

PRICE REDUCED



1402 West Broadway, Vancouver, BC

Retail Space Available **For Lease** on West Broadway

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Opportunity

We are excited to offer a premier retail space for lease at the bustling corner of Broadway and Hemlock in the heart of Vancouver's Broadway Corridor. This highly desirable location benefits from a vibrant commercial atmosphere created by a diverse mix of retailers. The Broadway Corridor serves as a very active hub for both local and national brands, attracting significant foot traffic that creates ample opportunities for customer engagement and business growth.

Positioned just minutes from downtown Vancouver, this retail space enjoys exceptional visibility and accessibility, making it a prime destination for shoppers and commuters alike. The area is well-served by multiple mass transit options, including bus routes and the future Broadway subway extension, ensuring that your business can capitalize on the steady influx of pedestrians and transit users passing by daily; this space offers an incredible opportunity for retailers seeking to establish a prominent presence in one of Vancouver's most sought-after neighborhoods.



Bike
Score

96



Walk
Score

99



Transit
Score

74

Municipal Addresses	1402 West Broadway, Vancouver, BC
Building Type	Retail Unit in Strip Mall
Building Area (+/-)	1,435 SF
Basic Rent	\$35 / SF Per Annum
Operating Costs & Property Taxes	\$37.93 (2025 Estimate)
Availability	Immediately

Features:

- End cap retail premises at Broadway & Hemlock
- Surface parking available for customers
- Retail frontage & exposure to both West Broadway & Hemlock
- Central location allowing for access to multiple markets
- Existing co-tenants include Circle K, Maple Leaf Pizza & a Chinese Cuisine restaurant



Location

Located in the heart of Vancouver's bustling West Broadway, this property offers unmatched access to shopping, dining, and entertainment. Steps from major transit hubs and vibrant city attractions.



TD Bank

POTTERY BARN

Indigo



Earls
KITCHEN + BAR

CACTUS CLUB CAFE

The BRICK

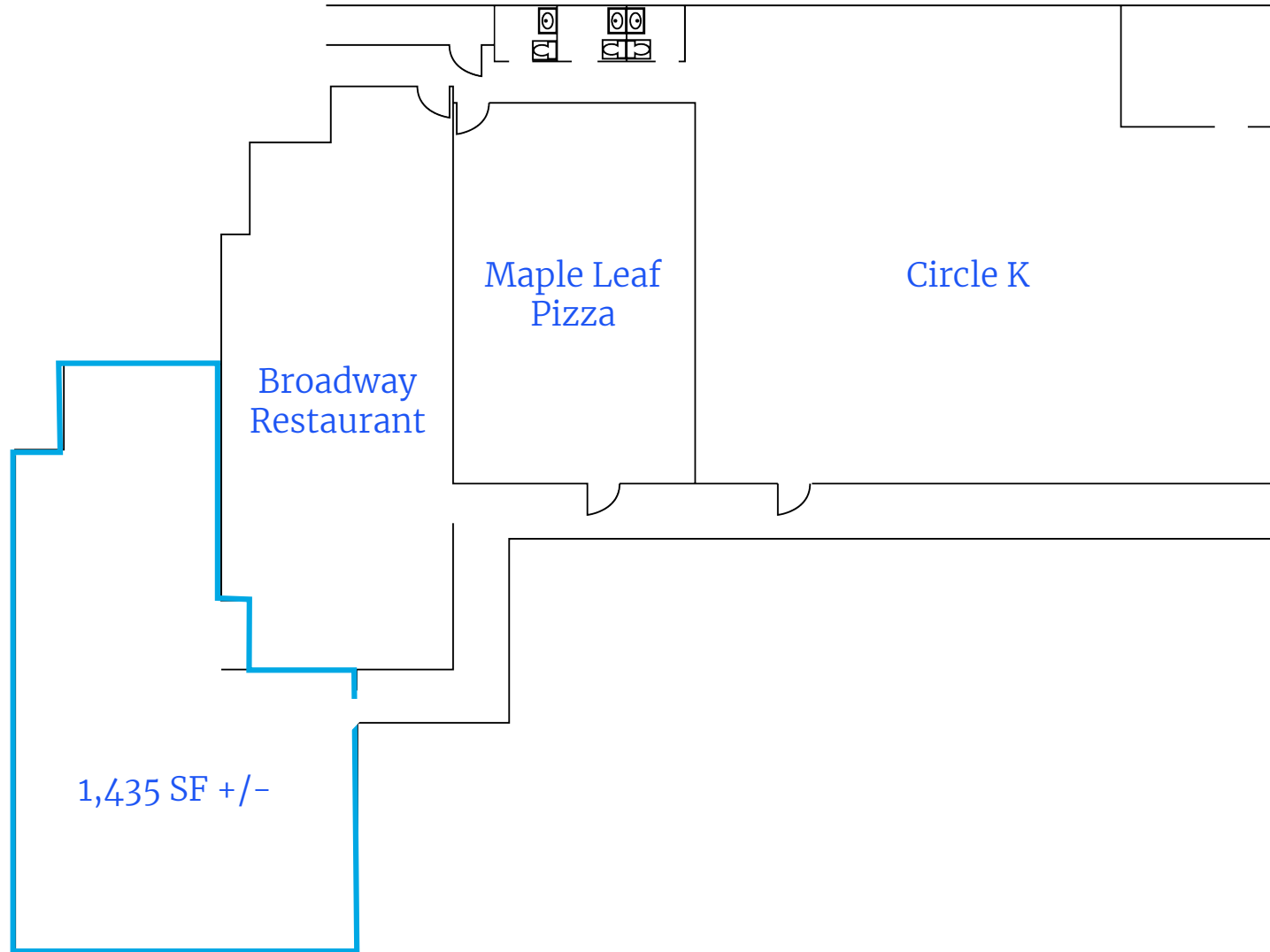
GoodLife
FITNESS

Hemlock Street

West Broadway

Future South
Granville Skytrain
Station

Floor Plan



West Broadway

Hemlock Street

Demographics

Drive Time: 5 minutes		2024	2029	Annual Increase
	Total Population	98,824	105,002	4.4%
	Average Household Income	\$141,184	\$169,209	-
	Total Households	52,265	55,269	2.8%
Drive Time: 10 Minutes		2024	2029	Annual Increase
	Total Population	355,267	392,566	6.1%
	Average Household Income	\$137,490	\$163,728	-
	Total Households	175,110	191,873	4.4%
Drive Time: 15 Minutes		2024	2029	Annual Increase
	Total Population	573,584	672,994	5.6%
	Average Household Income	CA\$136,972	\$162,571	-
	Total Households	262,188	287,042	4.1%

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.

The Colliers logo is a blue square with the word "Colliers" in white serif font, with a yellow and red horizontal bar below it.

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