



THE INDEPENDENT

288 East Broadway
Vancouver, BC

RETAIL LEASING BROCHURE

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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

The Independent, a mixed-use development of exceptional stature, stands as a landmark in the heart of Vancouver's iconic Mount Pleasant neighborhood. Featuring 258 homes and retail anchored by PriceSmart Foods, it seamlessly blends residential living with vibrant commercial opportunities.

Strategically located at the crossroads of Main Street, Kingsway, and Broadway, The Independent enjoys unparalleled connectivity. It is serviced by five major bus routes, lies adjacent to the future Mount Pleasant SkyTrain Station, and is located along the 10th Avenue bike route, one of Vancouver's busiest east-west corridors.



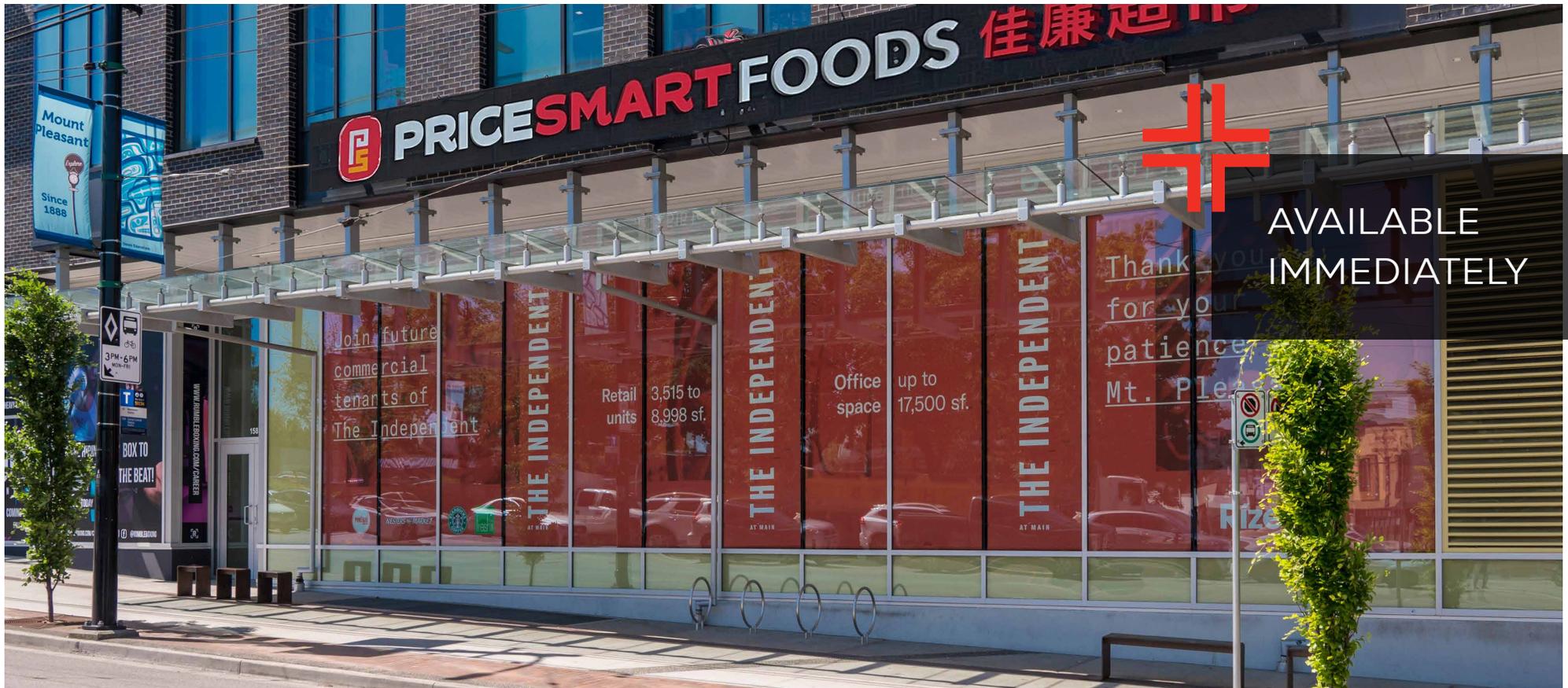
WALK SCORE
100



TRANSIT SCORE
77



BIKE SCORE
95



AVAILABLE
IMMEDIATELY

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DETAILS

✦ <u>Size:</u> 4,531 SF	✦ <u>Available:</u> Immediately
✦ <u>Base Rent:</u> Contact Listing Agent	✦ <u>Ceiling Height:</u> 18 feet from slab to slab
✦ <u>Additional Rent:</u> \$21.00 PSF	✦ <u>Commercial Parking:</u> 122 paid parking stalls

CO-TENANTS



DEMOGRAPHICS

	1 KM	3 KM	5 KM
2024 Population	34,079	259,049	527,678
2029 Populations Projections	36,429	285,945	575,499
2024 Daytime Population	37,452	371,667	618,558
2024 Average HH Income	\$126,952	\$130,688	\$128,866

CONTACT

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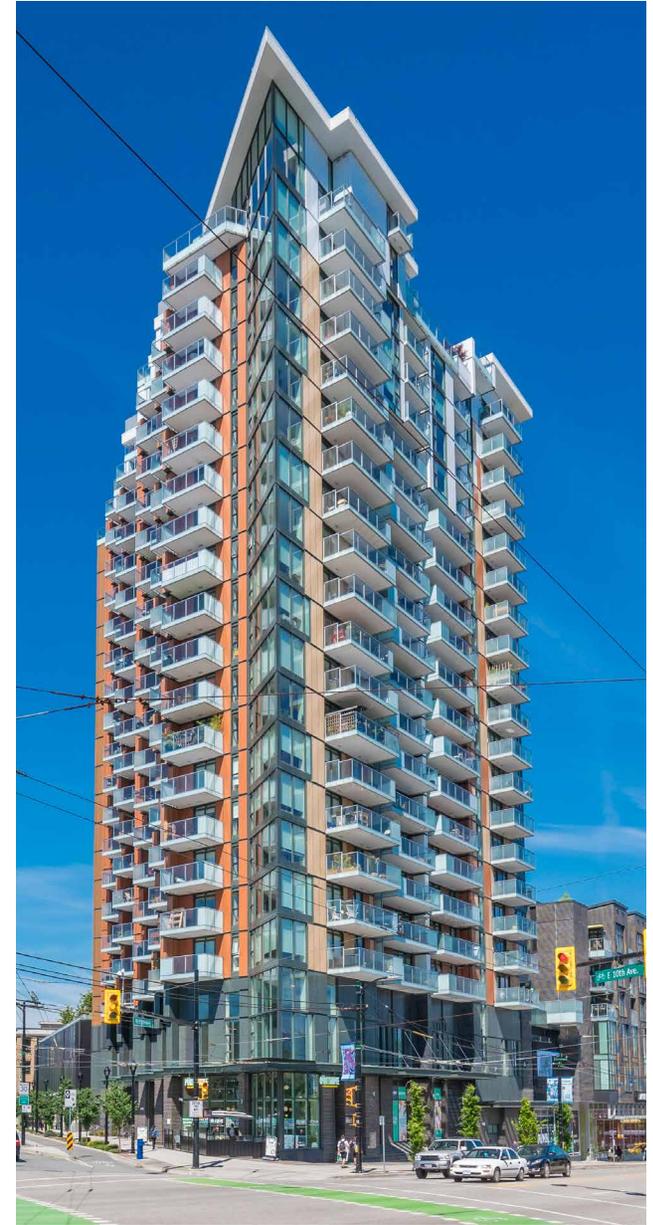
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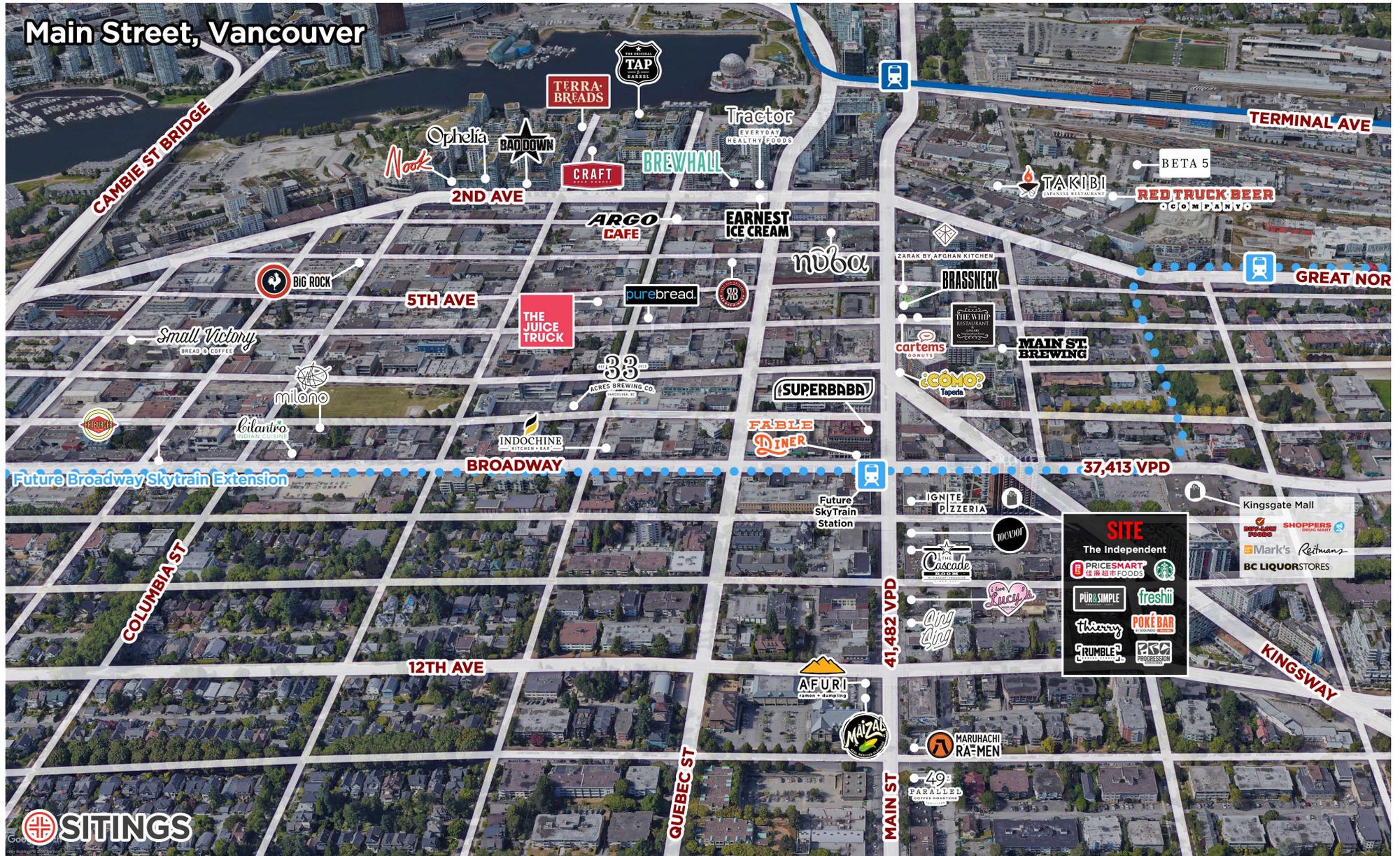
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PHOTOS



AERIAL



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