



# FOR LEASE

98 E BROADWAY  
VANCOUVER, BC

Prime corner 1,326sf retail unit located along the  
Broadway Corridor



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# FOR LEASE 98 E BROADWAY VANCOUVER, BC



## LOCATION:

98 E Broadway offers an exceptional opportunity in one of Vancouver's most dynamic and rapidly growing neighbourhoods. Located in the heart of Mount Pleasant, this prime retail location benefits from strong pedestrian traffic, excellent visibility, and direct access to the Broadway Corridor. Just steps from Main Street and the future Mount Pleasant SkyTrain Station, the area continues to attract new residents, businesses, and investment, making it an ideal destination for retailers, restaurants, beauty concepts, educational uses, and professional services.

## WALK SCORE



**WALK SCORE**  
Walker's Paradise  
Daily errands do not require a car



**TRANSIT SCORE**  
Excellent Transit  
Transit is convenient for most trips



**BIKE SCORE**  
Very Bikeable  
Biking is convenient for most trips

## OPPORTUNITY HIGHLIGHTS

- ✓ Prime corner retail location along the Broadway Corridor
- ✓ 1,326 SF ground-floor retail unit in the heart of Mount Pleasant
- ✓ One block from Main Street and a 2-minute walk to the future Mount Pleasant SkyTrain Station
- ✓ Floor-to-ceiling window exposure on two sides with extra-high ceilings and abundant natural light
- ✓ Flexible C-3A zoning suitable for restaurant, beauty & salon, retail, education, manufacturing, and more



**LEASE RATE  
PER MONTH  
\$3,870  
PER SQFT  
\$35.00**

## PROPERTY DETAILS:

Prime corner 1,326sf retail unit located along the Broadway Corridor, one block away from Main Street, future Mount Pleasant Station, at the base of a mixed-use residential building, OnQue. Desirable location in the heart of Mount Pleasant, two sides of floor to ceiling window exposure, extra high ceilings & abundant natural light, 2min walking to the future skytrain station, free street parking available in the neighbourhood. Under zoning C-3A, good for restaurant, beauty&salon, any retail, education, manufacturing and etc. One underground parking spot included, unit is vacant and available anytime. Contact the listing agent for more information.

## PROPERTY SUMMARY

**LEASABLE AREA**  
1,326 sq. ft.

**Property Type**  
Retail



**Built in**  
2011

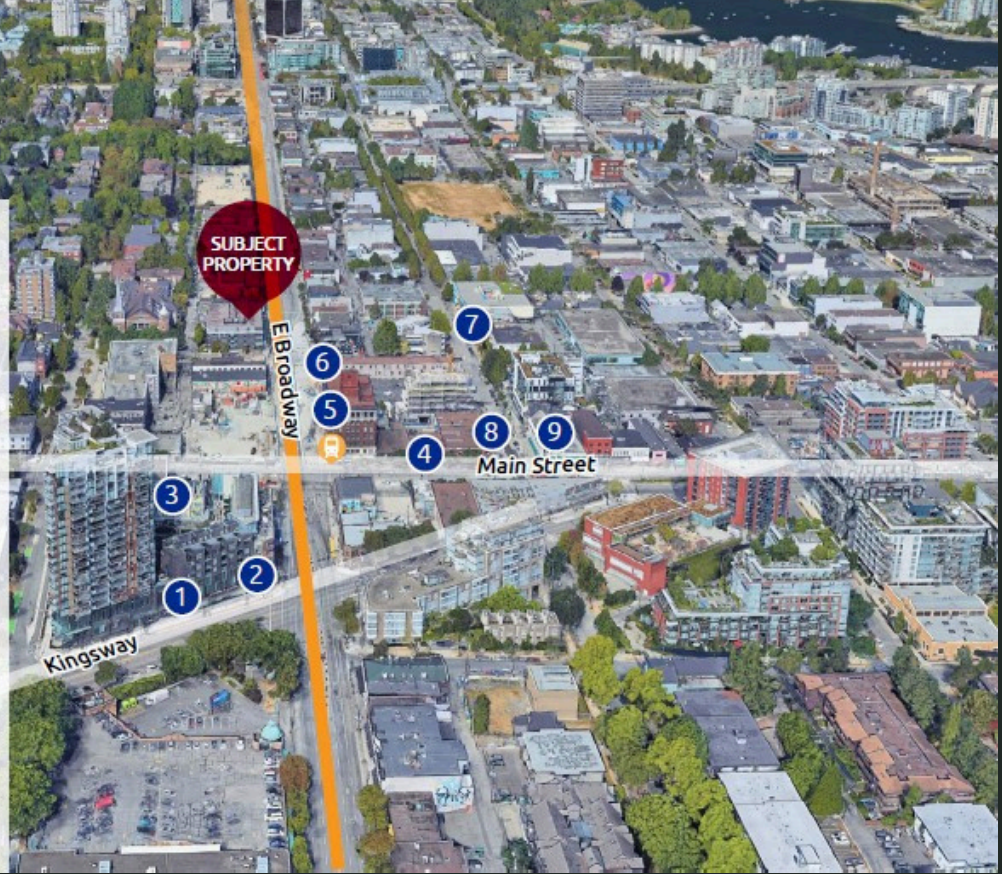
**AVAILABILITY**  
Immediate

## POINTS OF INTEREST

1. Nesters Market
2. Starbucks
3. Thierry
4. Superbaba
5. Fable Diner
6. VCA Animal Wellness Hospital
7. Yamamoto Architecture
8. Melo Patisserie
9. Goh Ballet Accademy

### Legend

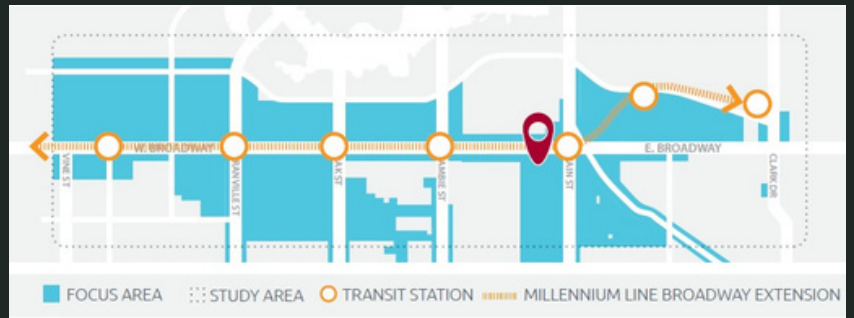
-  Future Skytrain station
-  Broadway Subway Project



## TRAVEL TIME

DOWNTOWN  
BURNABY  
YVR

12 MIN  
22 MIN  
33 MIN



Broadway Plan study area and Millennium Line Broadway Extension



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