



**For Lease**

# Commercial space on West Broadway

19, 29 & 33 West Broadway, Vancouver BC

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# Opportunity

Located in the heart of Mount Pleasant, one of Vancouver's fastest growing neighbourhoods.

## Salient Facts

Civic Address	19, 29 & 33 West Broadway, Vancouver BC
PID	003-668-843
Legal Description	LOT 10 BLOCK 49 PLAN VAP197 DISTRICT LOT 200A NWD GROUP 1 EXC PART IN REF PL 3605 (NOW ROAD) & LOT11 BLOCK 49 PLAN VAP197 DISTRICT LOT 200A NWD GROUP 1 EXC PART I
Available Space Area	Unit 19: ±779 SF (main floor) Unit 29: ±1,851 SF (main floor level) & ± 1,706 SF (lower level) Unit 33: ± 1,092 SF (main floor)
Basic Rent	\$40.00 PSF/per annum (main floor) \$15.00 PSF/per annum (lower floor)
Operating Costs and Property Taxes (2026 Estimate)	\$20.85 PSF/per annum (main floor only)
Available	Immediately
Zoning	C-3A Commercial

## Key Highlights



Positioned in the heart of the popular Main Street shopping area



Neighbourhood undergoing rapid change



Located just minutes from the future Mount Pleasant Station at Main and Broadway



Directly across from a flagship Sportchek store



Excellent exposure with plenty of walk by and drive by traffic

# Location

Mount Pleasant is a vibrant and eclectic area known for its unusual stores, heritage buildings, artistic residents, and art focused festivals. The area is popular with first-time home buyers, urban professionals, and families. Mount Pleasant runs from False Creek southeast and up the slope toward the busy Mount Pleasant shopping district, where Broadway, Kingsway and Main Street meet. The building is within the heart of the shopping district just two blocks of this major intersection.



# Floor Plan



W Broadway



# Demographics

## Demographics | Mt Pleasant, BC | 2025



Population

271,651



Households

129,693



Avg. Household Income

\$139,825



Bike Score

87



Walk Score

100



Transit Score

88

*\*The following demographics were taken from the subject property within a 3km radius and obtained by HYDRA, a centralized data platform.*



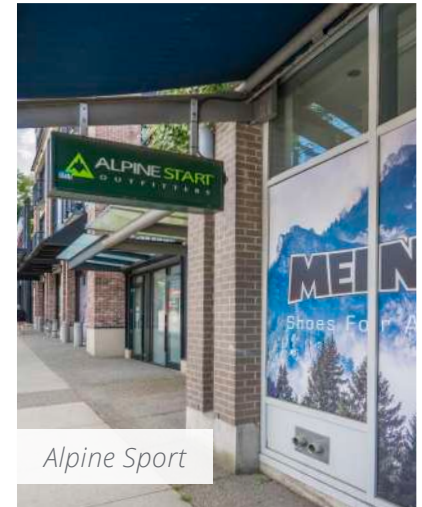
Artigiano



Granville Island



Sport Chek



Alpine Sport

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