

FOR SALE

CBRE

104-106 East Broadway

VANCOUVER, BC



SKYTRAIN STATION
RETAIL WITH
FUTURE HI-RISE
DEVELOPMENT
POTENTIAL

For more information, contact:

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104-106 EAST BROADWAY
VANCOUVER, BC

FOR SALE

PRIME CORNER PRESENCE IN THE HEART OF THE BROADWAY CORRIDOR

CBRE is pleased to present a highly visible acquisition opportunity in Vancouver's rapidly evolving Broadway Corridor. The 5,350 SF site offers two retail units totaling 3,047 SF of retail with 47' of prime Broadway frontage, offering prime owner-user or leasing potential with long-term redevelopment upside of up to 30 storeys. Additionally, the Site includes a two-bedroom residential apartment currently leased on a month-to-month basis, offering holding income. A rare high-profile opportunity for owner-users, investors and developers alike.

Ideally located at the corner of East Broadway and Quebec Street, the Property sits on the same block as the future Mount Pleasant SkyTrain Station (Canada Line), providing exceptional exposure and transit connectivity.



SALIENT DETAILS

Municipal Address	104-106 East Broadway Vancouver BC, V5T 1V9
PID	014-158-949
Ownership Interest	Freehold
Year Built	1950
Site Size	5,353 SF
Total Leaseable Area	3,047 SF Retail (2 Units) + 2-Bedroom Apartment
Gross Taxes (2025)	\$57,502
Zoning	C3-A
OCP	Broadway Plan (MCEA)
Asking Price	\$7,850,000

5,350 SF
SITE SIZE
PREMIUM CORNER LOT

30+ STOREYS
BUILDABLE HEIGHT
COMBINED WITH ADJACENT SITES

47' Frontage
ALONG EAST BROADWAY
HIGHLY VISIBLE SIGNAGE OPPORTUNITY

3,047 SF
TOTAL LEASABLE RETAIL AREA
OCCUPY OR LEASE FOR HOLDING INCOME

104-106 EAST BROADWAY
VANCOUVER BC

OWNER-OCCUPIER OR INVESTOR OPPORTUNITY

106 EAST BROADWAY
LEASED MONTH-TO-MONTH

104 EAST BROADWAY
VACANT

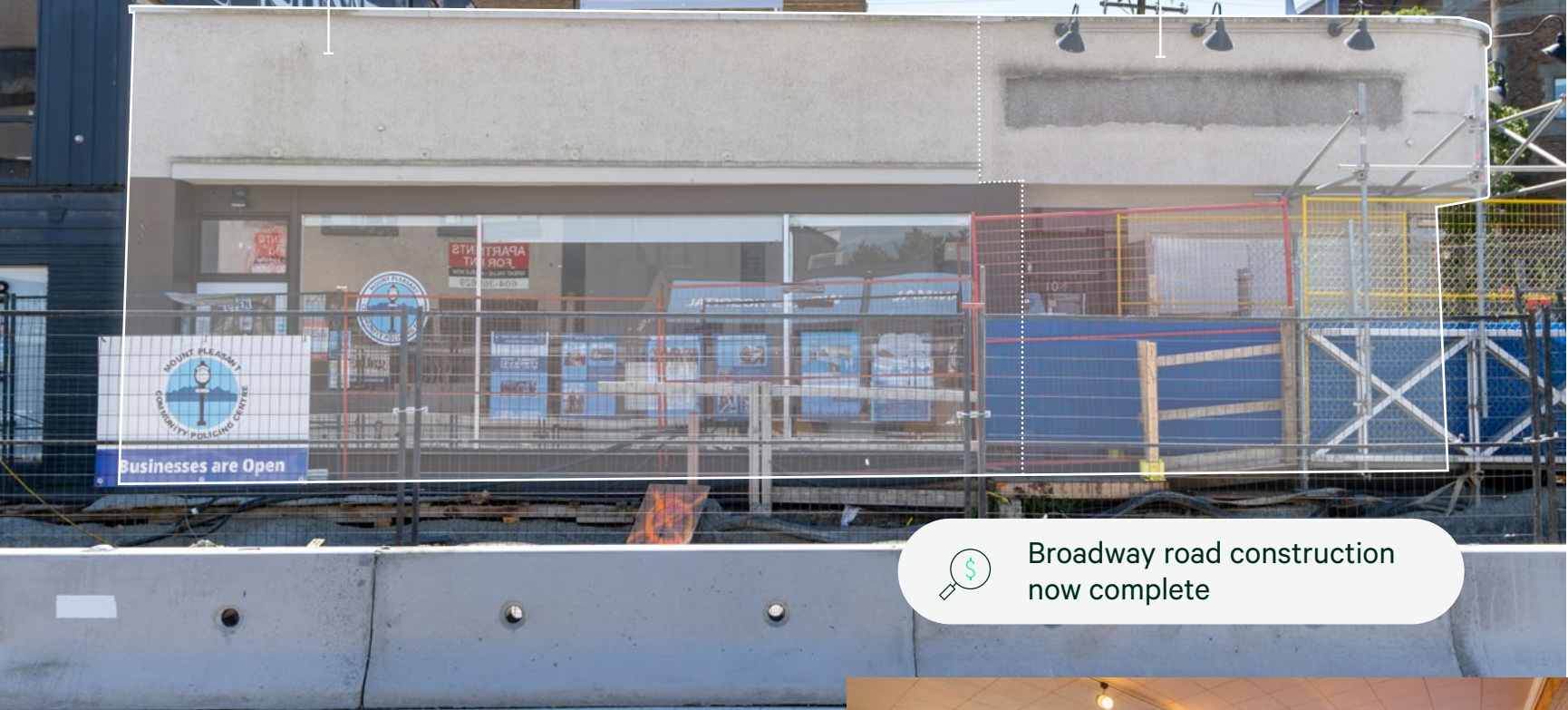
For Sale
604 662 3000
Casey Pollard



104 E Broadway Streetfront



Residential 2-Bedroom Unit



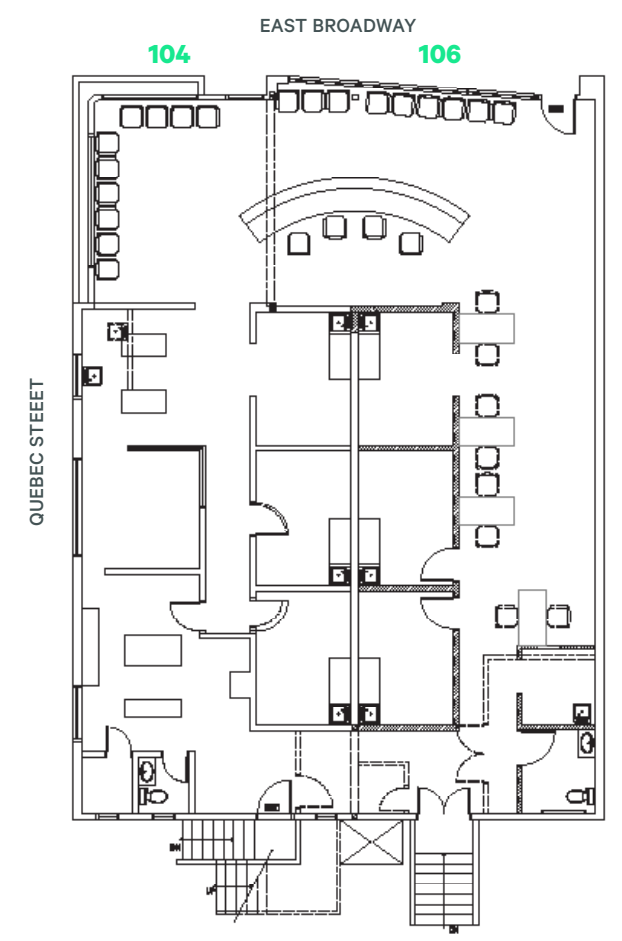
Broadway road construction now complete



106 E Broadway Streetfront

RETAIL FLOOR PLAN

Former Medical Office Layout - partitions have been removed.



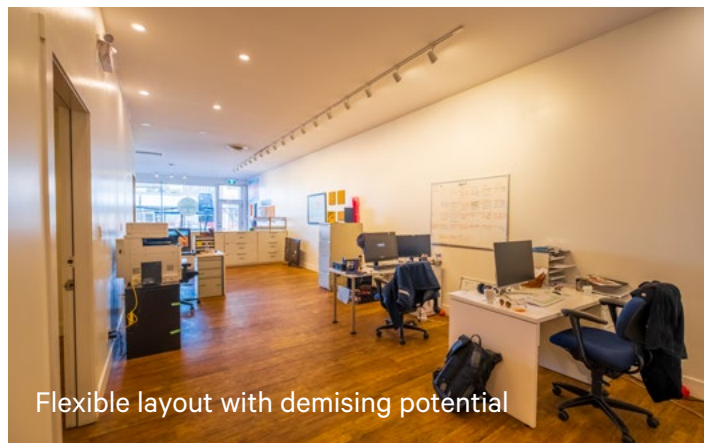
*Not to scale

HIGHLY VISIBLE CORNER RETAIL SITE WITH FLEXIBLE ZONING

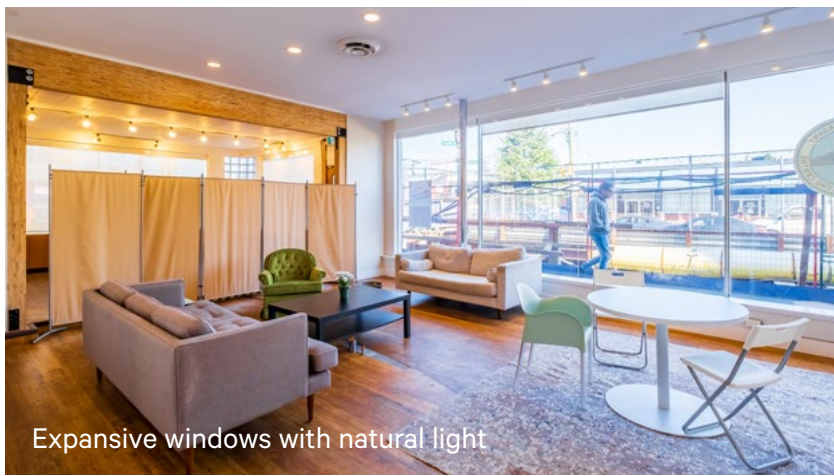
Existing Commercial (C-3) zoning allows a wide range of retail, showroom, medical, wellness, and lifestyle-oriented uses.



Corner exposure with prominent signage visibility



Flexible layout with demising potential



Expansive windows with natural light



Rare on-site parking with 10 stalls



High-exposure corner presence

Leasable Area	104 E BROADWAY	1,588 SF
	106 E BROADWAY	1,459 SF
	TOTAL	3,047 SF

*All values are approximate and subject to verification



REDEVELOPMENT OPPORTUNITY

With a flurry of development activity nearby, including The Independent (Rize Alliance) and Kingsgate Mall (Beedie), 104-106 East Broadway offers a premier redevelopment opportunity along the Broadway corridor, with potential to develop up to 30-storey tower in collaboration with neighbouring sites, located directly above the Mount Pleasant SkyTrain Station offering exceptional transit access, surrounding amenities, and long-term view potential.

PROJECTS IN THE AREA



MEC Redevelopment
130 West Broadway, Vancouver
Approved high-density mixed-use development featuring 532 rental units across two 29- and 22-storey towers, with a commercial podium base.



The Independent
Broadway and Kingsway
A 21-storey mixed-use residential building in Vancouver's Mount Pleasant neighborhood.

AVERAGE DRIVE TIMES

5 min	10 min	10 min	25 min	30 min	30 min
HIGHWAY 99	DOWNTOWN VANCOUVER	MOUNT PLEASANT	YVR AIRPORT	HIGHWAY 1	BURNABY

INVESTMENT HIGHLIGHTS

Rapid growth along the Broadway Corridor with the anticipated rapid transit line, and located on the same block as the future Mount Pleasant Station along the Millennium Line and Broadway Subway.

Short walking distance to the existing Broadway/City Hall Canada Line Station, offering a short commute to Downtown Vancouver.

Unprecedented multi-family demand demonstrated with record pricing achieved at Rize Alliance's Independent development (3 blocks east) and Bold's Synchro project.

OFFICIAL COMMUNITY PLAN

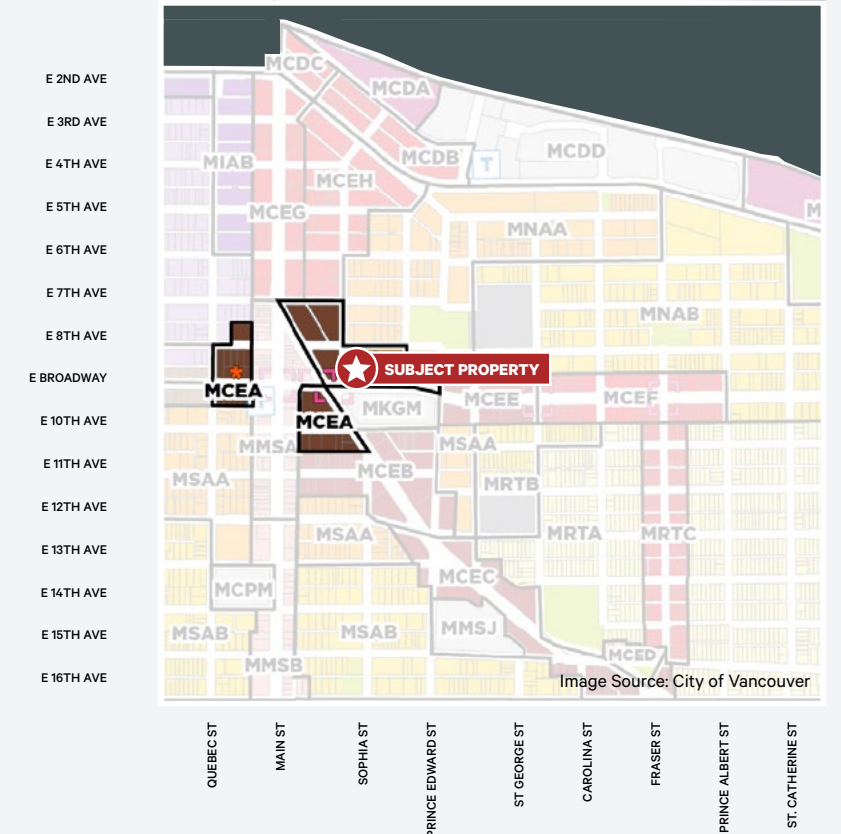
BROADWAY PLAN DESIGNATION

Policy Area	Mount Pleasant Centre - Area A (MCEA)			MCEA
Uses	Residential, office, retail/service, cultural			
Option/Tenure	Secured rental and below-market rental housing	Office/hotel* development	Strata ownership housing	
Max Height*	30 storeys	24 storeys	25 storeys	
Max Density*	10.5 FSR	10.5 FSR	7.5 FSR	
Min frontage	45.7 m (150 ft.)			
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). A minimum of three levels of non-residential uses (job space) above the ground floor is required. A component of strata ownership housing (up to 3.0 FSR) may be considered within the overall maximum density where there are contributions towards on-site open space and/or other community amenities. 	<ul style="list-style-type: none"> *Hotel maximum height per maximum height for secured rental. 	<ul style="list-style-type: none"> A minimum of three levels of non-residential uses (job space) above the ground floor is required. Development should contribute towards community amenities. 	
	<ul style="list-style-type: none"> * Achievable height and density may be lower where height is restricted by view cones; however, height can be considered up to the underside of Queen Elizabeth Park View section 3.2.4 for secured rental housing or office/hotel development only. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 			

MOUNT PLEASANT CENTRE - AREA A

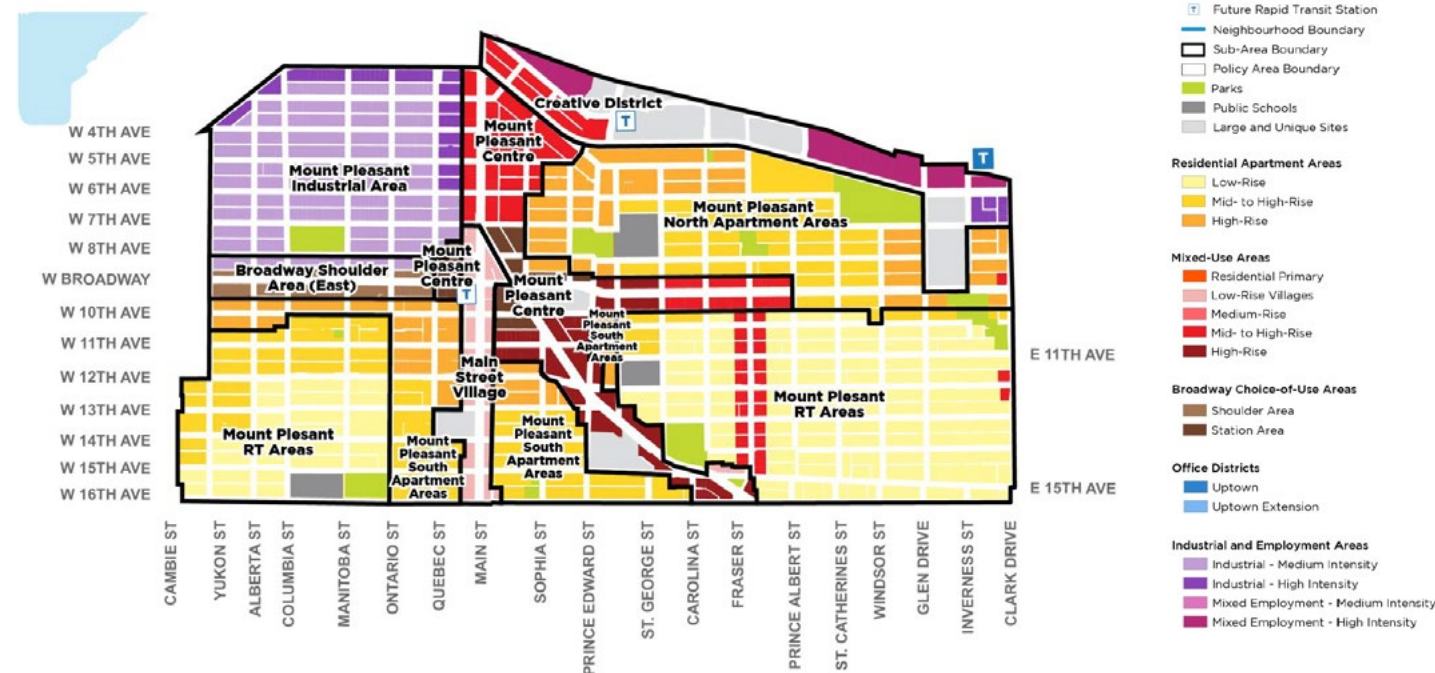
The Subject Property is located within the City of Vancouver's Broadway Plan. Within the Official Community Plan, the property is part of the Mount Pleasant Centre - Area A.

This designation is intended to strengthen and diversify Mount Pleasant Centre as a vibrant mixed-use area close to rapid transit by providing opportunities for additional housing (particularly secured rental and social housing), job space, and amenities (e.g. cultural facilities and childcare), and improved walking, rolling and cycling environments.



MOUNT PLEASANT NEIGHBOURHOOD PLAN

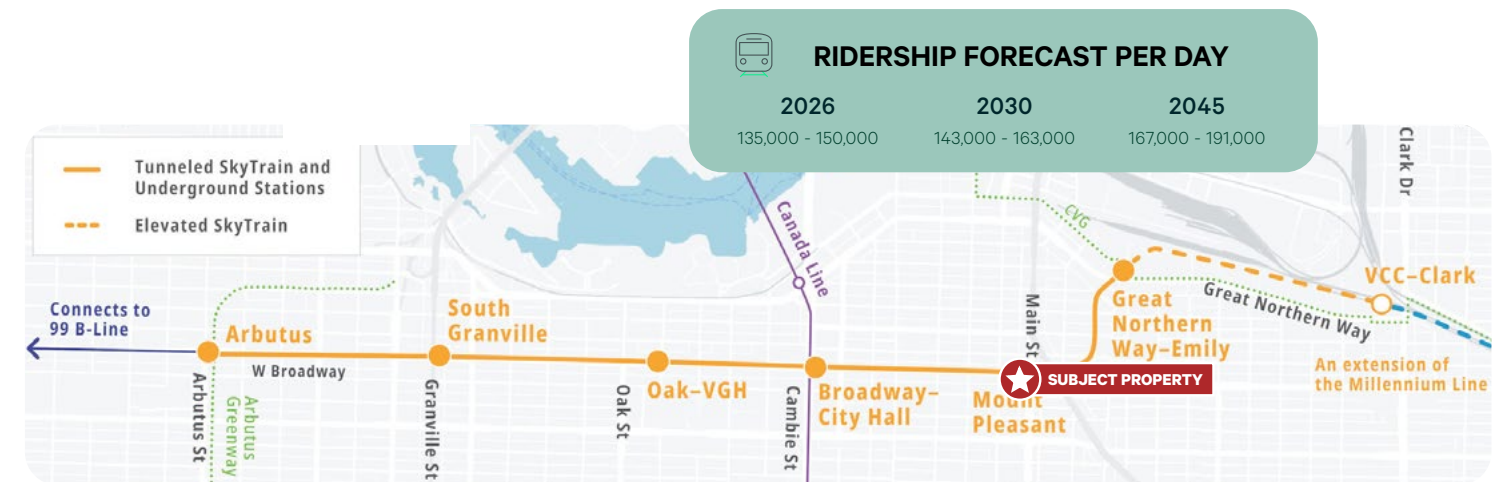
Figure 10.1 - Mount Pleasant Neighbourhood Land Use



Source: City of Vancouver, 2025; BC Government, 2025; Translink, 2024
Image Source: City of Vancouver

BROADWAY SUBWAY PROJECT & SKYTRAIN EXTENSION

Projected Project Completion: Winter 2027 (est.)



Source: City of Vancouver, 2025; BC Government, 2025; Translink, 2024
Image Source: Translin

LOCATION OVERVIEW

INVEST IN THE FUTURE

Located just steps from the Mount Pleasant SkyTrain Station, this property is ideally located in the heart of Vancouver's most transformative regional growth corridor. Surrounded by trendy shops, restaurants and services of Main Street Village, this location is second to none on the entire Broadway Corridor.

With the completion of the Mount Pleasant SkyTrain station in 2027, the location is poised to become one of the strongest retail and mixed-use nodes in Vancouver. Long-term intensification and sustained demand are expected to drive some of the highest rents and strongest tenant interest in Vancouver, making this an exceptional opportunity to invest in the future of the city.

UNMATCHED ACCESS TO TRANSIT, AMENITIES & DAILY NEEDS

100
WALK
SCORE

87
TRANSIT
SCORE

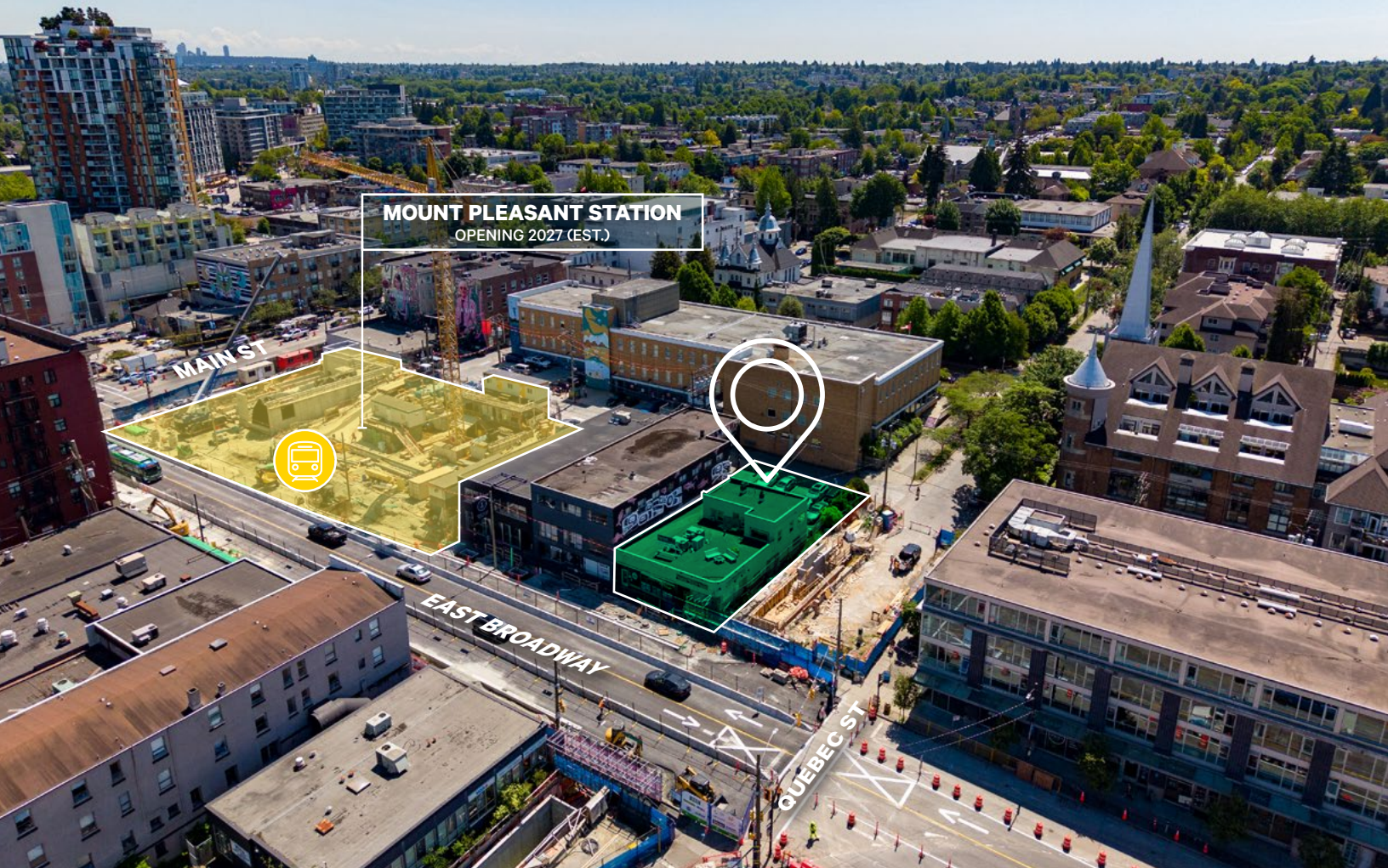
89
BIKE
SCORE



MOUNT PLEASANT

Mount Pleasant is a high-energy, transit-oriented neighbourhood anchored by the convergence of Broadway, Main Street, and Kingsway, offering strong retail fundamentals and long-term development momentum. Surrounded by Michelin-recognized restaurants, breweries, local shops, and an abundance of services, the area continues to attract retailers, residents, and developers seeking sustained demand and enduring value.

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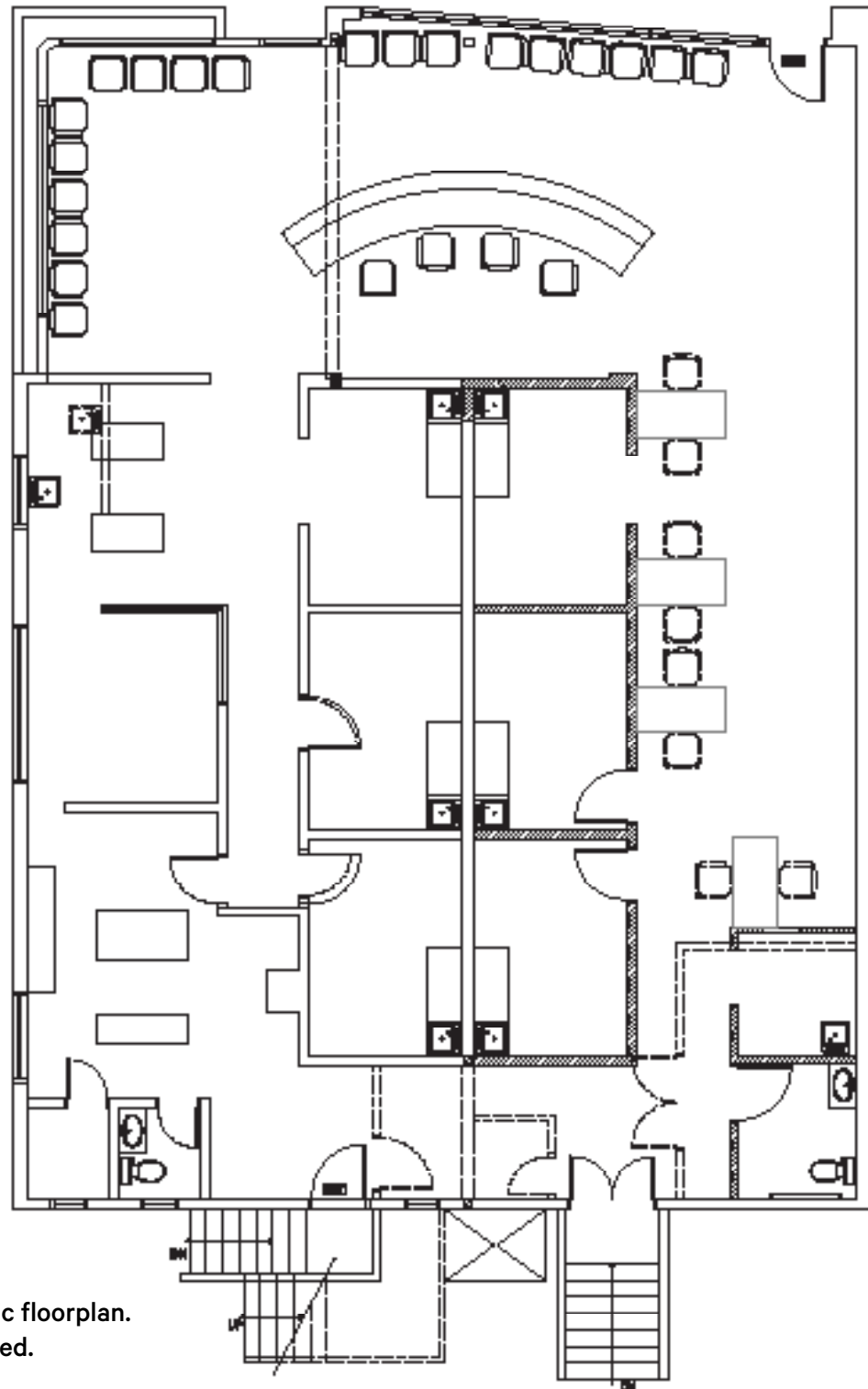
CBRE Limited | 1021 West Hastings Street #2500 | Vancouver, BC

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Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

Floor Plan (Retail)

104-106 East Broadway
Vancouver, BC



**Note: previous medical clinic floorplan.
Partitions have been removed.**

Not to scale.