



For Lease | Prime West Broadway Retail Units

2871 & 2873 West Broadway, Vancouver, BC

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Opportunity Overview

Prime opportunity to lease retail space located on West Broadway, between Macdonald and MacKenzie Streets, in Vancouver's vibrant Kitsilano neighbourhood. Kitsilano is a coveted neighbourhood in Vancouver and home to the city's top beaches, parks, and many destination retailers along West Broadway and West 4th Avenue. The surrounding area is home to numerous boutique retailers, restaurants, cafes, wellness services, recreation facilities, and the University of British Columbia.

Salient Details

Available Area: 2,108 SF*

Asking Rent: \$50.00 PSF

Additional Rent: \$23.50 PSF (2026 estimate)**

Zoning: C-2C***

Available: Immediately

*Approximate total building area. Unit sizes to be confirmed.

**Approximate and subject to change from time to time.

***Tenant is responsible for verifying permissible uses as per the zoning.



Property Highlights



Ideal location in the heart of Kitsilano - a neighbourhood that blends the best of both worlds - known for its spectacular scenery and endless stretches of beaches as well as its restaurants and shopping.



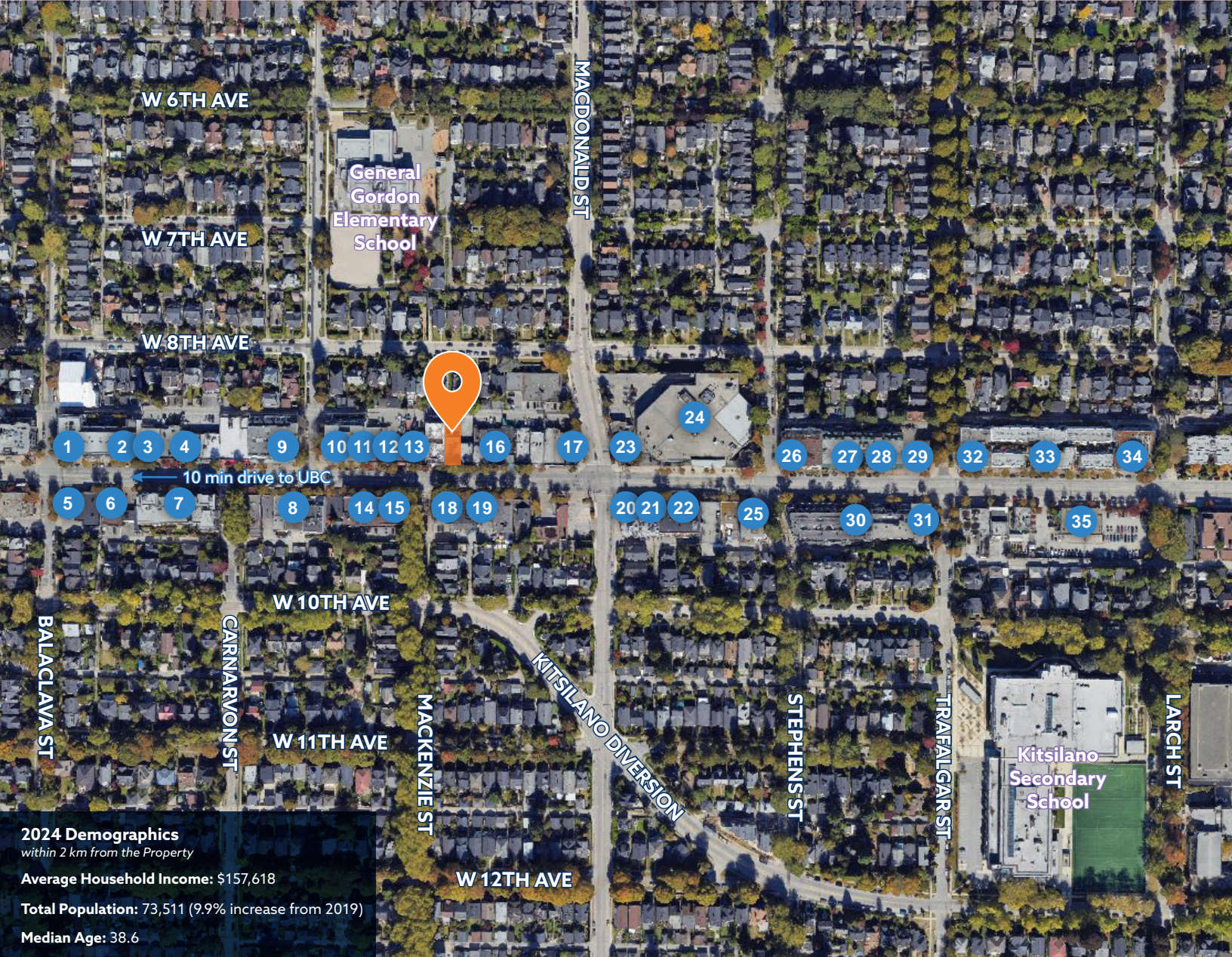
Conveniently accessible via transit or vehicle, with multiple bus routes operating along West Broadway daily and a mere 15 minute drive to Downtown Vancouver.



Exceptional street level exposure and signage opportunities.



Area tenants include RBC Royal Bank, Purebread, Plenty, CIBC, JJ Bean, Shoppers Drug Mart, Finns on Broadway, Neverland Tea Salon, Starbucks, Nuba, and more.



2024 Demographics
 within 2 km from the Property

Average Household Income: \$157,618

Total Population: 73,511 (9.9% increase from 2019)

Median Age: 38.6

Neighbourhood Tenants

- | | | | | |
|-------------------------|-------------------------|--------------------------|---------------------------|---------------------------------|
| 1. Starbucks | 8. Domino's Pizza | 15. JJ Bean | 22. Broadway Wine Shop | 29. Dairy Queen |
| 2. Orangetheory Fitness | 9. La La Island | 16. COBS Bread | 23. RBC Royal Bank | 30. Club Pilates |
| 3. Bosley's | 10. Beem Credit Union | 17. Plenty | 24. Safeway | 31. KFC |
| 4. Finns on Broadway | 11. Panago Pizza | 18. CIBC | 25. Studio M Pilates | 32. Folke |
| 5. Subway | 12. Kaboodles Toy Store | 19. Sugar Nails & Lashes | 26. The Source Bulk Foods | 33. Vancouver Olive Oil Company |
| 6. Neverland Tea Salon | 13. Purebread | 20. Scotiabank | 27. Pure Pharmacy | 34. Thomas Haas |
| 7. Shoppers Drug Mart | 14. Skoah | 21. Genesis Nutrition | 28. Sunshine Diner | 35. White Spot |

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