

# FOR LEASE

## COMMERCIAL DRIVE RETAIL OPPORTUNITY

1704 EAST BROADWAY, VANCOUVER, B.C.



COMMERCIAL-BROADWAY  
SKYTRAIN STATION



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**Marcus & Millichap**

# OPPORTUNITY

The subject property is conveniently located steps to Broadway-Commercial SkyTrain Station – ranked as the #3 busiest transit hubs in the Lower Mainland. Commercial Drive is one of Vancouver’s most vibrant areas known as “the Drive”. The Drive makes up 22 blocks of some of the city’s most unique dining establishments, charming speciality shops, theatres, and eccentric cafes.

Area tenants include Safeway, Shoppers Drug Mart, Rio Theatre, JamJar Canteen, JJ Bean, and more.

# SALIENT DETAILS

**Civic Address:** 1704 East Broadway, Vancouver, B.C.

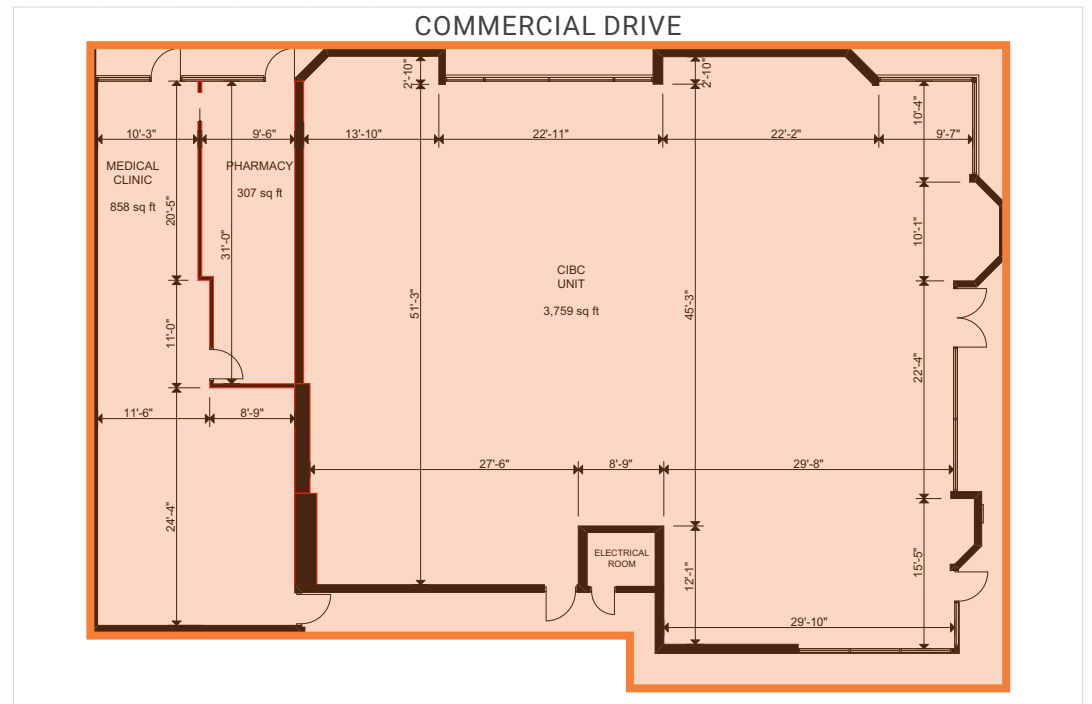
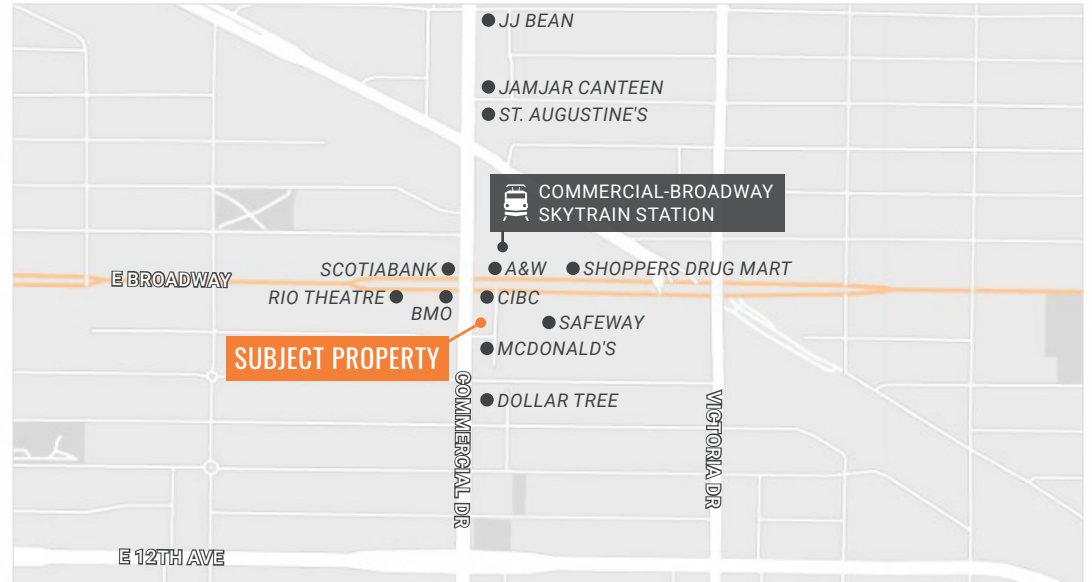
**Size:** 3,759 SF up to 4,924 SF

**Asking Rent:** Contact Listing Agents

**Additional Rent:** \$33.00 PSF (2024 estimate)

**Zoning:** C-3A Commercial

**Available:** June 2024



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