

FOR LEASE

TURNKEY PHARMACY/RETAIL OPPORTUNITY
ALONG THE BROADWAY CORRIDOR



2215 WEST BROADWAY, VANCOUVER

CBRE



WEST BROADWAY RETAIL OPPORTUNITY

Opportunity to lease a well-positioned retail unit along Vancouver's prominent Broadway Corridor, just steps from the signalized intersection of West Broadway and Yew Street in the heart of Kitsilano.

This 968 SF retail unit, formerly occupied by a boutique pharmacy, offers a functional, built-out interior with extensive perimeter millwork, including display shelving, ample counter space with lower cabinetry and a sink, and dedicated back-of-house storage.

Interior finishes include a clean drop ceiling with integrated lighting and a curved bulkhead feature that adds character to the space.

OVERVIEW

AREA

968 SF

ZONING

C-3A Commercial

AVAILABILITY

Immediate

PARKING

1 stall

ADDITIONAL RENT

\$23.26 PSF (2026)

NET RENT

\$50.00 PSF

FEATURES



Situated along the high-traffic Broadway corridor (approximately 25,000 vehicles per day)

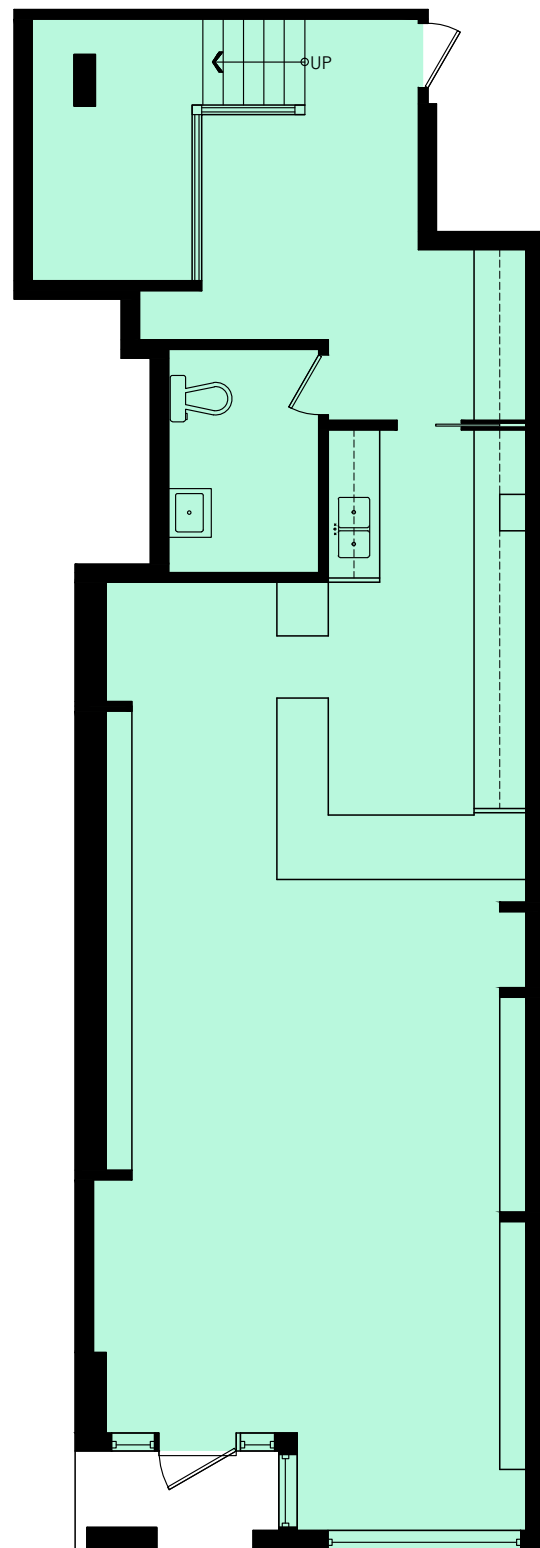


One block from the future Broadway Subway Arbutus station



Turnkey pharmacy with strong foundation service-uses





WEST BROADWAY

UNIT LAYOUT

Floor plan not to scale. Subject to verification.
Space may not be delivered as-built.





THE LOCATION

2155 West Broadway is strategically situated just steps from the corner of West Broadway and Yew Street, in the heart of Vancouver’s vibrant and trendy Kitsilano Neighbourhood. The subject property is adjacent to the Arbutus Greenway, a scenic pedestrian and cycling route, and the surrounding neighbourhood is home to a variety of schools, homes, community spaces, grocers/ daily amenities, local shops, professional services, and cafes and restaurants, creating a lively and walkable neighbourhood in Vancouver’s West Side.



AREA TENANTS

- | | | |
|--------------------------|---------------------------|---|
| 1 London Drugs | 16 Body Energy Club | 31 Greens Organic and Natural Market |
| 2 IGA | 17 BCLIQUOR | 32 LifeLabs |
| 3 Temaki Sushi | 18 Subway | 33 Nomad Coffee Bar |
| 4 Fitness World | 19 Cloverdale Paint | 34 Arbutus Coffee |
| 5 The Regal Beagle | 20 Plaisir Sucre | 35 Kitsilano Community Centre |
| 6 BlueShore Financial | 21 Coquette Brasserie | 36 Dunbar Lumber |
| 7 Edible Flours | 22 Tisol | 37 Loblaws City Market |
| 8 Ride On Bike Shop | 23 Better Bodies Club | 38 Cowdog |
| 9 Popeye’s Supplements | 24 Korna Pet | 39 Mine & Yours |
| 10 Platform 7 Coffee | 25 Pallet Coffee Roasters | 40 Ramen Danbo |
| 11 Kidsbooks | 26 The Bloomerie | 41 Lululemon |
| 12 Thomas Haas | 27 Halo Salon | 42 Arc’teryx |
| 13 White Spot | 28 Freshslice Pizza | 43 Whole Foods Market |
| 14 Hunters Garden Centre | 29 Kal Tire | 44 49th Parallel Cafe & Lucky’s Doughnuts |
| 15 Uno Gelato | 30 Pete’s Meat | 45 Ride Cycle Club |

The subject property is located just over 200m to/from the future Broadway Extension Arbutus station, as well as in close proximity to several transit lines along West Broadway, providing easy access to Downtown Vancouver and surrounding areas of the city.



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