

# FOR LEASE

END-CAP RETAIL OPPORTUNITY  
1-BLOCK TO FUTURE BROADWAY SUBWAY STATION



1402 WEST BROADWAY,  
VANCOUVER

**CBRE**



# WEST BROADWAY RETAIL OPPORTUNITY

A rare opportunity to lease prime end-cap retail space at the intersection of West Broadway and Hemlock Street, in the heart of Vancouver’s highly active Broadway Corridor. The 1,435 SF retail unit features prominent dual frontage along both streets, delivering excellent visibility and signage opportunities in a high-exposure corner location.

Anchored by Circle K and supported by a mix of local food and beverage operators, the plaza benefits from consistent daily traffic. Ideally located just one block from the future South Granville Station, the site is exceptionally well positioned to benefit from increased connectivity and foot traffic driven by the Broadway Subway expansion.

1402 West Broadway offers an open and efficient layout, accommodating a wide range of retail, service, and food and beverage uses. The opportunity is further enhanced by on-site surface parking for customers, an increasingly rare amenity along the Broadway Corridor.

## OVERVIEW

### AREA

1,435 SF (approx.)

### ZONING

C-3A Commercial

### AVAILABILITY

Immediate

### TERM

Short-term tenancies welcome

### ADDITIONAL RENT

\$39.73 PSF (2025 estimate)

### NET RENT

\$35.00 PSF

## FEATURES



End-cap unit with dual frontage on West Broadway & Hemlock



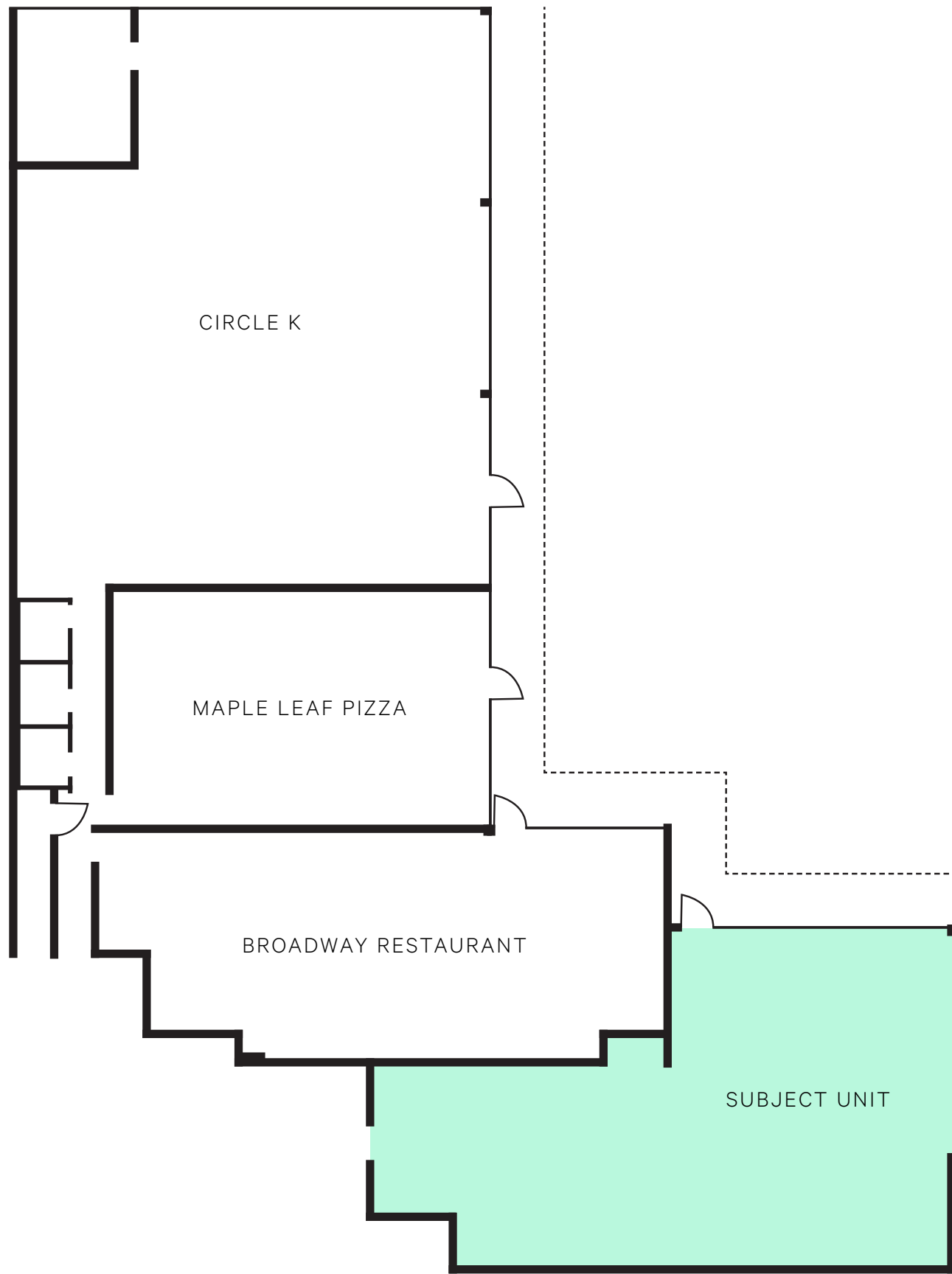
One block to future South Granville Broadway Subway station



Rare on-site surface parking for patrons and employees



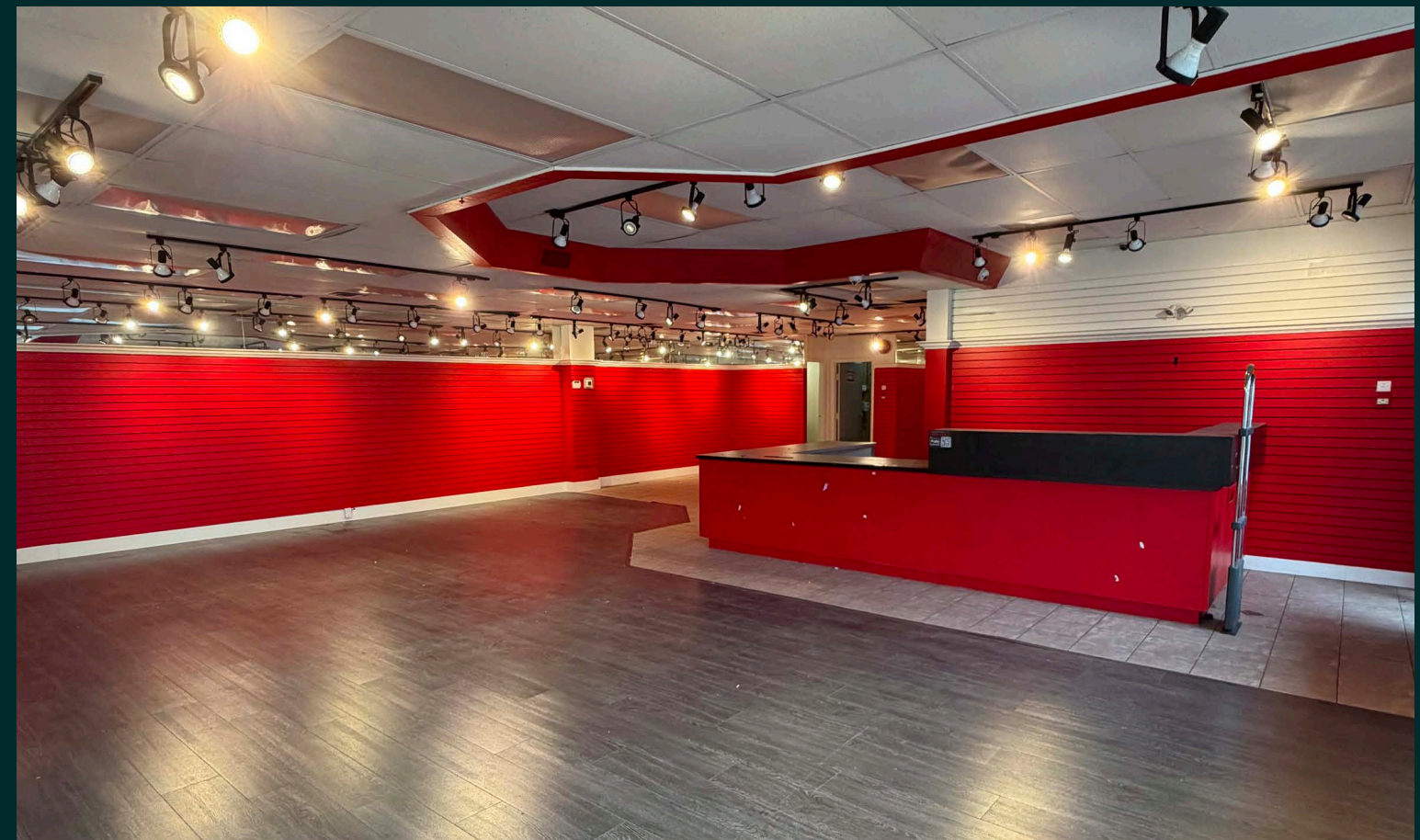
WEST BROADWAY



HEMLOCK STREET

# UNIT LAYOUT

Floor plan not to scale. Subject to verification.





# THE LOCATION

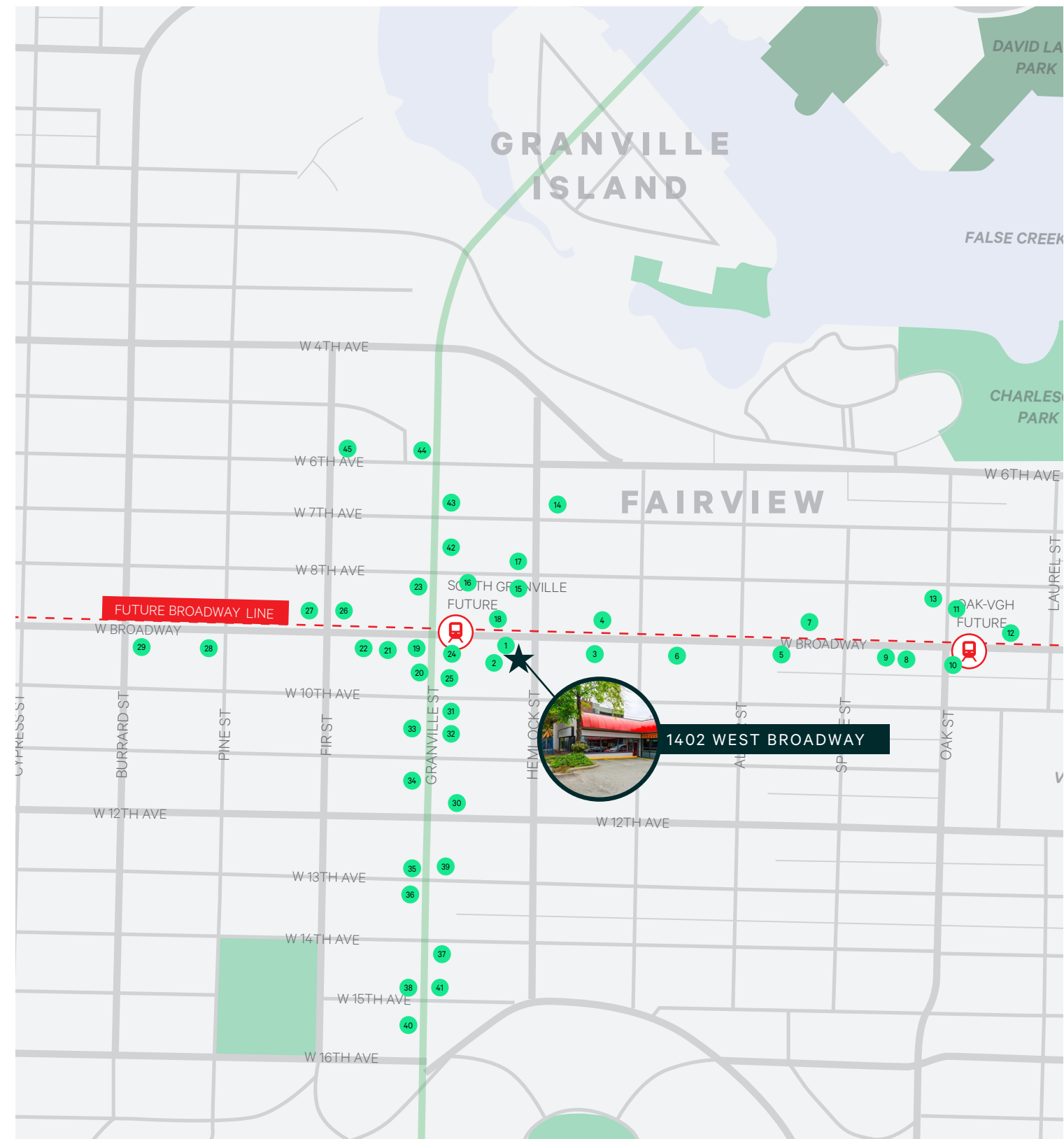
1402 West Broadway presents a prime retail opportunity in Vancouver's Fairview neighbourhood, prominently located at the corner of West Broadway and Hemlock Street along one of the city's busiest arterial corridors. Anchored by Vancouver General Hospital, the largest hospital in British Columbia, and surrounded by a dense network of medical offices, clinics, and professional services, the area functions as one of Vancouver's key medical and employment hubs. This concentration generates a strong and consistent daytime population, driving reliable demand from healthcare professionals, patients, and visitors.

The immediate area is supported by a complementary mix of convenience retail, food and beverage, and service-oriented businesses, generating steady foot traffic throughout the day. The property also benefits from exceptional connectivity, located just one block from the future South Granville SkyTrain Station, providing direct rapid transit access upon completion of the Broadway Subway. The site is also in close proximity to the South Granville retail corridor, one of Vancouver's most established shopping destinations.



## AREA TENANTS

- |                              |                            |                             |
|------------------------------|----------------------------|-----------------------------|
| 1 CircleK                    | 16 Kondi Studio            | 31 Pottery Barn             |
| 2 Masa Japanese Restaurant   | 17 GoodLife Fitness        | 32 JAK's Beer Wine Spirits  |
| 3 Staples                    | 18 RBC Royal Bank          | 33 Free People              |
| 4 Boston Pizza               | 19 Indigo                  | 34 James Perse              |
| 5 Lagree Studio              | 20 Starbucks               | 35 The Latest Scoop         |
| 6 Future Sobeys Grocery      | 21 JINYA                   | 36 Williams-Sonoma          |
| 7 Tojo's Restaurant          | 22 Cactus Club Cafe        | 37 Meinhardt Fine Foods     |
| 8 Ultimate Golf Lounge       | 23 Structube               | 38 King Living              |
| 9 Cür Laser & Skin           | 24 McDonald's              | 39 Shoppers Drug Mart       |
| 10 DALINA                    | 25 Pharmasave              | 40 Turnabout                |
| 11 Scotiabank                | 26 Tim Hortons             | 41 Small Victory Bakery     |
| 12 Tozen Sushi Bar           | 27 Earls Kitchen + Bar     | 42 Value Village Boutique   |
| 13 Ocean Orthodontics        | 28 La Win Supermarket      | 43 The Smile Formula        |
| 14 Mon Pitou Bistro & Bakery | 29 Burrard Animal Hospital | 44 Sundays Furniture        |
| 15 Pure Integrative Pharmacy | 30 Gary's                  | 45 Beaucoup Bakery and Cafe |



WALK SCORE  
100



TRANSIT SCORE  
76



BIKE SCORE  
90

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