



PRIME RETAIL LEASING OPPORTUNITY  
 FAIRMONT MEDICAL BUILDING  
 732 WEST BROADWAY  
 VANCOUVER, BC

ONE UNIT REMAINING!



WALK SCORE  
 WALKER'S PARADISE  
**95**



TRANSIT SCORE  
 EXCELLENT TRANSIT  
**82**



BIKE SCORE  
 VERY BIKEABLE  
**85**

400 METRES FROM CANADA LINE



DEMOGRAPHICS\*



WITHIN 3 KM

\*2017 ESTIMATES

<b>235,000</b>	2017 Population
<b>268,000</b>	Daytime Working Population
Ages	<b>17.4%</b> < 24 <b>69.2%</b> 25 - 64 <b>13.7%</b> > 65
<b>\$88,828</b>	Average Household Income

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**CUSHMAN & WAKEFIELD**

# PRIME RETAIL LEASING OPPORTUNITY FAIRMONT MEDICAL BUILDING 732 WEST BROADWAY VANCOUVER, BC



## OPPORTUNITY

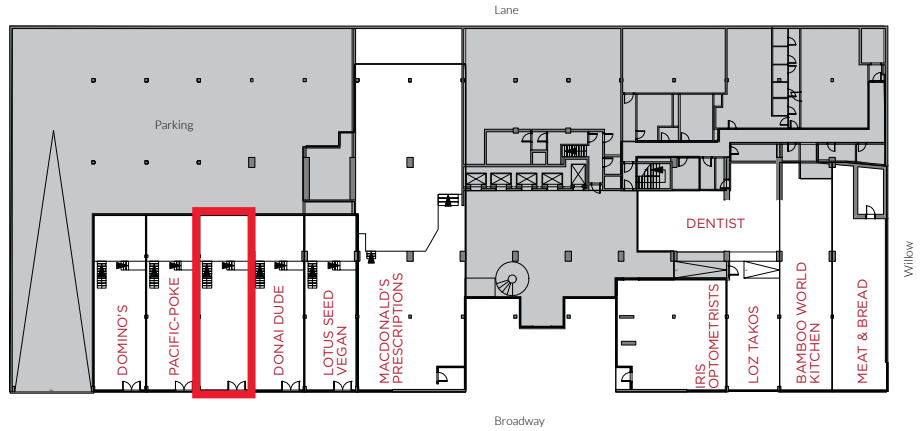
To lease approximately 1,064 sf of high exposure retail space on the desirable Broadway Corridor in a medical office building located between Willow and Heather Streets. This building is tenanted by a multitude of medical tenants including a pharmacy, x-ray, and medical labs to name a few.

## LOCATION

This is a very active, high traffic location with excellent frontage and exposure onto Broadway. The unit is located on the ground floor of the southwest corner of Broadway and Willow which is a 1 minute walk to Vancouver General Hospital and 6 minute walk to the Broadway (City Hall Canada Line Station). Located on one of Vancouver's main arterial routes boasting high vehicular and ample pedestrian traffic this space is a walkers paradise. With easy access to transit and one block away from the 10th Avenue bikeway the location is easily accessible by any mode of transportation. Local area tenants include TD Canada Trust, Starbucks, Whole Foods, Home-Depot, Cactus Club, Shoppers Drug Mart and many more.

## FEATURES

- Boma Go Green Building
- Ground floor retail unit in a 133,000 sf medical office building
- Corner location with fantastic exposure to West Broadway
- Excellent signage potential
- Located steps away from VGH & Broadway-City Hall Canada Line Station
- 14-storey, 133,000 square foot medical building situated above the retail units making the leasing space a high traffic hub



## AVAILABLE AREA

1,064 sf

## NET LEASE RATE

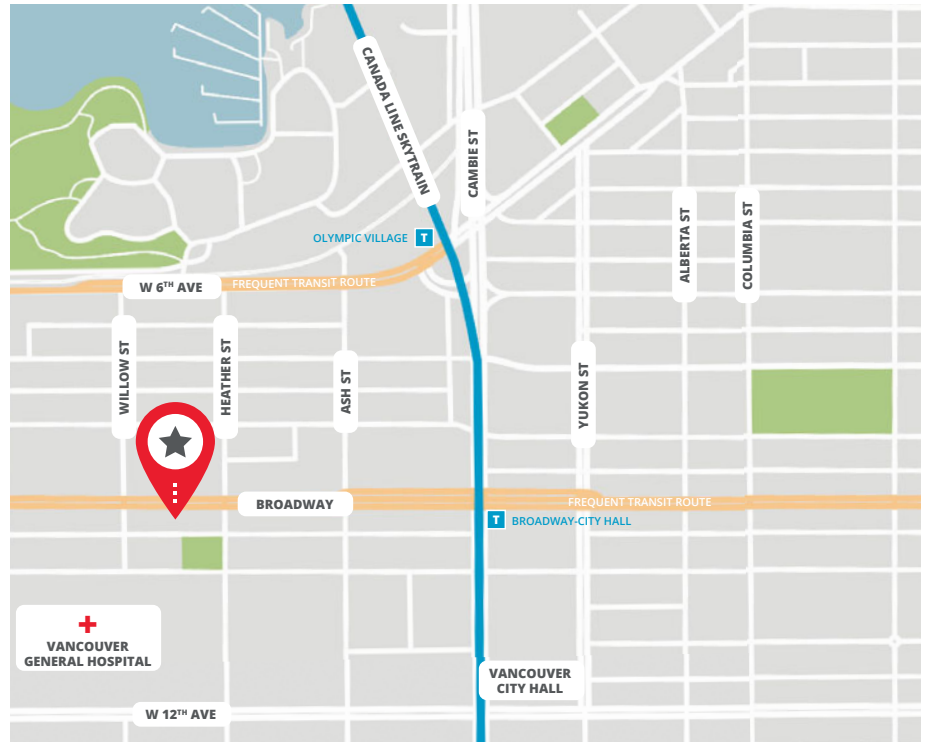
\$65.00 psf

## ZONING

C-3

## ADDITIONAL RENT

Estimated to be \$21.81 for 2022



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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