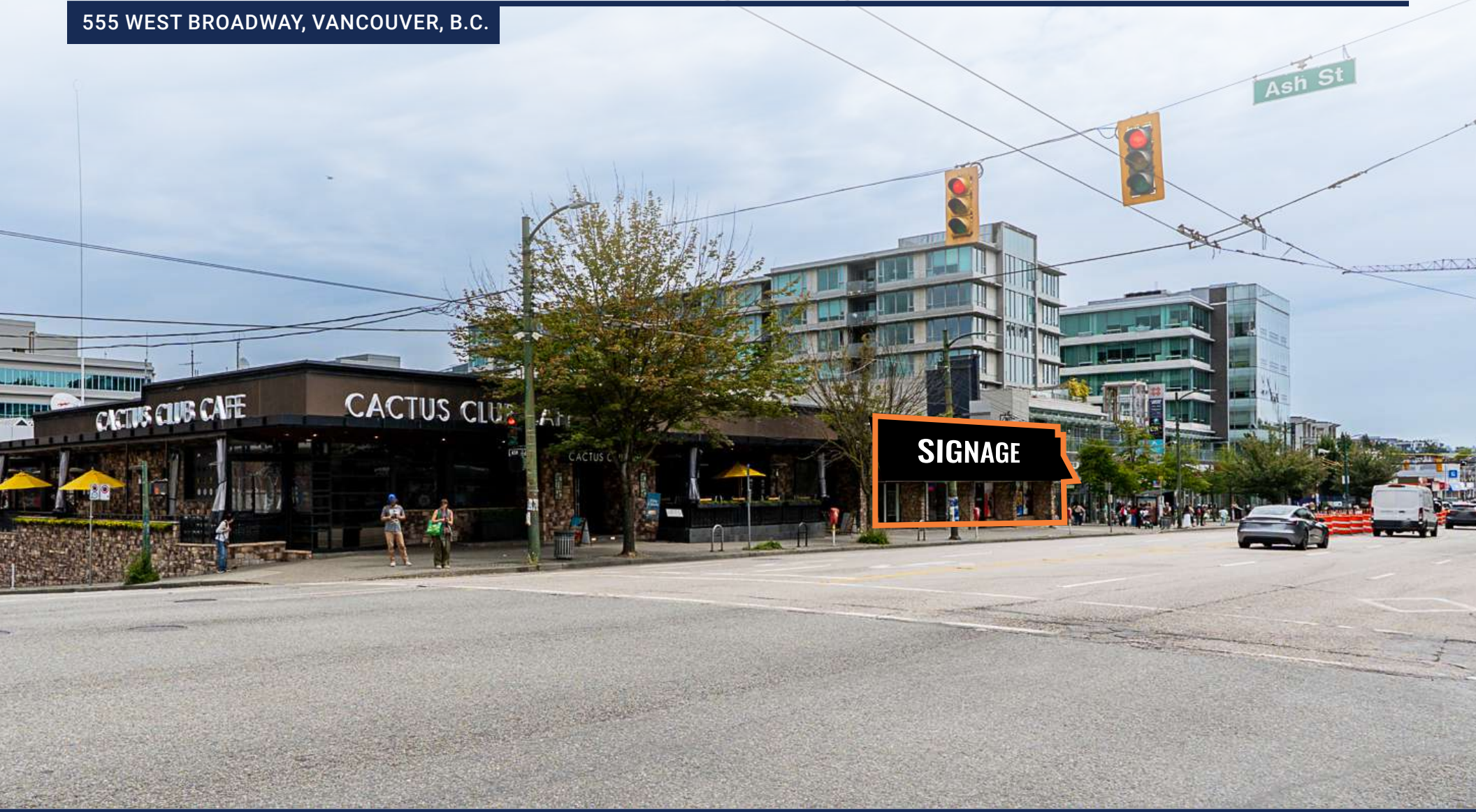


FOR LEASE

WEST BROADWAY RETAIL OPPORTUNITY

555 WEST BROADWAY, VANCOUVER, B.C.



Marcus & Millichap

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OPPORTUNITY

Opportunity to lease retail space located on West Broadway between Cambie and Ash Streets, just steps away from the Broadway-City Hall Canada Line Station and future Broadway-City Hall Broadway Subway Station in Vancouver’s Fairview neighbourhood. The subject property has approximately 80 feet of frontage on West Broadway, offering excellent signage opportunities and high exposure to pedestrian and vehicular traffic. West Broadway and Cambie is a hub for transit, shopping and services, health care and municipal government, and is slated to be Vancouver’s “second downtown” under the Broadway Plan. Notable area tenants include Cactus Club Café, London Drugs, RBC Royal Bank, TD Canada Trust, Whole Foods Market, Save-On Foods, The Home Depot, Canadian Tire, Michaels, VGH Medical Campus, Vancouver City Hall, Starbucks, Chipotle, and many more.

SALIENT DETAILS

Address: 555 West Broadway, Vancouver, B.C.

Leasable Area: Ground Floor: Up to 5,961 SF*
Basement: Up to 5,394 SF*
Total: Up to 11,355 SF

Net Rent: Ground Floor: \$80.00 PSF
Basement: \$32.00 PSF

Additional Rent: \$40.00 PSF (2025 estimate)**

Zoning: C-3A***

Availability: Immediately

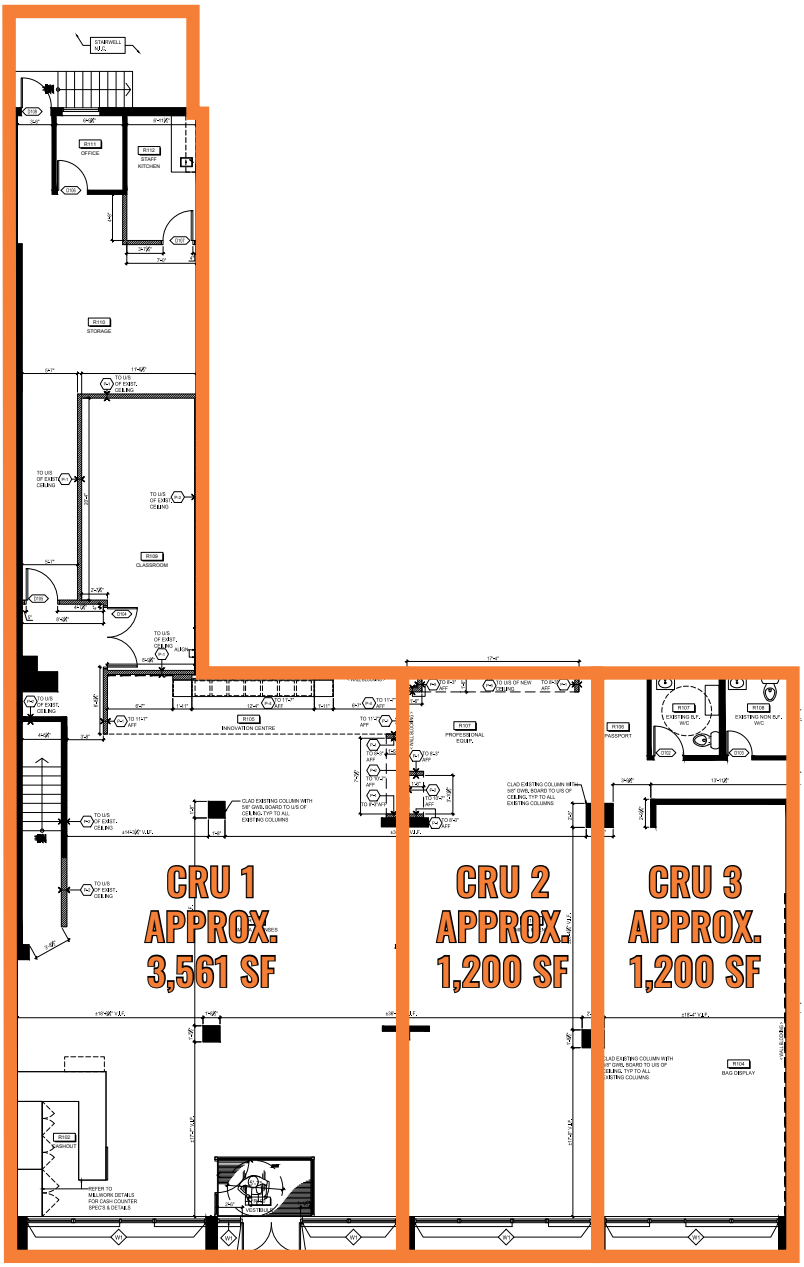
*Subject to change and measurement. See pages 4-5 for demising options.
**Approximate and subject to change from time to time. Additional Rent applies to ground floor only.
***Tenant is responsible for verifying the permissible uses as per the zoning



INTERIOR PHOTOS



DEMISING OPTION - GROUND FLOOR



NEIGHBOURHOOD MAP



Demographics	5-Minute Drive
Total Population (2024)	157,788
% Population Change (2024-2029)	8.6%
Average Household Income (2024)	\$135,209

WALK SCORE	TRANSIT SCORE	BIKE SCORE
WALKER'S PARADISE	EXCELLENT TRANSIT	VERY BIKEABLE
97	84	86

LEGEND

- | | | | |
|-------------------------|---------------------------------|----------------------------------|--------------------------------------|
| 1. Cactus Club Café | 9. La Taqueria Pinche Taco Shop | 17. Elysian Coffee | 25. Chef's Choice Seafood Restaurant |
| 2. London Drugs | 10. Coast Capital | 18. Rogue Kitchen & Wetbar | 26. Shoppers Drug Mart |
| 3. RBC Royal Bank | 11. Broadway Locksmith | 19. BC Cancer Agency | 27. BMO Bank of Montreal |
| 4. Whole Foods Market | 12. No Frills | 20. Fairmont Medical Building | 28. Holiday Inn |
| 5. The Home Depot | 13. Vancouver City Hall | 21. Willow Professional Building | 29. Michaels |
| 6. Canadian Tire | 14. TD Canada Trust | 22. Vancouver General Hospital | 30. Tractor Everyday Healthy Foods |
| 7. Altea Vancouver | 15. Starbucks | 23. iA Financial Group | |
| 8. Small Victory Bakery | 16. Chipotle Mexican Grill | 24. Scotiabank | |

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SIGNAGE

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