

FOR LEASE

# 11 E BROADWAY

PRIME MOUNT PLEASANT RETAIL OPPORTUNITY











## LOCATION

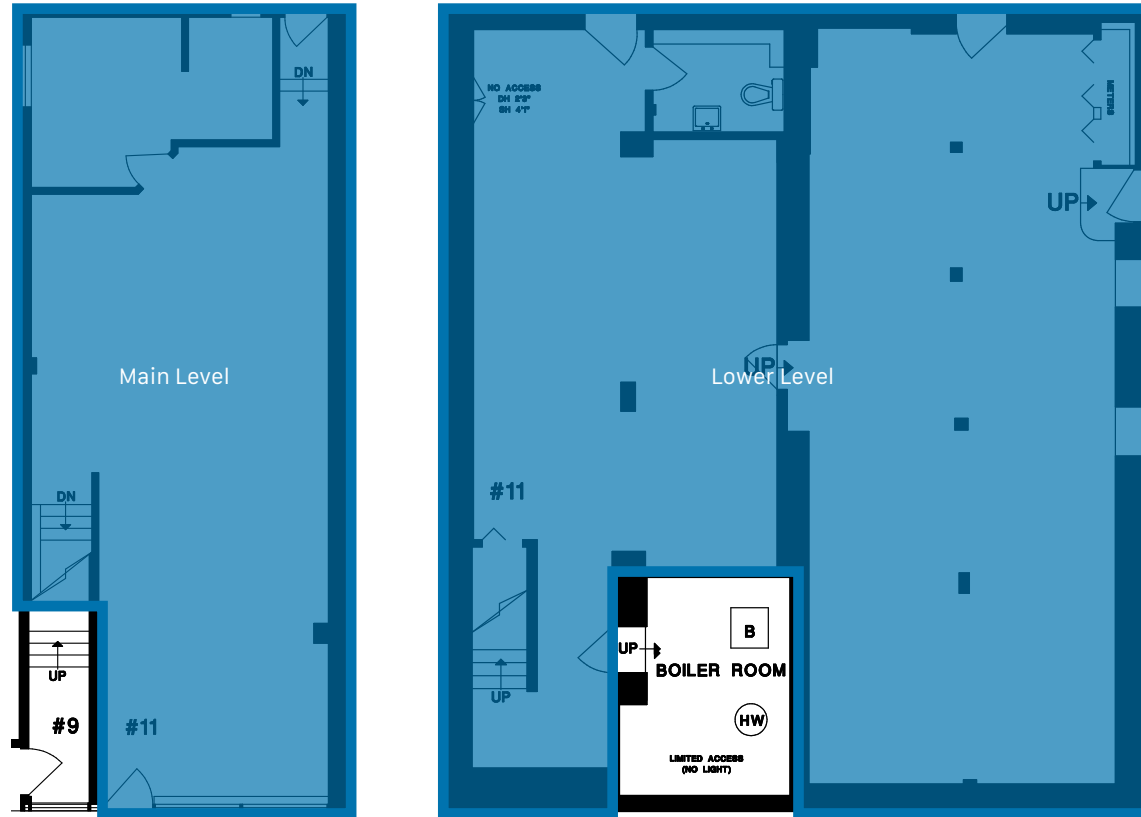
The subject property is located on the north side of East Broadway near the prominent and strategic intersection of Broadway, Main Street and Kingsway, in Vancouver's trendy Mount Pleasant district. The area offers a unique variety of retail, office, industrial and residential spaces in a diverse mix 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



# FLOOR PLAN & SALIENT FACTS



SIZE: <sup>1</sup>	GROSS RENT: <sup>2</sup>	AVAILABILITY	ZONING
Main Level: 948.29 SF Lower Level: 1,502.41 SF	\$7,906.52/month + GST	Wth 60 Days Notice	C-3A Commercial
Total: 2,451.70 SF			

<sup>1</sup>All sizes are approximate and subject to verification

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

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



# GETTING AROUND

WALKER'S PARADISE



Daily errands do not require a car

99

RIDER'S PARADISE



World-class public transportation

91

Maritoba Street

E 3rd Ave

E 4th Ave

Quebec Street

Ontario Street

E 6th Ave

Scotia Street

E 7th Ave

E 8th Ave

11 E BROADWAY

W Broadway

E Broadway

Kingsway

Columbia Street

E 10th Ave

IMMEDIATE AREA

Main Street

E 11th Ave

E 12th Ave

8 MINUTE WALK

## DINING + COCKTAILS

1. Fable Diner
2. Mount Pleasant Vintage & Provisions
3. Best Burrito
4. La Fabrique St-George Winery
5. Tocador
6. La Cantina de Don Porfirio
7. 33 Acres Brewing
8. Superbaba
9. Field & Social
10. Tacofino Ocho

## COFFEE + CASUAL FARE

11. The Federal Store
12. Coffee Roastery Modus
13. Starbucks
14. Thierry
15. Caffe Artigiano
16. Gene Coffee Bar
17. Milano Coffee Roasters
18. Melo Patisserie
19. Elysian Coffee
20. Black Coffeehouse + Lounge

## AMENITIES + SHOPPING

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



**ROBERT THAM**  
604.609.0882 Ext. 223  
robert@corbelcommercial.com

**MARC SAUL\***  
604.609.0882 Ext. 222  
marc@corbelcommercial.com

\*Personal Real Estate Corporation.

**corbel**  
COMMERCIAL REAL ESTATE SERVICES

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

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