

FOR LEASE 3235 W BROADWAY

PRIME KITSILANO RETAIL OPPORTUNITY

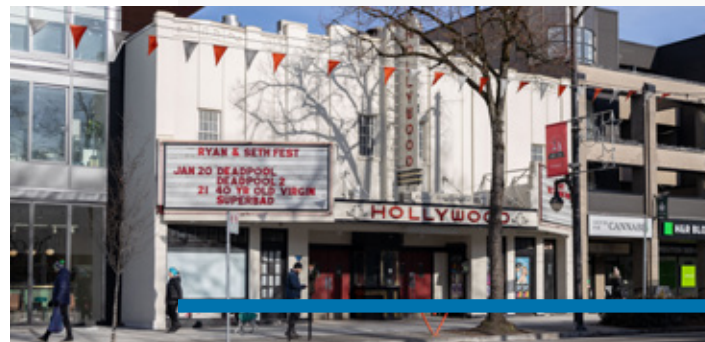


THE LOCATION

3235 W Broadway is exceptionally well-located building located in the heart of Kitsilano on W Broadway, between Trutch Street and Blenheim Streets.

The area has consistently been chosen as "Vancouver's Best Neighbourhood" by Georgia Straight's annual reader survey and is a popular world-class destination for locals and tourists alike. The vibrant neighbourhood brings together a highly sought-after residential district, an exceptional collection of attractions and parks, a thriving commercial district all bordered by beaches and waterfront to the north. Kitsilano is home to several boutique fitness studios, acclaimed restaurants including East is East, Little Bird Dim Sum, and Rajio Public House. The neighbourhood has become established as the preferred destination for dining, fitness, and shopping on Vancouver's West Side.

3235 West Broadway is an exceptional and strategic opportunity to lease a prime retail premise in an exceptional location with significant future growth.





THE FEATURES



Prime retail opportunity situated in trendy Kitsilano



Excellent signage potential and abundant natural light



Includes a private washroom



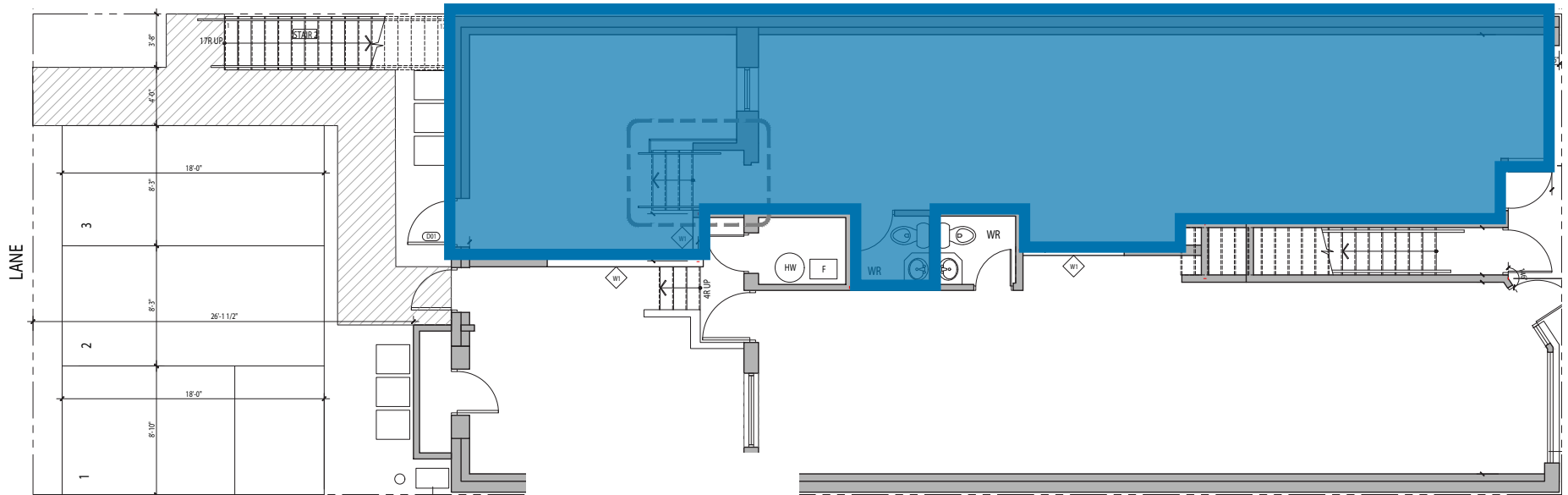
Numerous restaurants, shops and amenities in the immediate area with street parking and access to transit



Steps from the future Broadway Subway Station Line

3235 W BROADWAY

FLOOR PLAN & SALIENT FACTS

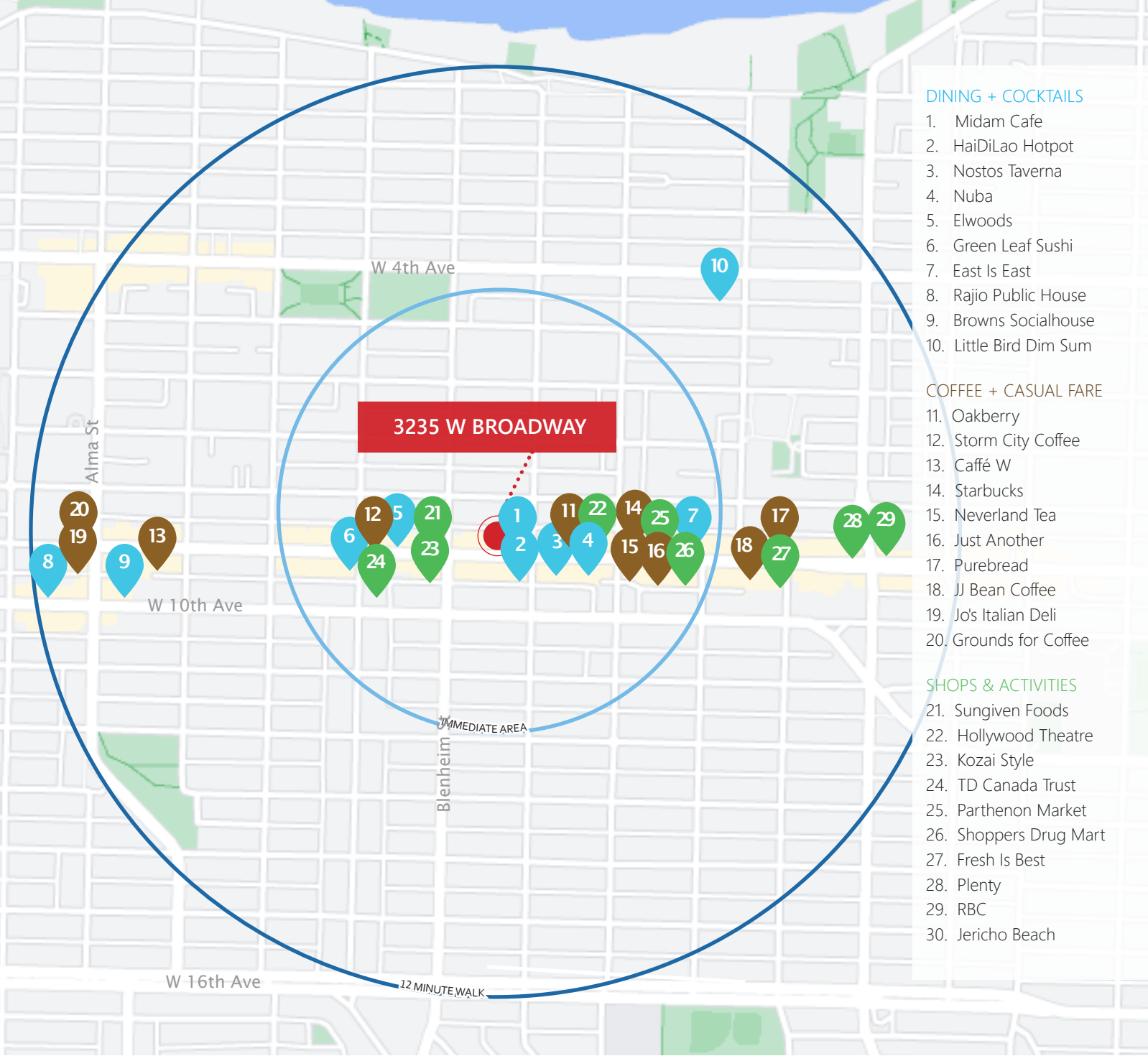


SIZE (Approx.): ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	ZONING:	AVAILABILITY
1,226 SF	\$50.00 PSFPA	\$20.00 (2024 est.)	\$7,151.67/month + GST	C-2C1 (Commercial)	Immediately

¹All sizes are approximate and subject to verification

²Gross rent currently equates to this amount plus GST.

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



DINING + COCKTAILS

1. Midam Cafe
2. HaiDiLao Hotpot
3. Nostos Taverna
4. Nuba
5. Elwoods
6. Green Leaf Sushi
7. East Is East
8. Rajio Public House
9. Browns Socialhouse
10. Little Bird Dim Sum

COFFEE + CASUAL FARE

11. Oakberry
12. Storm City Coffee
13. Caffé W
14. Starbucks
15. Neverland Tea
16. Just Another
17. Purebread
18. JJ Bean Coffee
19. Jo's Italian Deli
20. Grounds for Coffee

SHOPS & ACTIVITIES

21. Sungiven Foods
22. Hollywood Theatre
23. Kozai Style
24. TD Canada Trust
25. Parthenon Market
26. Shoppers Drug Mart
27. Fresh Is Best
28. Plenty
29. RBC
30. Jericho Beach



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