

the
saint
george

—
MOUNT PLEASANT

FOR SALE

Premium Mount Pleasant Strata
Retail/Restaurant Opportunities



RELIANCE
PROPERTIES





THE SHOPS at the saint george

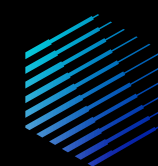
OPPORTUNITY

The Saint George offers a rare opportunity to own premium strata retail and restaurant spaces in the heart of Mount Pleasant—one of Vancouver's most dynamic and fast-evolving neighbourhoods.

Featuring exceptional exposure along East Broadway, high daily foot traffic, and seamless transit connectivity, The Saint George provides a vibrant platform for operators, investors, and entrepreneurs. Surrounded by a growing residential base and Vancouver's creative and technology sectors, this is an opportunity to secure long-term value in a neighbourhood poised for continued growth and transformation.

BUILDING OVERVIEW

The Shops at The Saint George form part of a contemporary mixed-use development thoughtfully designed to integrate street-level retail with boutique residential homes above. Each space has been planned for maximum visibility and efficiency, offering bright frontages, expansive glazing, and high ceilings ideal for cafés, restaurants, boutiques, or service retailers. With modern construction, premium materials, and excellent exposure along East Broadway, these units are positioned to become the heartbeat of the Mount Pleasant retail corridor.



ABOUT RELIANCE PROPERTIES

Reliance Properties is a Vancouver-based firm with over six decades of innovation—has shaped the city's architectural landscape through landmark office, residential, and heritage projects. With a portfolio exceeding \$2 billion in Vancouver and Victoria and partnerships with Hines, QuadReal, KingSett, and Jim Pattison, Reliance is recognized for its forward-thinking design, long-term stewardship, and commitment to building community.

SALIENT FACTS

Civic Address

451 - 471 E Broadway, Vancouver BC

Size¹

1,956 SF - 13,277 SF (Approx.)

PID

012-169-561, 012-169-595

Zoning

C-3A (Commercial)

Available Units

6

Estimated Occupancy

Fall 2025

FEATURES



High profile storefronts along East Broadway



Large glass retail windows offering striking street presence and an abundance of natural light.



Highly visible signage potential



Expansive ceiling heights



Close proximity to future Main & Broadway subway station



Parking stalls available

An exclusive collection of **retail & restaurant strata investment opportunities** within the coveted Mount Pleasant neighbourhood, forging an inspiring destination where **architecture, culture, & community converge.**





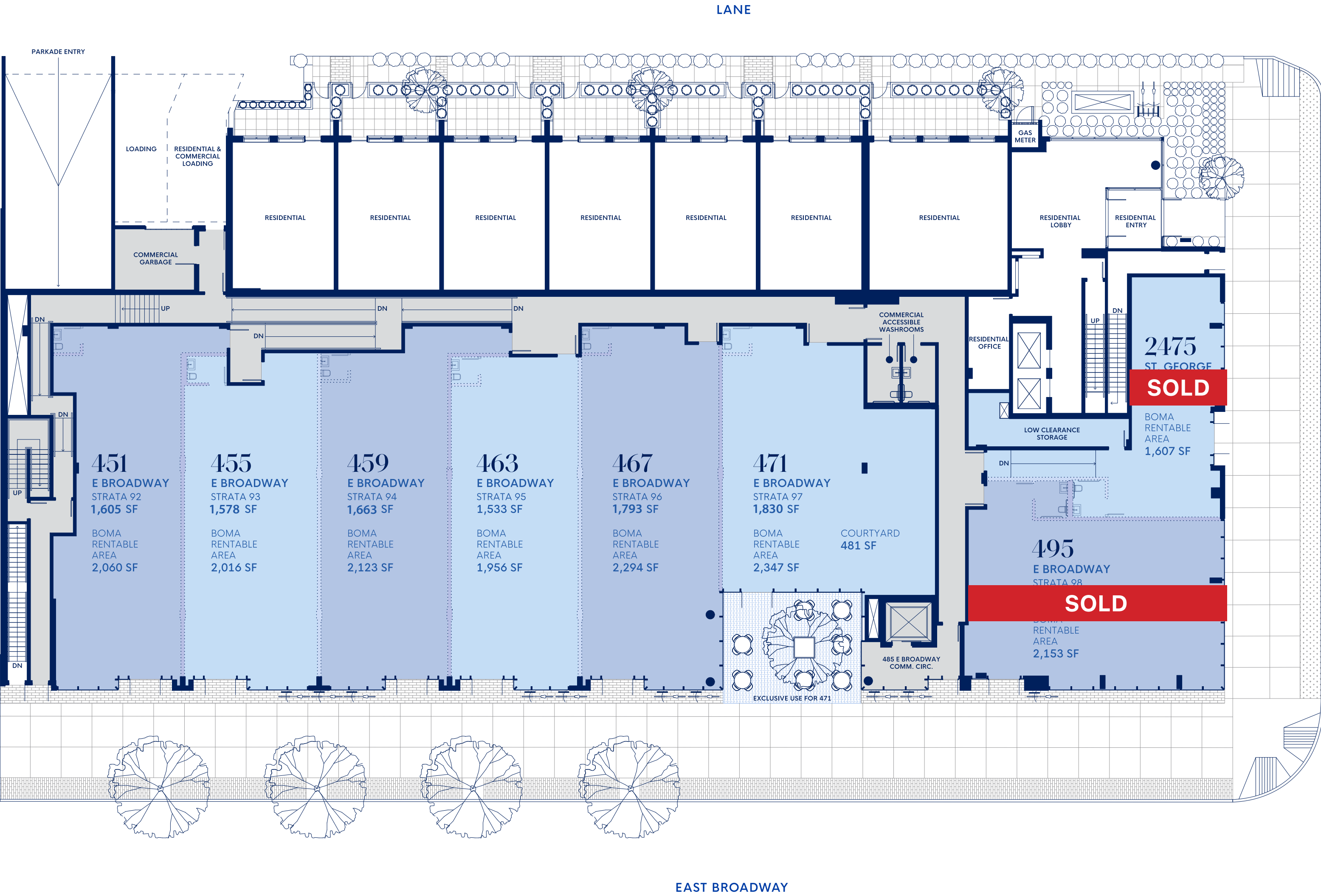
AVAILABLE OPPORTUNITIES

ADDRESS	STRATA LOT	SIZE (STRATA) ¹	SIZE (BOMA) ¹	STRATA FEE (est.)	ASKING PRICE
451 E Broadway	92	1,605 SF	2,060 SF	TBC	\$2,549,000.00
455 E Broadway	93	1,578 SF	2,016 SF	TBC	\$2,449,000.00
459 E Broadway	94	1,663 SF	2,123 SF	TBC	\$2,599,000.00
463 E Broadway	95	1,533 SF	1,956 SF	TBC	\$2,399,000.00
467 E Broadway	96	1,793 SF	2,294 SF	TBC	\$2,799,000.00
471 E Broadway	97	1,830 SF	2,347 + 481 SF Courtyard	TBC	\$3,339,000.00

¹All sizes are approximate and subject to verification.



FLOOR PLAN¹



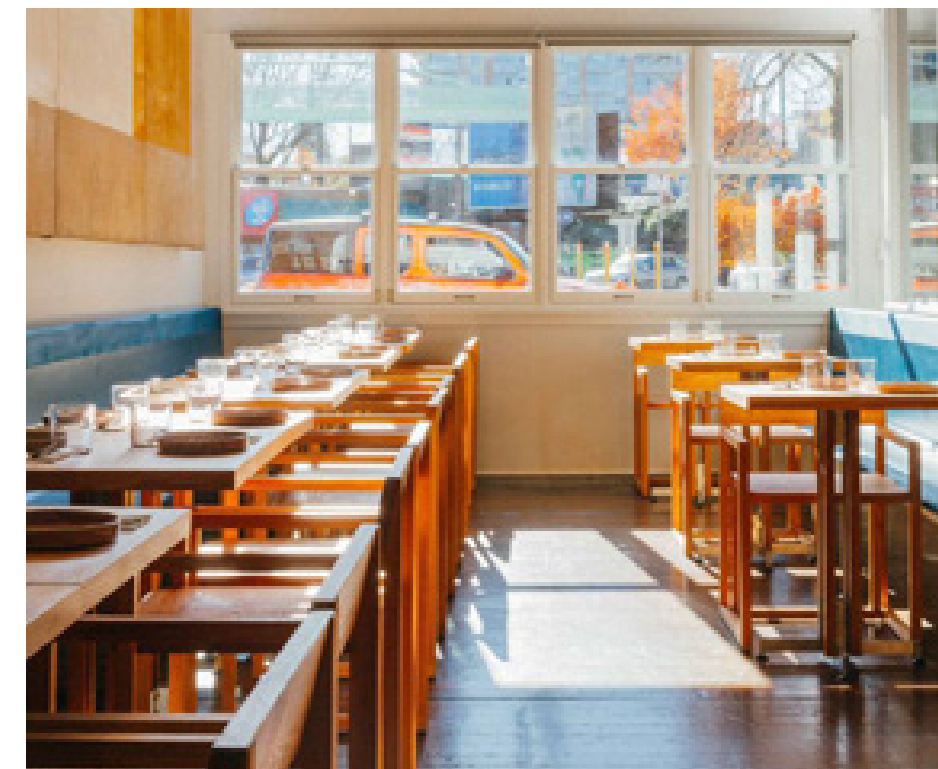
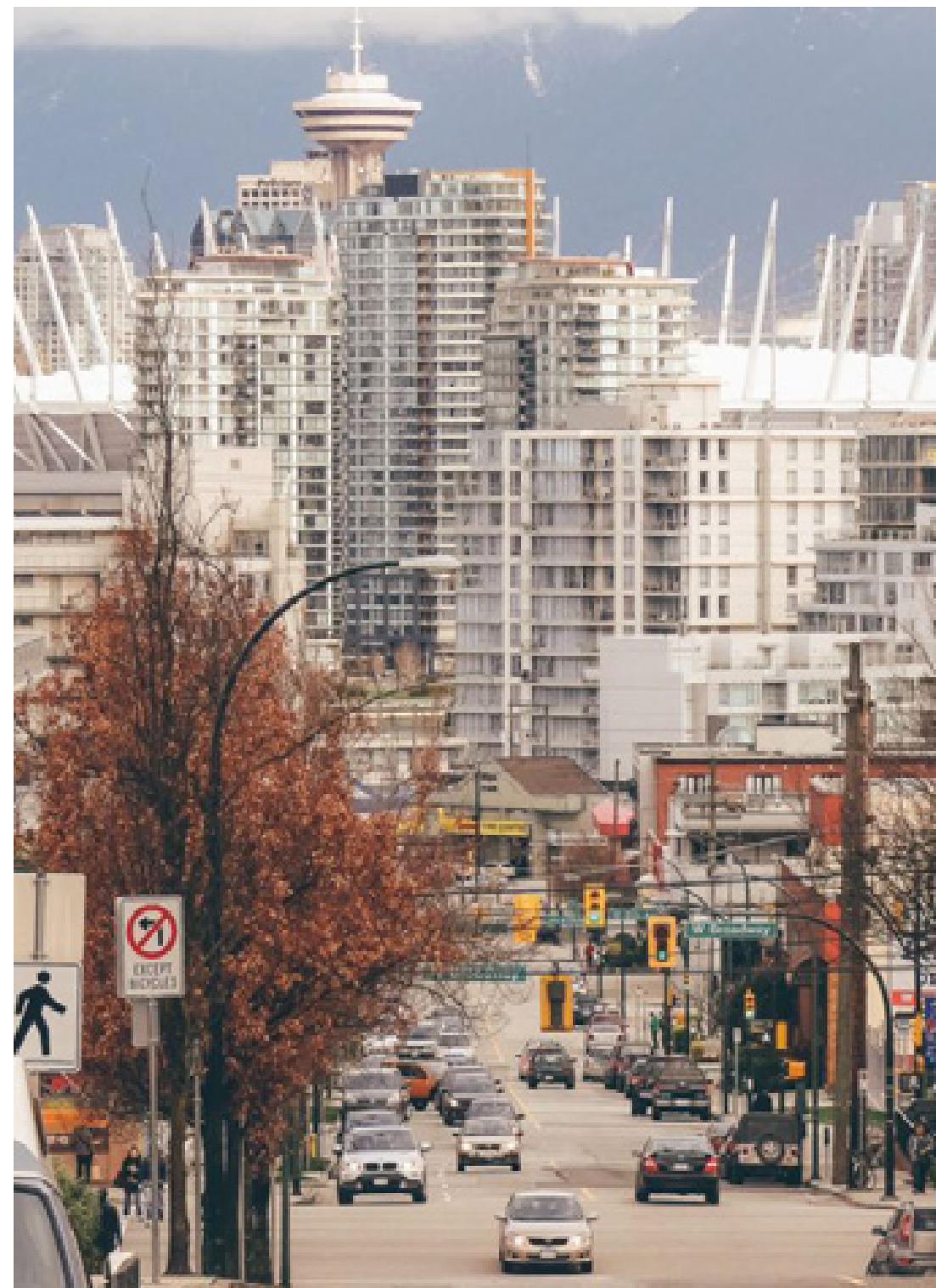
¹Floor plans are not 100% accurate and are subject to verification.



LOCATION

Mount Pleasant has become one of Vancouver's most vibrant and desirable neighbourhoods, poised for unprecedented growth with the Broadway Corridor Plan and the upcoming SkyTrain extension. Surrounded by independent restaurants, craft breweries, and coffee shops, the area attracts a highly discretionary, quality-driven demographic that invests in the community where they live. The Saint George is ideally positioned to connect with these consumers in a high-traffic, dynamic setting. Easily accessible by foot, bike, transit, or car, the property benefits from direct access to the City of Vancouver's bike lane network, bus service along Broadway, and proximity to Broadway–City Hall and VCC–Clark stations, with the future Main Street Station also within walking distance.

Just north of The Saint George, the False Creek Flats anchor Vancouver's growing innovation economy. Nicknamed "Silicon Valley North," the area is home to leading institutions and employers such as Emily Carr University of Art + Design, Lululemon's global headquarters, and the Centre for Digital Media. Future growth is set to accelerate with the relocation of St. Paul's Hospital and Health Campus, ensuring long-term demand for retail, services, and commercial enterprise in this rapidly evolving city hub.



Around the neighbourhood.



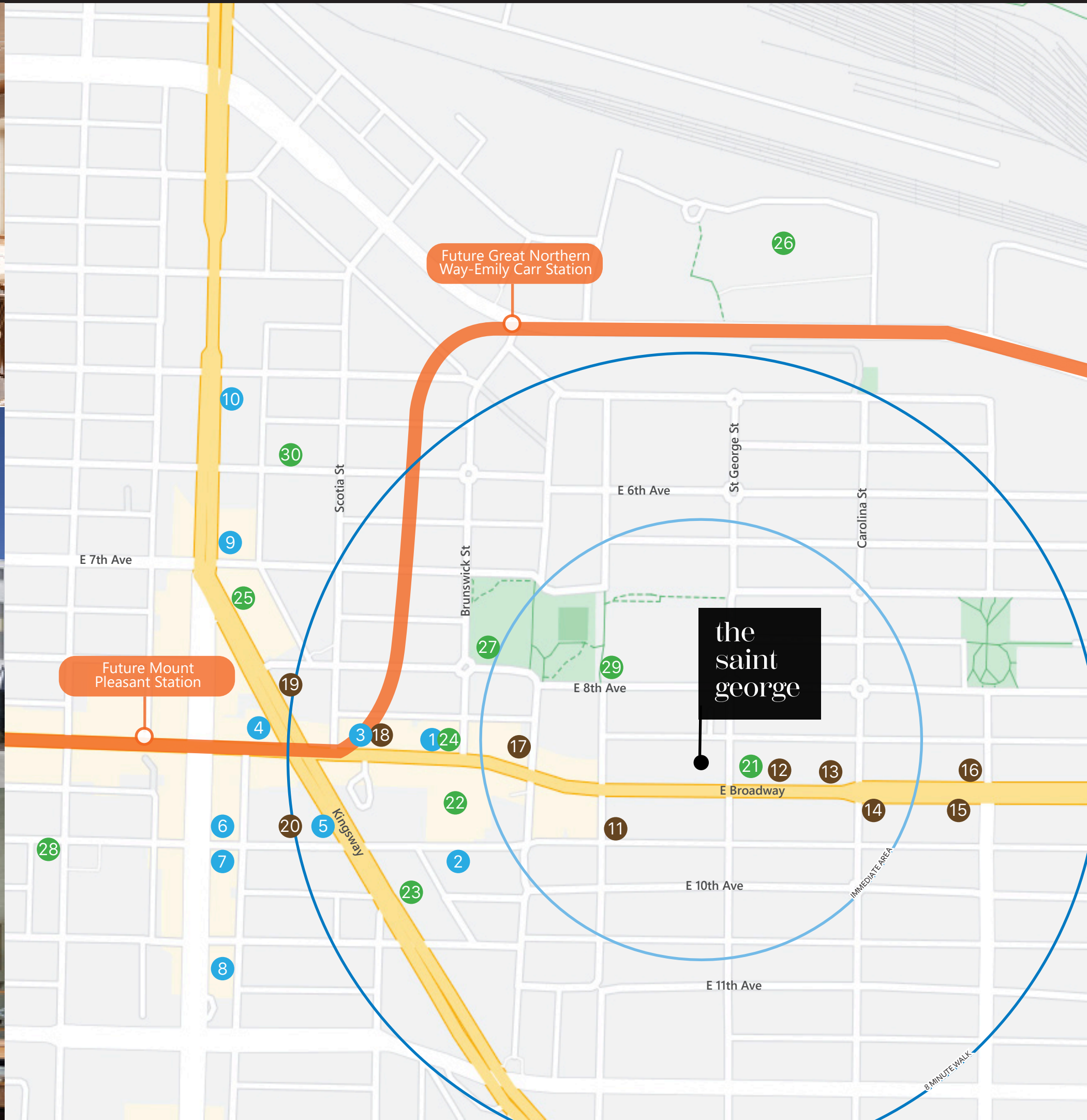
1 Michelin Star: Sumibiyaki Arashi



Emily Carr University of Art + Design



ITSUMO



DINING

1. Sumibiyaki Arashi
2. The Farmhouse
3. Song (by Kin Kao)
4. Murmur
5. Pür & Simple
6. Ignite Pizzeria
7. Tocador
8. Sing Sing
9. Como Taperia
10. ELEM

COFFEE + CASUAL FARE

11. AM Cafe
12. Paper Crane Cafe
13. L'Atelier Patisserie
14. Anna's
15. Catoro Cafe
16. Ba Le Deli
17. Mood be Cafe
18. AJ's Brooklyn Pizza
19. La Petite Cuillère
20. Thierry

SHOPS + AMENITIES

21. Kim's Mart
22. Kingsgate Mall
23. Spin Society
24. Pilates Process
25. Mount Pleasant Community Centre
26. Emily Carr University of Art + Design
27. Dude Chilling Park
28. The Federal Store
29. Mount Pleasant Farmers Market
30. ITSUMO

 Future Broadway Subway Line



99

Walker's Paradise

Daily errands do not require a car



79

Excellent Transit

Transit is convenient for most trips



Biker's Paradise

Daily errands can be accomplished on a bike

the saint george

Be a part of Mount Pleasant's
next chapter.

Contact Us

ROBERT THAM

604.609.0882 Ext. 223

robert@corbelcommercial.com

MARC SAUL PREC

604.609.0882 Ext. 222

marc@corbelcommercial.com

DENVER MENDOZA

604.609.0882 Ext. 221

denver@corbelcommercial.com

NATHAN ARMOUR PREC

604.609.0882 Ext. 226

marc@corbelcommercial.com

