

NEW RATE!

11 E BROADWAY

FOR LEASE | PRIME MOUNT PLEASANT RETAIL OPPORTUNITY





SALIENT FACTS

SIZE (Approx.)¹

Main Level: 948.29 SF

Lower Level: 1,502.41 SF

Total: 2,451.70 SF

GROSS RENT²

\$7,906.52 **\$5,402.50/month + GST**

AVAILABILITY

Within 60 Days Notice

ZONING

C-3A Commercial

¹All sizes are approximate and subject to verification.

²Gross rent currently equates to this amount plus GST. Lease to be fully triple net. Estimated additional rent is \$16.78 (2024).



THE LOCATION

The subject property is located on the north side of East Broadway near the prominent and strategic intersection of Broadway, Main Street and Kingsway, in Vancouver's trendy Mount Pleasant district. The area offers a unique variety of retail, office, industrial and residential spaces in a diverse mix of heritage and contemporary buildings. With the recent completion of the Independent, Duke, and Vya Living developments, there are currently more than 500 new residential strata units in the immediate area. Bustling with independent boutique retailers, hip restaurants and residential growth, the South Main (SoMa) district is a strategic location for any emerging business.

FEATURES



Prime retail opportunity located in trendy Mount Pleasant



Large retail windows with highly visible storefront allowing for prominent signage potential



Good ceiling heights with wood flooring throughout



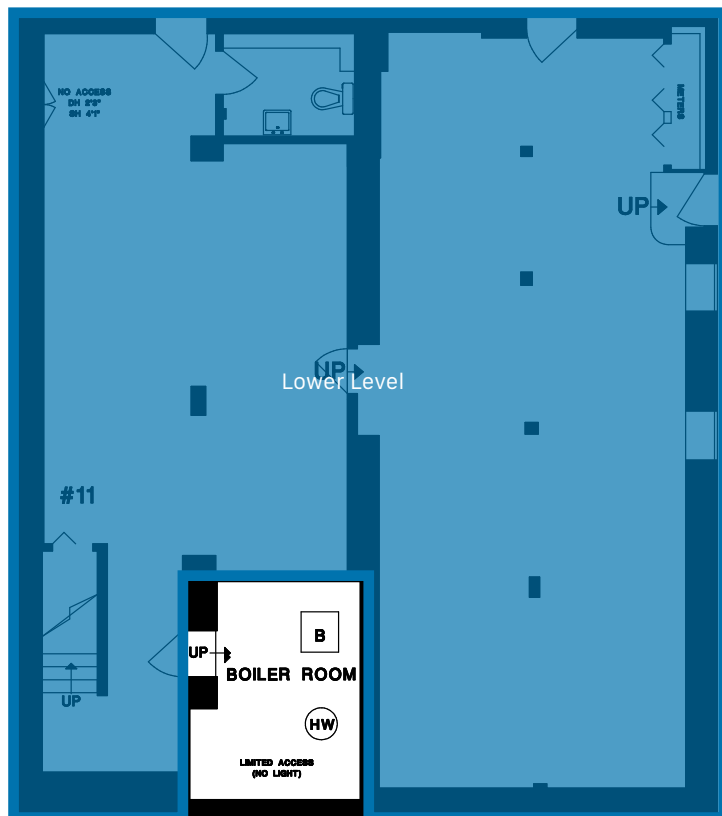
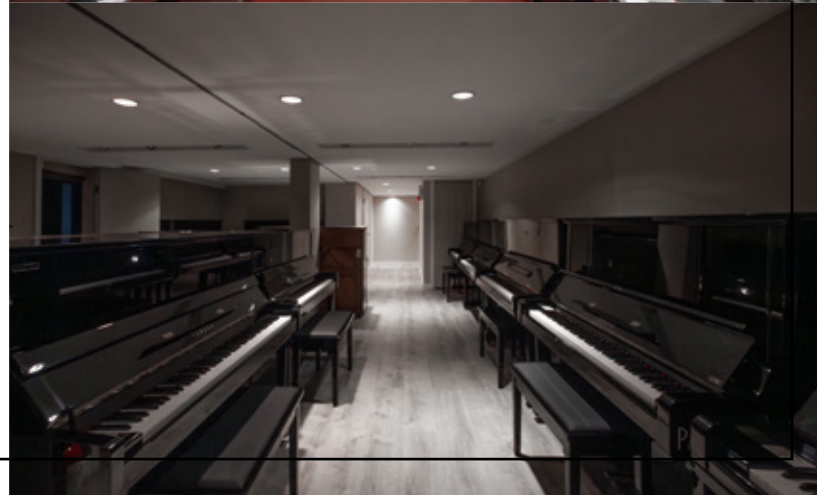
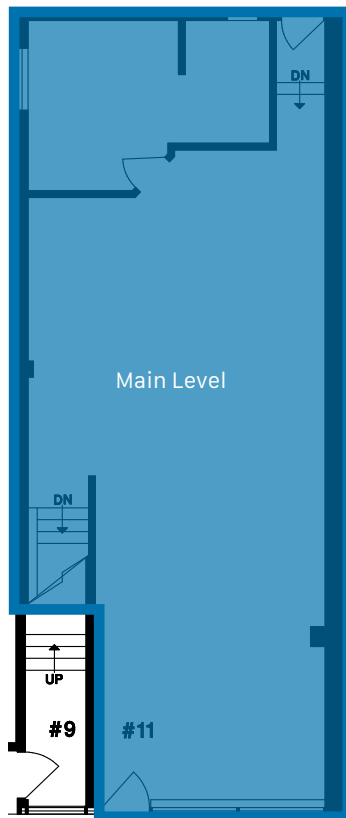
2 parking spots available at rear



Excellent transit access, including the 99 B-Line and forthcoming Millennium Line expansion



Exceptional location, steps from numerous services, amenities, shops, and restaurants



BOILER ROOM

**LIMITED ACCESS
(NO LIGHT)**

*Floor plan may not be 100% accurate and is subject to verification.

DINING

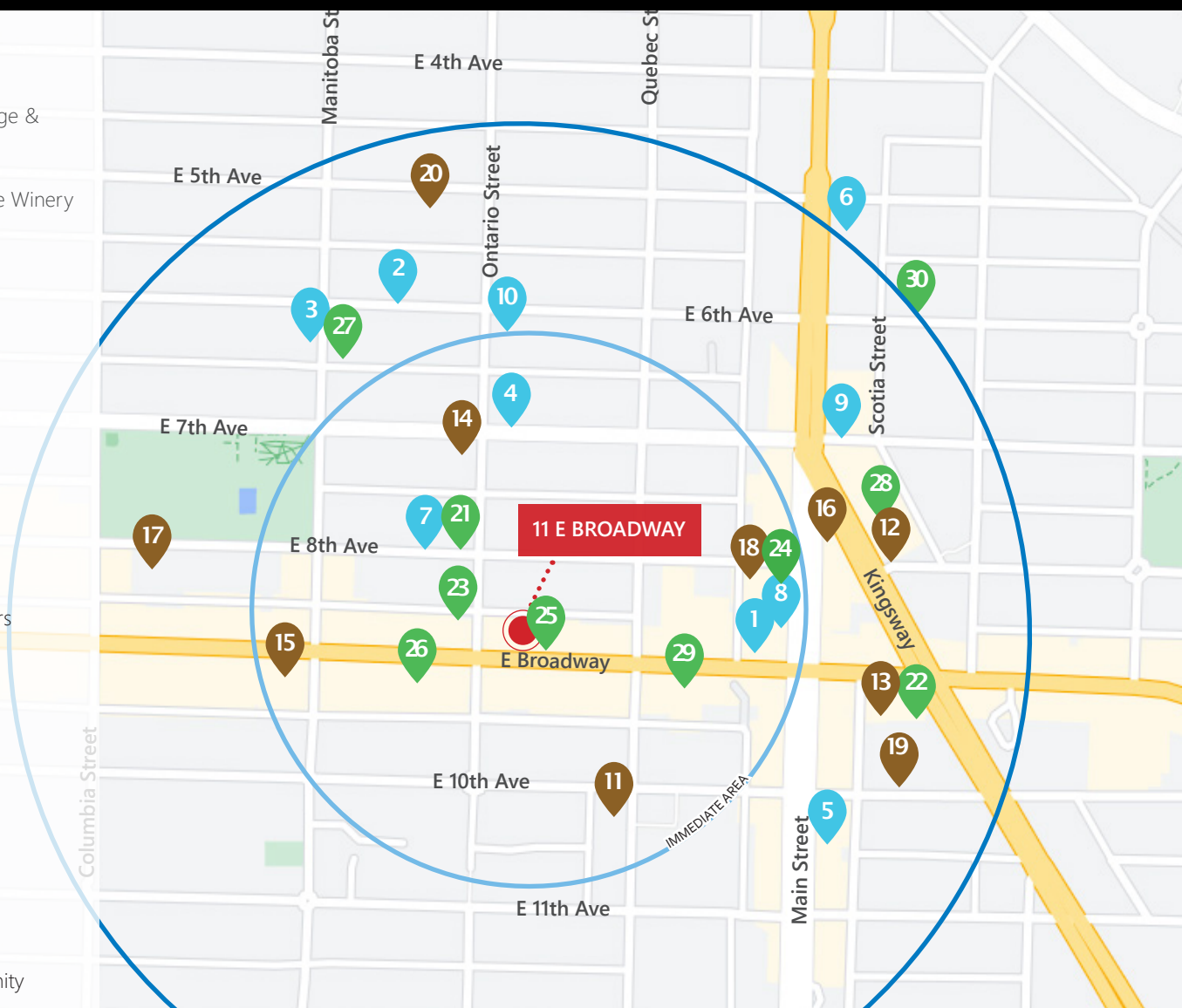
1. Fable Diner
2. Mount Pleasant Vintage & Provisions
3. Casa Molina
4. La Fabrique St-George Winery
5. Tocador
6. ELEM
7. 33 Acres Brewing
8. Superbaba
9. Como Taperia
10. Tacofino Ocho

COFFEE + CASUAL FARE

11. The Federal Store
12. Whisk Matcha Cafe
13. Starbucks
14. Elysian Coffee
15. Modus Coffee
16. Gene Coffee Bar
17. Milano Coffee Roasters
18. Melo Patisserie
19. Thierry
20. The Juice Truck

SHOPS + AMENITIES

21. The Anza Club
22. Nesters Market
23. Scotiabank
24. 8th & Main
25. Murata
26. Sport Chek
27. Lonsdale Leather
28. Mt Pleasant Community Centre
29. Portside Interiors
30. Fjällräven Vancouver
- ITSUMO



99

Walker's Paradise

Daily errands do not require a car



91

Rider's Paradise

World-class public transportation

Data sourced from walkscore.com



Fable Diner



The Federal Store



Como Taperia



ELEM



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Walkscore Source: www.walkscore.com

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