

# FOR LEASE

BROADWAY CORRIDOR  
RETAIL/RESTAURANT OPPORTUNITY



SUITE 102-1177 WEST BROADWAY, VANCOUVER

**CBRE**



# WEST BROADWAY RETAIL / RESTAURANT OPPORTUNITY

Suite 102 - 1177 West Broadway offers a modern, open-concept interior renovated in 2022, featuring a bright front customer area, a large patio fronting the corridor, and a functional mix of customer washrooms, storage rooms, and back-of-house space that lends itself to a wide range of retail and service uses. The premises also offers commercial-kitchen capabilities from its former use, and the Landlord holds a dormant liquor license for the unit, which could create added efficiencies for operators seeking to establish licensed food and beverage service.

With exceptional vehicular exposure, steady foot traffic, and a flexible layout adaptable to many concepts, the space presents a compelling opportunity for retailers or service operators seeking a prominent West Broadway presence.

## THE DETAILS

### AREA

Approximately 2,265 SF

### ZONING

C-3A Commercial

### AVAILABILITY

Immediate

### ADDITIONAL RENT

\$18.84 PSF (2025 est.)

### ASKING NET RENT

\$40.00 PSF

## FEATURES



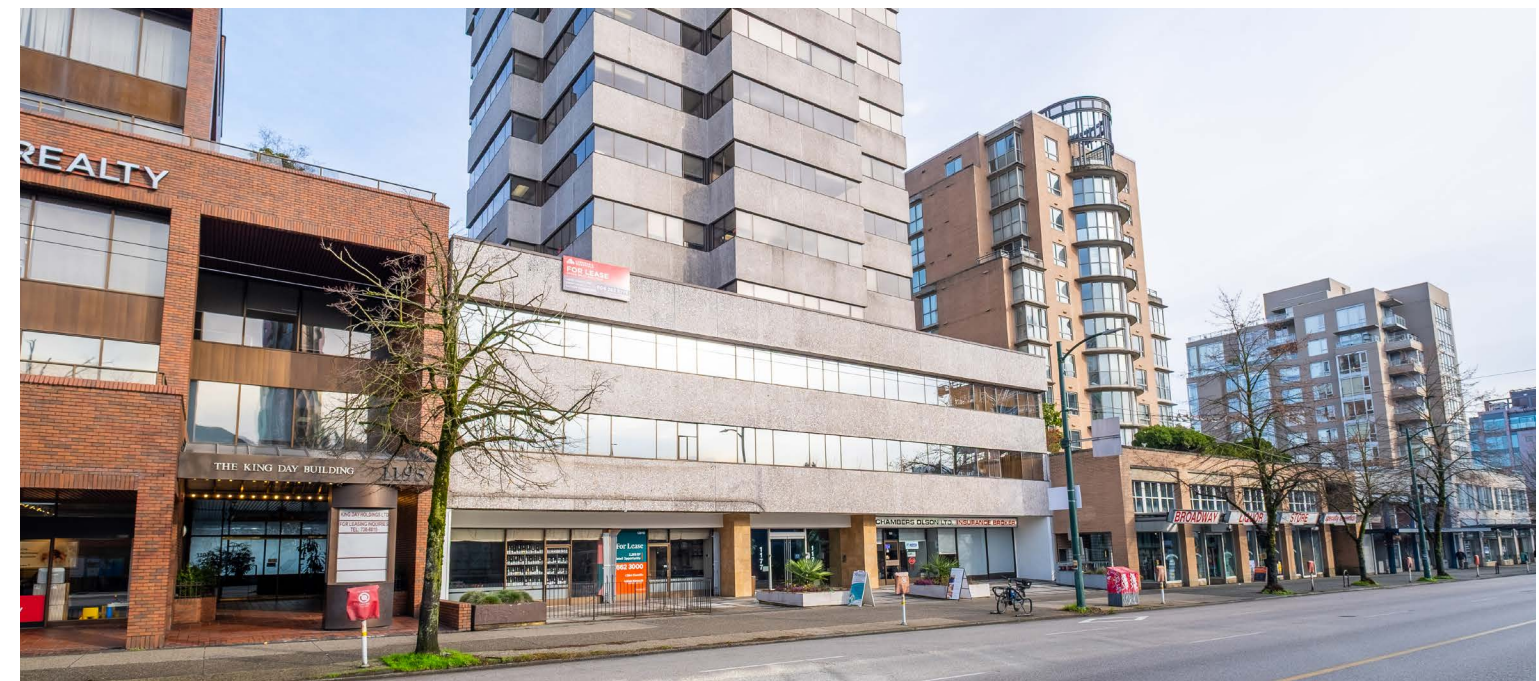
Close proximity to the future Oak-VGH Broadway Line station



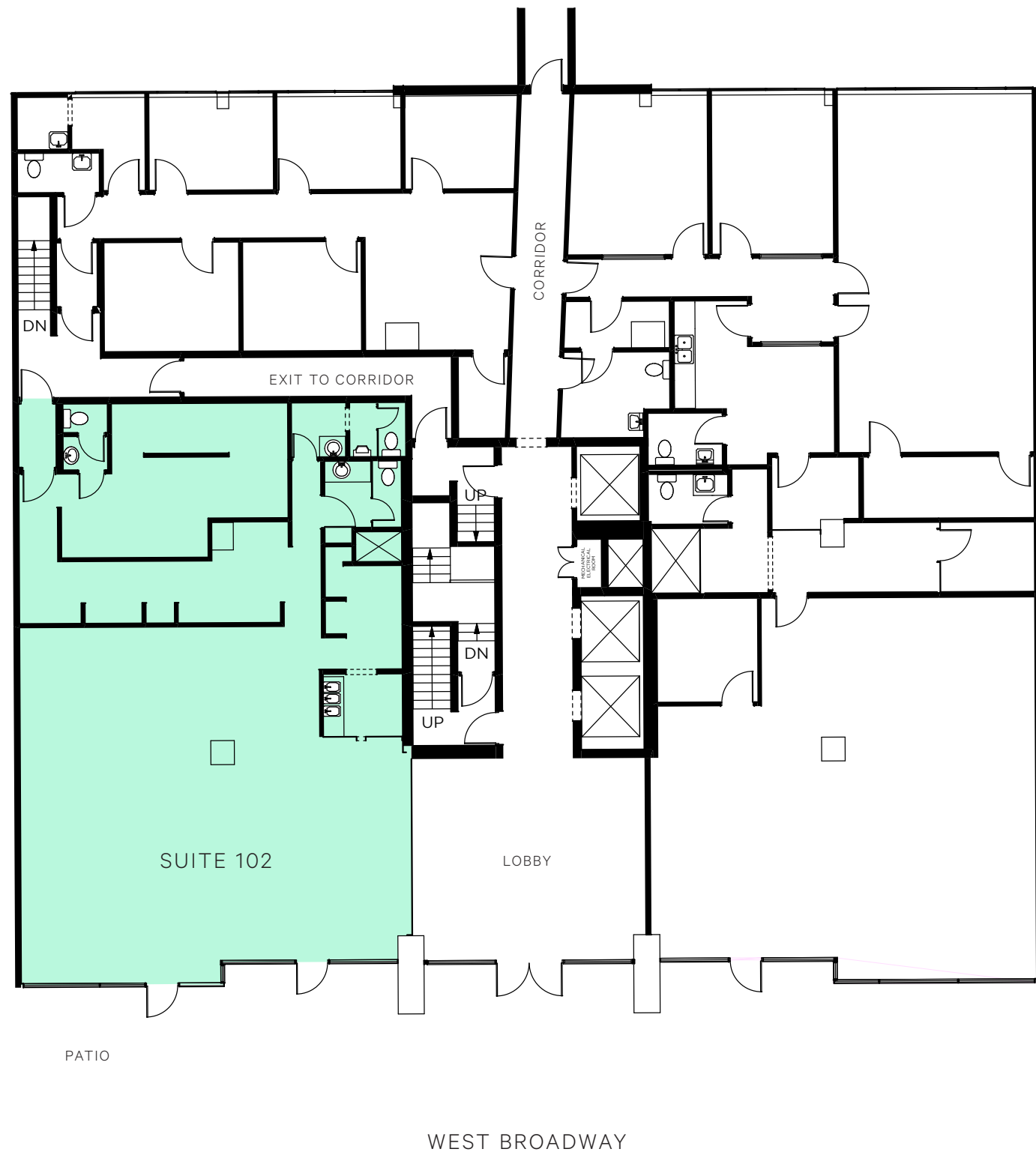
High traffic Broadway frontage with prime signage opportunities



Large exterior patio fronting West Broadway



Floor plan not to scale. Subject to verification.



# UNIT LAYOUT



# THE LOCATION

Suite 102 – 1177 West Broadway offers a prime location in Vancouver’s Fairview neighbourhood, near the corner of West Broadway and Alder Street. The area functions as one of Vancouver’s main medical and professional districts, with a high concentration of offices, clinics, and outpatient services surrounding Vancouver General Hospital, the largest hospital in British Columbia. This creates a strong daytime population and reliable lunch-hour demand that benefits a wide range of operators. The retail unit is surrounded by a vibrant mix of shops, cafés, restaurants, and professional services, drawing steady foot traffic from workers, patients, and visitors throughout the day. Directly across the street, the former Toys “R” Us site will be converted into an 11,500 SF FreshCo grocery store, estimated to open in Summer 2026. The property is also steps from the future Oak VGH SkyTrain Station, part of the Broadway Subway extension scheduled for completion in Fall 2027.



## SHOPPING

- ★ Future FreshCo
- 1 Shoppers Drug Mart
- 2 Broadway Camera
- 3 The Dance Shop
- 4 Broadway Liquor Store
- 5 Sleep Country Canada
- 6 Staples
- 7 Michaels
- 8 Whole Foods Market
- 9 London Drugs



## BANKING

- 10 Scotiabank
- 11 CIBC
- 12 TD Canada Trust
- 13 RBC Royal Bank



## FITNESS

- 14 F45 Training
- 15 Gold's Gym
- 16 Gymbox
- 17 GiR Fitness



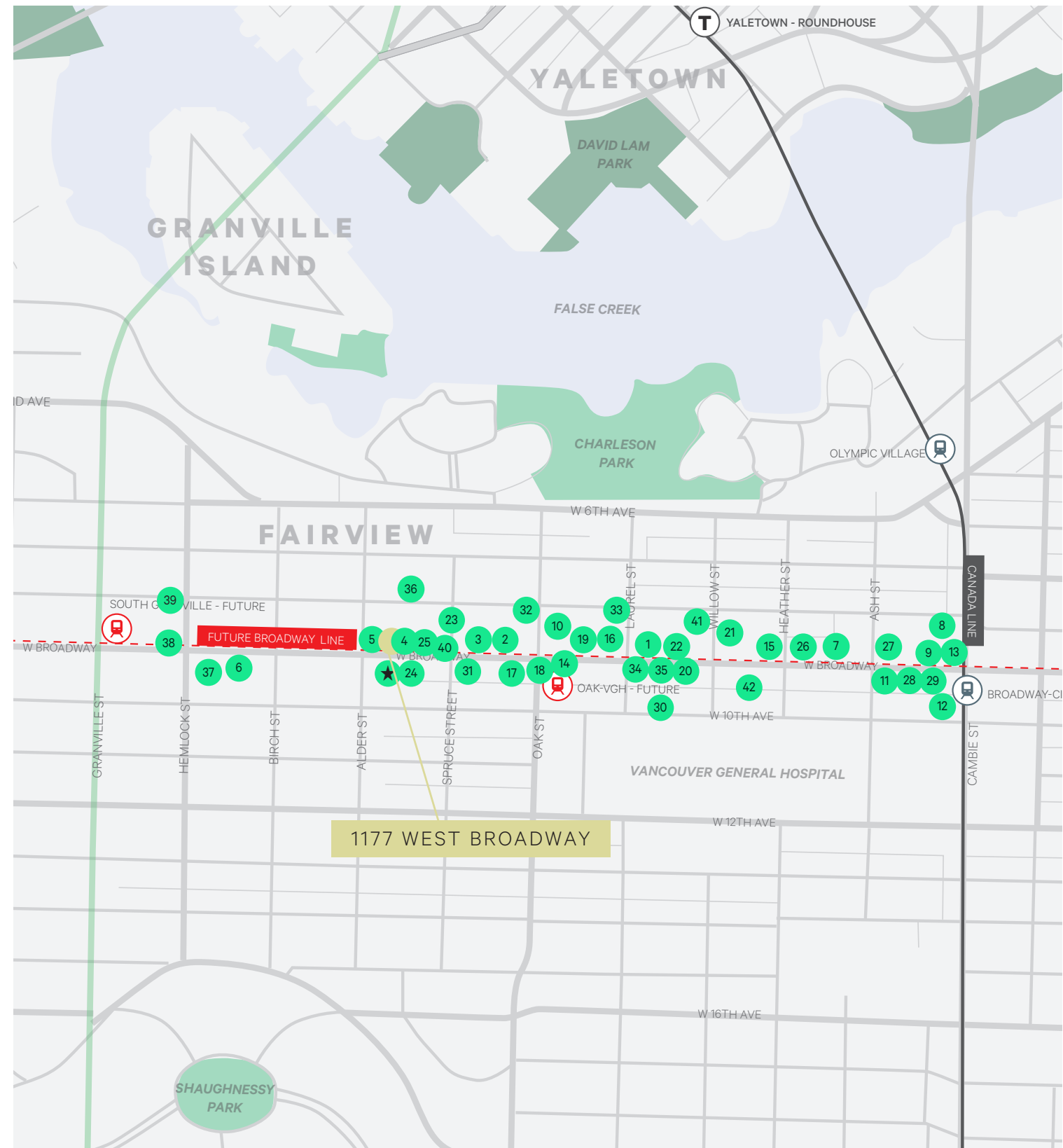
## CAFES & RESTAURANTS

- 18 Dalina
- 19 Tozen Sushi Bar
- 20 Banana Leaf
- 21 Dynasty Seafood
- 22 Tim Hortons
- 23 Waves Coffee House
- 24 Salmon n' Bannock
- 25 Tojo's Restaurant
- 26 Blenz Coffee
- 27 Cactus Club Cafe
- 28 Saku Broadway
- 29 Yolks



## PROFESSIONAL SERVICES

- 30 Lions Skin Care Centre
- 31 CUR Laser & Skin
- 32 Ocean Orthodontics
- 33 Elevate Hearing
- 34 Macdonald's Prescriptions
- 35 Vancouver Laser
- 36 The Den Wellness Collective
- 37 Birch Dental
- 38 Pacific Laser Eye Centre
- 39 Pacific Derm
- 40 Finlandia Pharmacy
- 41 Kiku Wellness
- 42 Pacific Massage Therapy Centre



WALK SCORE  
99



TRANSIT SCORE  
80



BIKE SCORE  
74

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## CONTACT

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# CBRE

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