

1758 WEST BROADWAY, VANCOUVER
1,621 SF FORMER STARBUCKS RETAIL SPACE

**FOR
LEASE**



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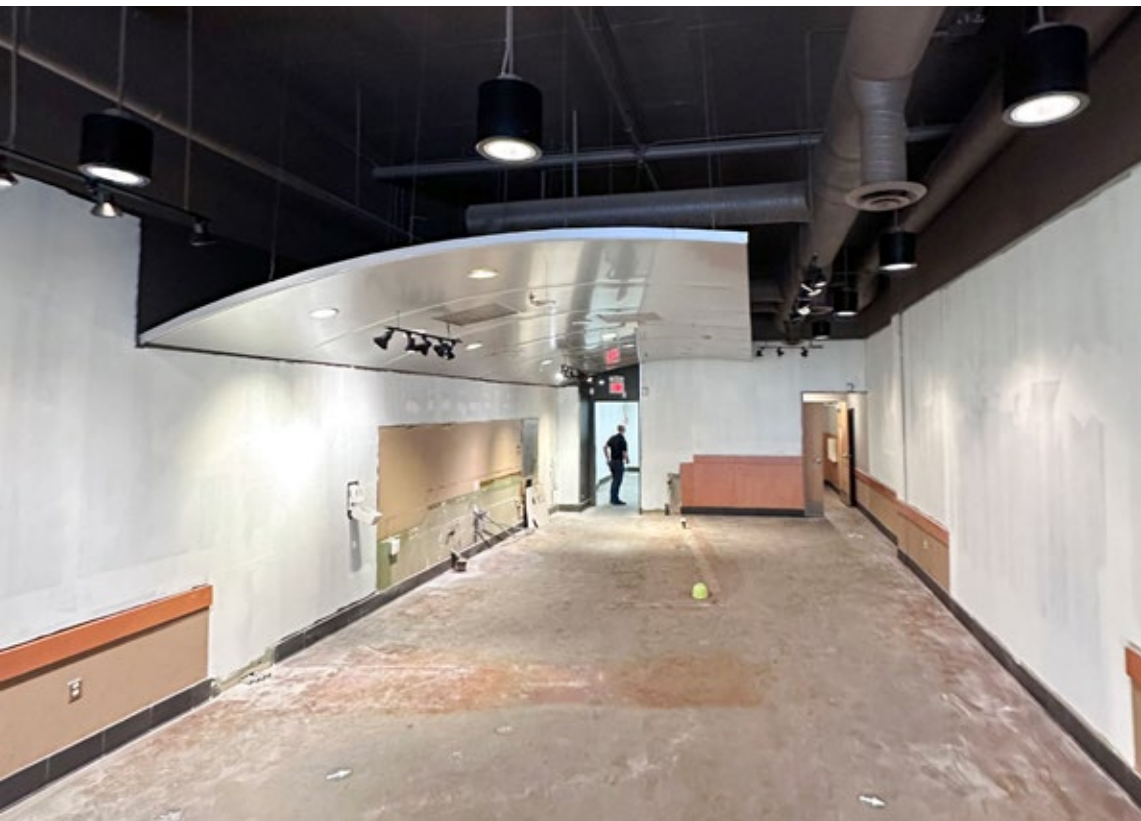
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OVERVIEW

William Wright Commercial is pleased to present 1758 West Broadway, a 1,621 SF ground floor retail space available for lease in one of Vancouver's most prominent commercial corridors. Formerly occupied by Starbucks, the unit features a bright and open layout with two washrooms and roughed-in plumbing, making it ideal for a variety of food and beverage, retail, or service-based uses. With excellent exposure and high pedestrian and vehicle traffic, this space offers a turnkey opportunity in a well-established and evolving neighbourhood.



PROPERTY HIGHLIGHTS



Open-concept layout



Two washrooms and rough-in plumbing existing



Former Starbucks location: built-in visibility and strong foot traffic from a previously established national tenant



High-exposure West Broadway frontage

1758 W BROADWAY
VANCOUVER



SIZE
+/- 1,621 SQFT



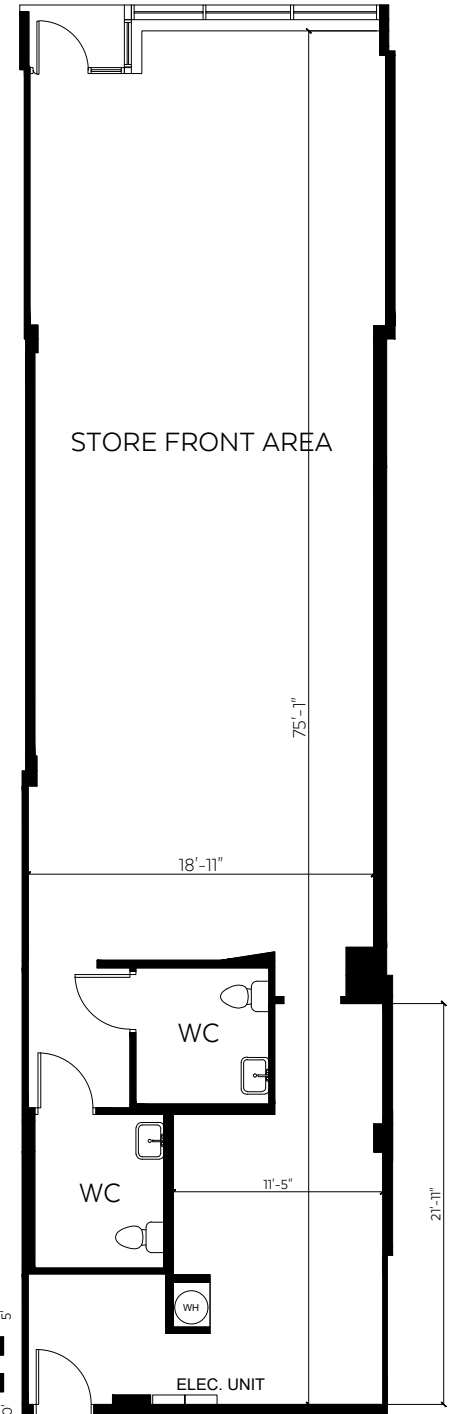
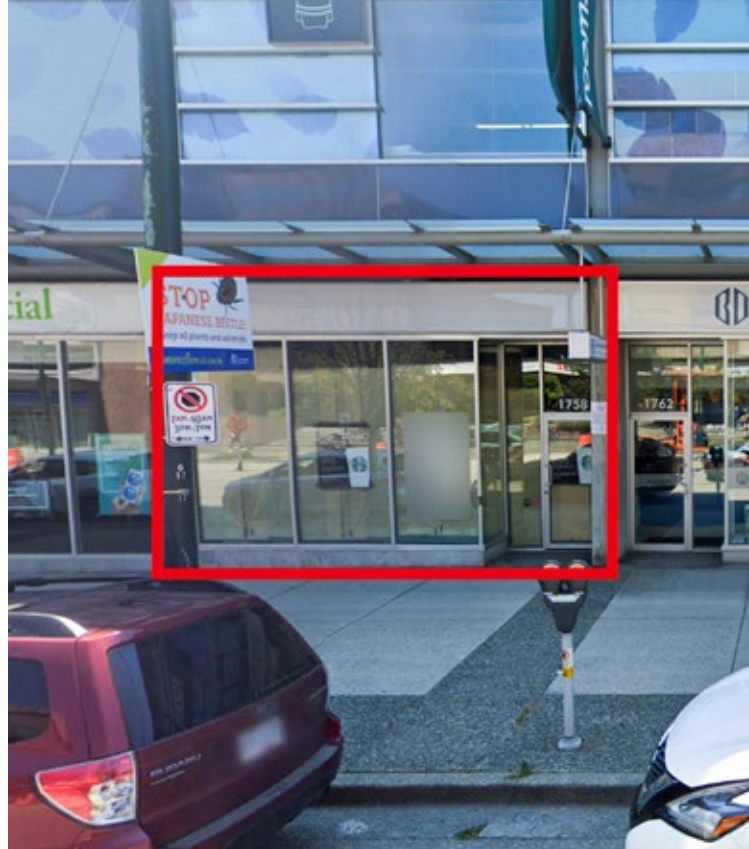
ZONING
C-3A



BASIC RENT
Contact Listing Agents



ADDITIONAL RENT
\$15.73/FT + 5% management fee



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



Γ DOWNTOWN CORE

FUTURE BROADWAY SUBWAY LINE

TIM HORTONS

EARLS KITCHEN + BAR

LEOPOLD'S TAVERN

DENNY'S

ESSO

VANCOUVER SCHOOL BOARD

TREES ORGANIC COFFEE

LA WIN SUPERMARKET

SUBJECT PROPERTY

SHOPPERS DRUG MART

BURRARD ANIMAL HOSPITAL + EMERGENCY

DRIVING TIMES

BROADWAY CITY-HALL STATION ----- 10 MINS
 DOWNTOWN VANCOUVER ----- 10 MINS
 KITSILANO ----- 7 MINS
 YVR AIRPORT ----- 20 MINS

99

WALKER'S PARADISE

92

BIKER'S PARADISE

75

EXCELLENT TRANSIT

∨ KITSILANO

BURRARD ST

LOCATION

Situated in the heart of the West Broadway commercial corridor, 1758 West Broadway offers outstanding visibility and accessibility in one of Vancouver's most dynamic retail districts. The property benefits from high foot and vehicle traffic, and is surrounded by a strong mix of national retailers, boutique shops, professional offices, and dining establishments. Located just minutes from Granville Street and the future Broadway Subway line, this location provides exceptional connectivity to the downtown core, Kitsilano, and the broader West Side. Its central position makes it an ideal location for businesses seeking exposure in a vibrant and evolving urban neighbourhood.