



FOR LEASE

High Exposure West Broadway Retail Space

104 - 1001 West Broadway, Vancouver

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Marcus & Millichap

Opportunity Overview

Opportunity to lease retail space located on the high exposure corner of West Broadway and Oak Street in Vancouver's Fairview neighbourhood. 104 - 1001 West Broadway (the "Property") is prime retail space with prominent frontage onto the bustling Broadway Corridor. This location provides tenants with exceptional signage opportunities and exposure to pedestrian and vehicular traffic. The Property is located within blocks from the South Granville and Cambie Streets Bridges, providing ease of access to Downtown Vancouver. One block east from the Property is the future location of the Oak-VGH Station on the Broadway Subway Line, allowing for convenient rapid transit connectivity throughout Metro Vancouver.

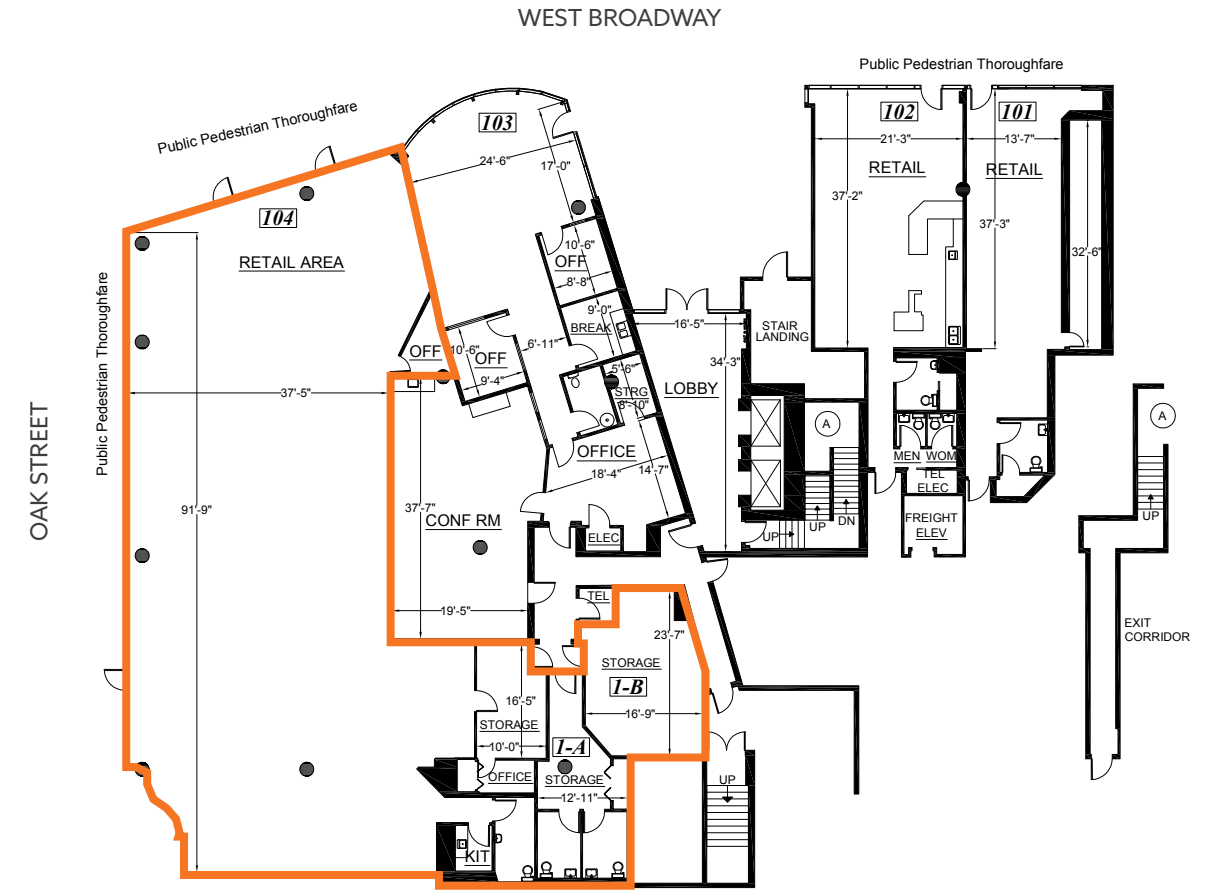
Salient Details

Address	104 - 1001 West Broadway Vancouver, BC V6H 4E4
Available Area:	Unit 104: 4,956 SF Storage 1-A: 326 SF Storage 1-B: 389 SF Total: Up to 5,671 SF
Asking Rent:	Retail Area: \$55.00 PSF Storage Area: \$27.50 PSF
Additional Rent:	\$21.56 PSF (2023 estimate)*
Zoning:	C-3A**
Available:	60 days' notice

*Approximate and subject to change from time to time.
**Tenant is responsible for verifying permissible uses as per the zoning.



Floor Plan



Property Highlights



Centrally located along the Broadway Corridor surrounded by an abundance of offices, restaurants, retailers, amenities, and services.



Conveniently accessible via vehicle or transit, with numerous bus routes operating along West Broadway daily and the future Oak-VGH Station just 190 m away.



Exceptional visibility and signage opportunities for tenants, with prominent frontage onto both West Broadway and Oak Street.

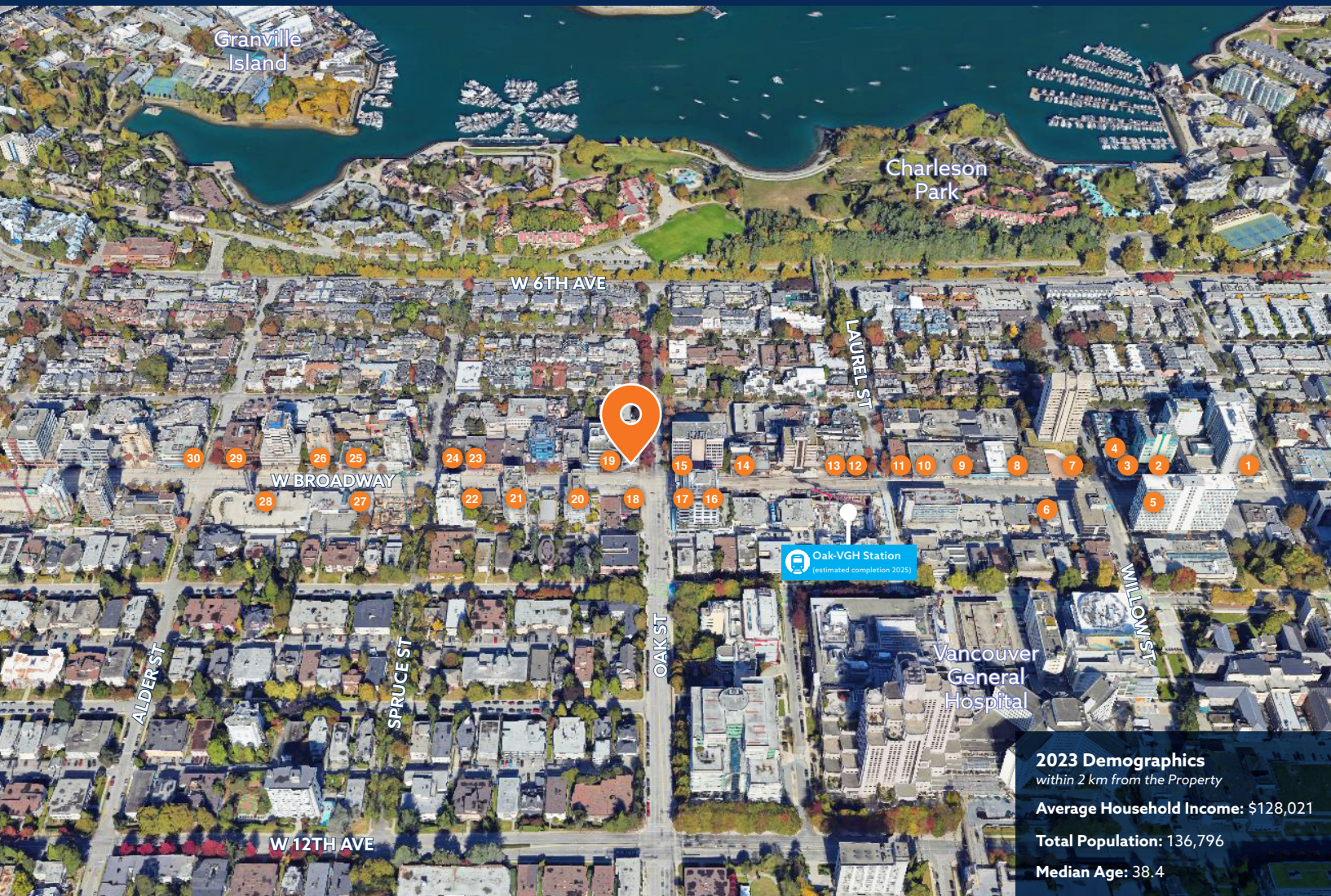


Space features include an open plan retail concept, high ceilings, storage space, and underground parking available on site as well as nearby street parking.



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Neighbourhood Tenants

- | | | | | |
|--------------------|------------------------|---------------------|-----------------------|---------------------------|
| 1. Gold's Gym | 7. Kisokoma Japanese | 13. Gymbox | 19. Prive Vancouver | 25. Tojo's |
| 2. A & W | 8. Modern Nails | 14. Tozen Sushi Bar | 20. Golf 88 Vancouver | 26. Broadway Liquor Store |
| 3. BMO | 9. Tim Hortons | 15. Scotiabank | 21. CUR Laser | 27. Salmon n' Bannock |
| 4. Dynasty Seafood | 10. Shoppers Drug Mart | 16. F45 | 22. The Lash Room | 28. Toys "R" Us |
| 5. Meat & Bread | 11. Ele Cafe | 17. Dalina | 23. The Dance Shop | 29. Sleep Country |
| 6. Banana Leaf | 12. New India Buffet | 18. Sleep Mart | 24. Waves Coffee | 30. Royal Seoul House |

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