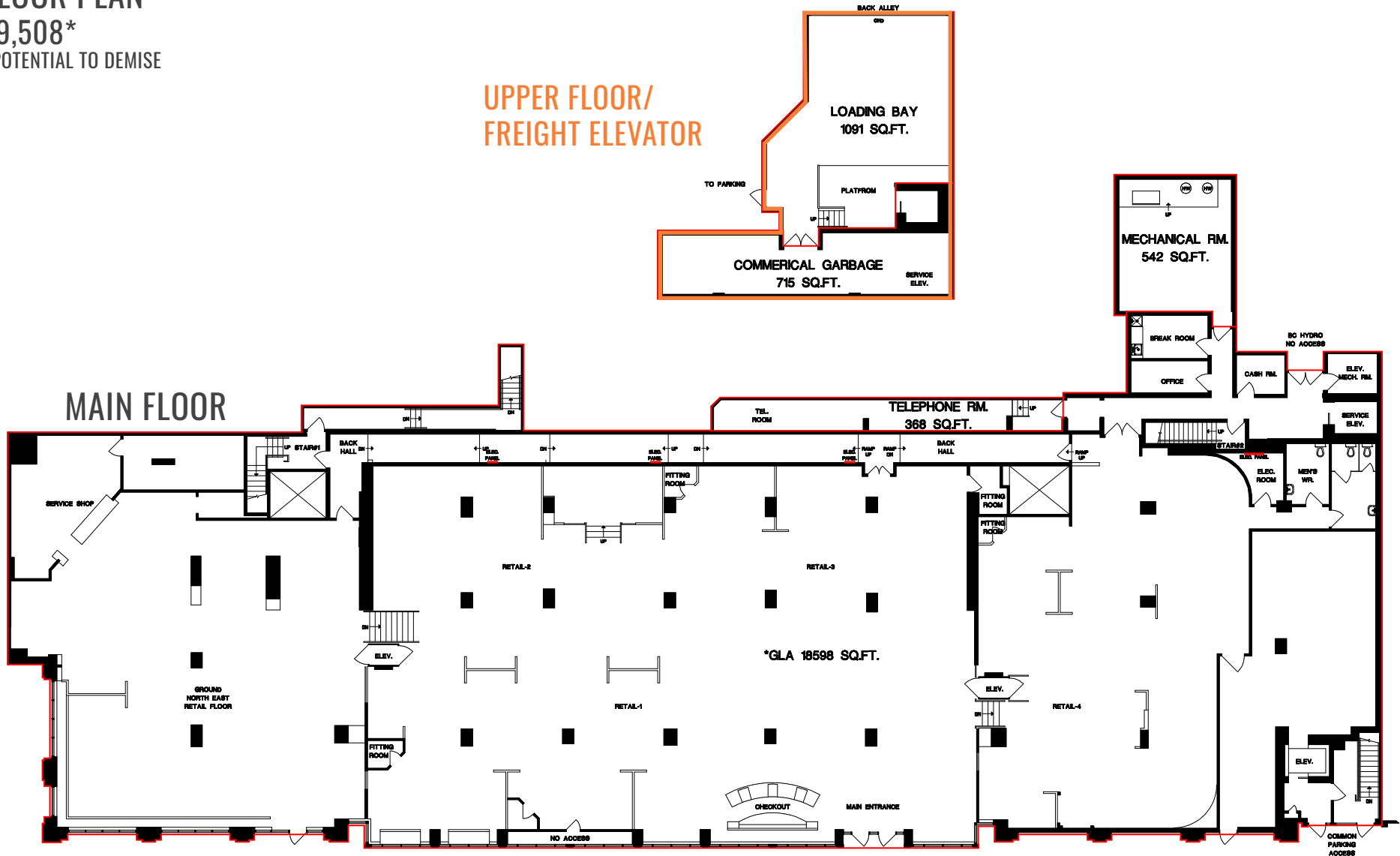
 Major nearby tenants include Kingsgate Mall, featuring key retailers such as Save-On-Foods, BC Liquor Store and Mark's.

 Within walking distance of coffee shops, restaurants, grocery stores, drugstores, and more, highlighting the area's convenience and walkability.

 Situated at 18 West Broadway, just off a major arterial route with over 68,000 vehicles passing daily, and only a 5-minute walk to the future Mount Pleasant SkyTrain Station, offering exceptional accessibility and connectivity.

FLOOR PLAN
19,508*
*POTENTIAL TO DEMISE

**UPPER FLOOR/
FREIGHT ELEVATOR**



W BROADWAY

FOR LEASE

18 W BROADWAY, VANCOUVER, B.C.

Marcus & Millichap

LOCATION OVERVIEW



Demographics	3-Min Drive	5-Min Drive	7-Min Drive
2024 Total Population	22,500	80,000	185,000
Avg. Household Income	\$106,000	\$116,000	\$114,000
2024 Households	12,300	40,000	91,500
Population Growth (2022-2027)	10.5%	8.1%	9.2%

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W Broadway (+68,000 VPD)

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Subject Site

Millennium Line Broadway Extension

Future Mount Pleasant
SkyTrain Station

Manitoba Street

Ontario Street

Main Street

W 12th Avenue

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