

FOR LEASE | 859 SF

1817 WEST BROADWAY,
VANCOUVER

HIGH-EXPOSURE TURN-KEY RETAIL
OPPORTUNITY WITH FLEXIBLE TERM



The **SPY STORE**

IMPACT
KRAV MAGA & FITNESS

I Love My Life

OXYGEN
YOGA & FITNESS

CONDITIONING SELF-DEFENSE BRAZILIAN JIU-JITSU KICKBOXING

mess hot yoga strength + stretch hot pilates

BURRARD ST (+39,000 VPD)

WEST BROADWAY (+15,900 VPD)

Robert Hamilton
Senior Director, Investments & Leasing
(604) 398-2773
RHamilton@MarcusMillichap.com

Amanda Broglio
Senior Manager, Retail Leasing & Investments
(604) 398-3818
Amanda.Broglio@MarcusMillichap.com

Marcus & Millichap

FOR LEASE

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OPPORTUNITY

Opportunity to lease high-exposure street-front retail at the prominent intersection of West Broadway and Burrard Street. This 859 SF unit is improved with a washroom and small offices, offering a versatile layout ideal for a variety of uses. Flexible lease terms make it an excellent option for retailers looking to establish a presence or test the market in one of West Broadway's most desirable blocks. Located just half a block west of Burrard, the space benefits from high foot and vehicle traffic and is surrounded by abundant amenities.

SALIENT DETAILS

Municipal Address: [1817 West Broadway, Vancouver](#)
(the "Subject Property")

Zoning: [C-3A \(Commercial\)](#)

Leasable Area: 859 SF

Parking: Underground stalls available (\$100/month + tax)

Fixtures: Completed washroom, small offices, previously used as a physio and massage clinic

Loading: Secondary entrance at back of premises

Power Supply: 100amp panel single phase

A/C: Yes

Possession: Immediate

Asking Rates: Contact Listing Agents

Additional Rent: Contact Listing Agents



HIGHLIGHTS



Located in the heart of Vancouver, bordering South Granville and Kitsilano



Prominent exposure along one of Vancouver's key transit corridors



Highly densified area slated for continued growth



Surrounded by highly notable retail tenants and services, including: Bed Bath & Beyond, Burrard Liquor Store, Greens Organic Market, Indigo, and Shoppers Drug Mart



Exposure to over 54,900 vehicles per day

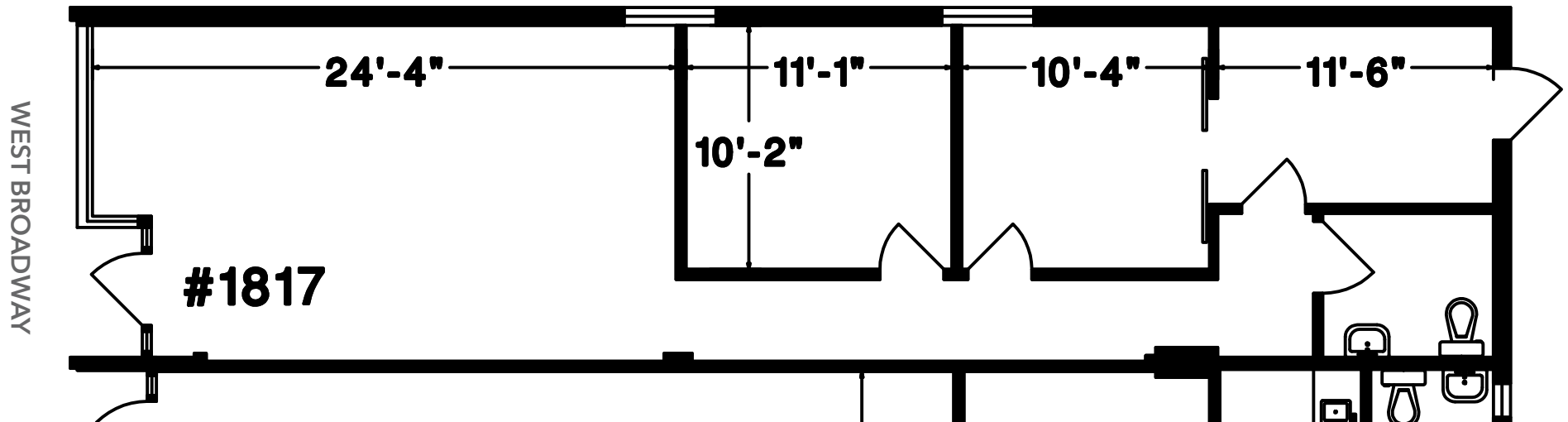


Situated in close proximity to Arbutus Greenway, 10th Avenue Bike Lane, Cypress Street Bike Lane, and other key cycling corridors

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FLOOR PLAN - 859 SF



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LOCATION OVERVIEW

The Subject Property is located at the centre of a major east-west thoroughfare in the city of Vancouver. It is a highly sought after area containing plenty of residential, retail, and office mixed-use developments. The area has a built in local consumer base as well as a variety of diverse businesses that attract outside visitors on a daily basis.

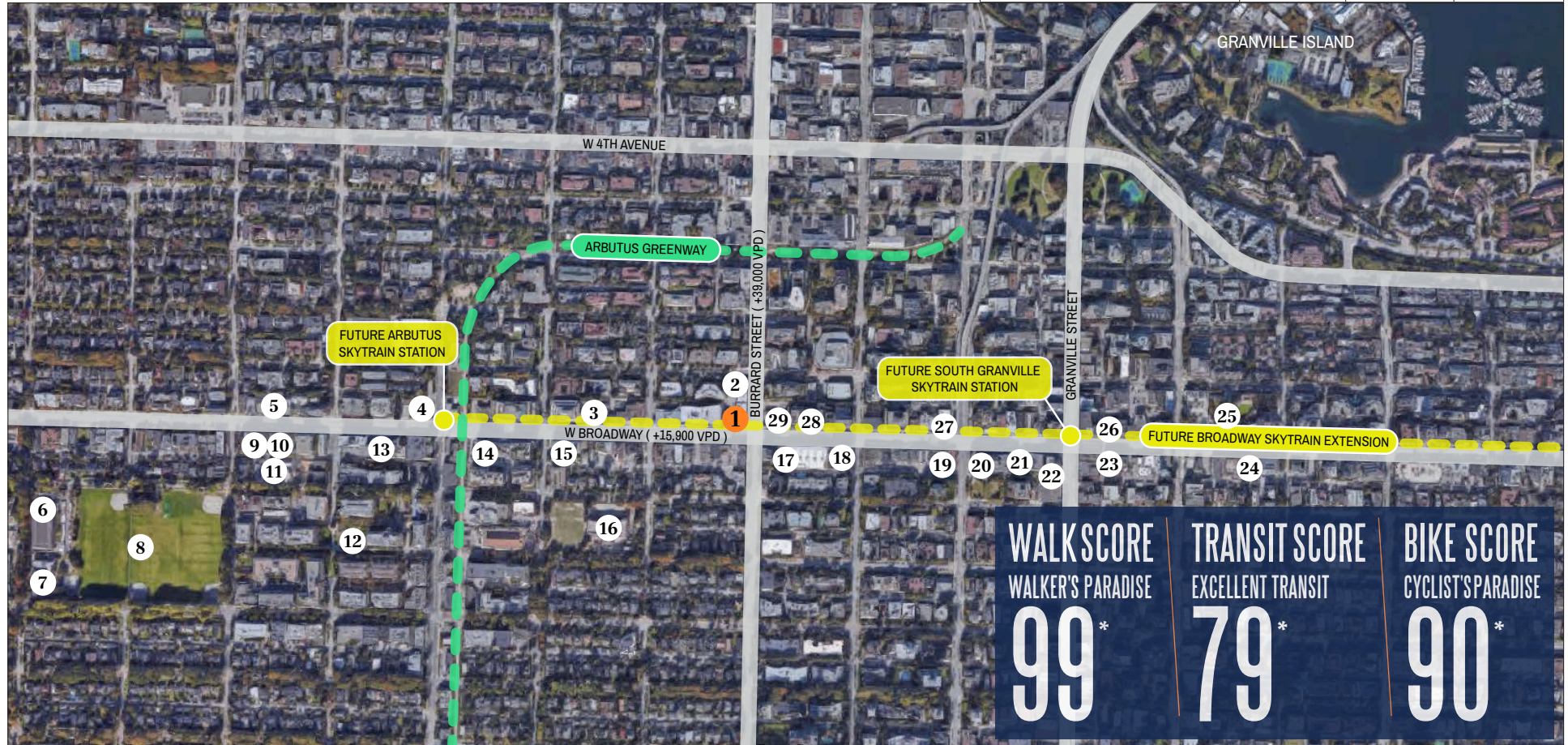
The immediate area is anchored by key tenants including Shoppers Drug Mart, Indigo, London Drugs, Burrard Liquor Store, Fitness World, as well as numerous coffee shops, financial services, and corporate offices. The West Broadway neighbourhood is highly accessible by all modes of transit. The immediate area is forecasted to grow in population by 6% between 2024-2029, thus providing a dense market catchment for retailers.



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2024 Demographics	1KM	3KM	5KM
Population	36,921	236,885	430,968
Households	20,059	214,018	382,929
Average Household Income	\$137,142	\$139,860	\$141,629



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|-------------------------------|------------------------------|-------------------------------------|--------------------------|--------------------------------|
| 1. Subject Property | 7. Kitsilano Commnity Centre | 13. Fitness World | 18. La Win Grocery | 24. Staples |
| 2. Burrard Liquor Store | 8. Connaught Park | 14. BC Liquor Store | 19. Maeda Kanazawa | 25. Boston Pizza |
| 3. Maple Grill | 9. IGA | 15. Blenz | 20. Trees Organic Coffee | 26. Jitlada Thai, Express Pho |
| 4. Shell | 10. London Drugs | 16. Lord Tennyson Elementary School | 21. Cactus Club Cafe | 27. Earls, Storm Crow Alehouse |
| 5. The Regal Beagle | 11. St. Johns School | 17. Shoppers Drug Mart | 22. Indigo | 28. Denny's |
| 6. Kitsilano Ice Skating Rink | 12. Arbutus Greenway Park | | 23. McDonald's | 29. ESSO |

*For more information on scores and methodology visit <https://www.walkscore.com/methodology>

Marcus & Millichap

Marcus & Millichap
1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3

T (604) 638-2121
F (604) 638-2122

MarcusMillichap.ca

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