

# 337 E BROADWAY

FOR LEASE | PRIME MOUNT PLEASANT RETAIL OPPORTUNITY







# THE BEACON

The Beacon is a revitalized office and retail hub in the heart of Mount Pleasant, a thriving neighborhood known for its eclectic mix of boutiques, restaurants, and creative businesses.

Extensively renovated in 2013, the building features a striking glass frontage for high visibility, bright open-concept spaces, and convenient underground parking. Located on East Broadway near the busy Broadway, Main, and Kingsway intersection, The Beacon is surrounded by a growing residential and commercial community.

The completion of developments like the Independent, Duke, and Vya Living has added over 500 new residential units to the area, making this a bustling hub of activity. With its vibrant mix of independent boutiques, top-rated restaurants, and ongoing residential growth, the South Main district is a strategic location for any businesses looking to establish a presence in one of Vancouver's most dynamic shopping and dining districts.

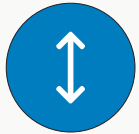




# UNIT FEATURES



High profile retail opportunity located in trendy Mount Pleasant



Bright and airy unit with excellent ceiling heights and track lighting throughout



Large windows offering prominent signage potential and abundant natural light



Private washroom, two sinks, and kitchenette



Secured underground parking available, plus ample street parking



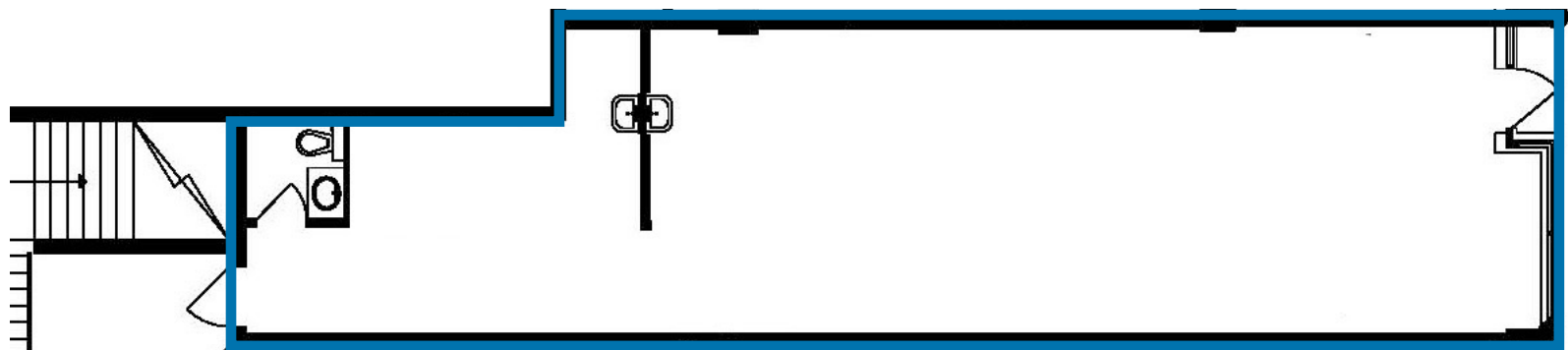
Excellent transit access and steps from the future Broadway Subway Station Line



In close proximity to many popular restaurants, cafés, and boutiques



# FLOOR PLAN + SALIENT FACTS



UNIT:	SIZE: <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: <sup>2</sup>	ZONING:	AVAILABILITY
337	1,044 SF (Approx.)	\$40.00 PSFPA	\$21.94 (2025 est.)	\$5,288.78/month + GST	C-3A Commercial	Immediately

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

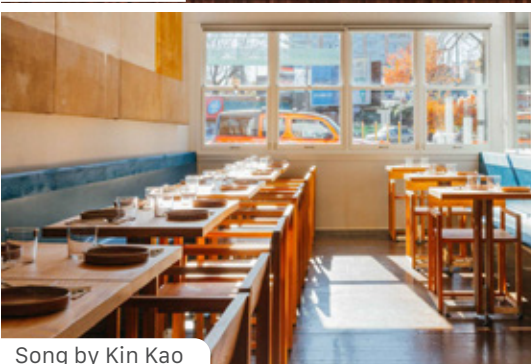




ELEM



Thierry



Song by Kin Kao



AJ's Brooklyn Pizza

## GETTING AROUND

WALKER'S  
PARADISE



Daily errands do not  
require a car

100

RIDER'S  
PARADISE



World-class public  
transportation

79



### DINING + COCKTAILS

1. Song (by Kin Kao)
2. Hime Sushi
3. The Farmhouse
4. Como Taperia
5. Sprezzatura
6. Steamworks
7. ELEM
8. Tocador
9. Sumibiyaki Arashi
10. Zarak

### COFFEE + CASUAL FARE

11. AJ's Brooklyn Pizza Joint
12. Thierry
13. La Petite Cuillère
14. Melo Patisserie
15. 49th Parallel Café
16. L'Atelier Patisserie
17. Pür & Simple
18. Bean Around The World
19. The Federal Store
20. Whisk Matcha Cafe

### AMENITIES + SHOPPING

21. Parliament Interiors
22. Blossom & Vine Floral Co
23. The Corner Store
24. Rumble Boxing
25. Cream Mint Florist
26. Blumen Florals
27. Spin Society
28. Kingsgate Mall
29. ITSUMO
30. Mount Pleasant Community Centre

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