

FOR SALE PROSPECT CENTRE

402 - 1788 W BROADWAY
VANCOUVER, BC

Kevin Chiang*

Associate Vice President
Commercial Land & Development

O: 604 493 3002 x707

C: 604 657 8802

E: kchiang@rlpcommercial.com

Chris Hayne

Associate Vice President
Multifamily Investment Specialist

O: 604 493 3002 x708

C: 778 998 4663

E: chris.hayne@rlpcommercial.com

ROYAL LEPAGE
COMMERCIAL

Royal LePage Sussex | 2397 Marine Drive | West Vancouver

BC Canada | V7V 1K9 | P 604 493 3002

www.rlpcommercialvancouver.com

*Personal Real Estate Corporation

1788 | W BROADWAY VANCOUVER, BC

OPPORTUNITY

This is an exceptional opportunity to own a premium 885 square foot corner office suite in the Prospect Centre, ideally located at the intersection of West Broadway and Burrard Street. This bright and functional office features floor-to-ceiling windows on two sides, providing abundant natural light and stunning views of Downtown Vancouver, Burrard Inlet, and the North Shore Mountains. Situated in the heart of the Broadway Corridor, the property is within walking distance of the future Broadway Subway Extension station, enhancing connectivity and long-term value. Complete with two dedicated parking stalls, this is an exceptional opportunity for both owner-users and investors seeking a well-located office in one of Vancouver's most desirable commercial districts.

PROPERTY DETAILS

Address 402 - 1788 W Broadway, Vancouver

Available Space 885 SF

PID 018-408-621

Zoning C-3A Commercial

Parking Two Designated Parking Stalls

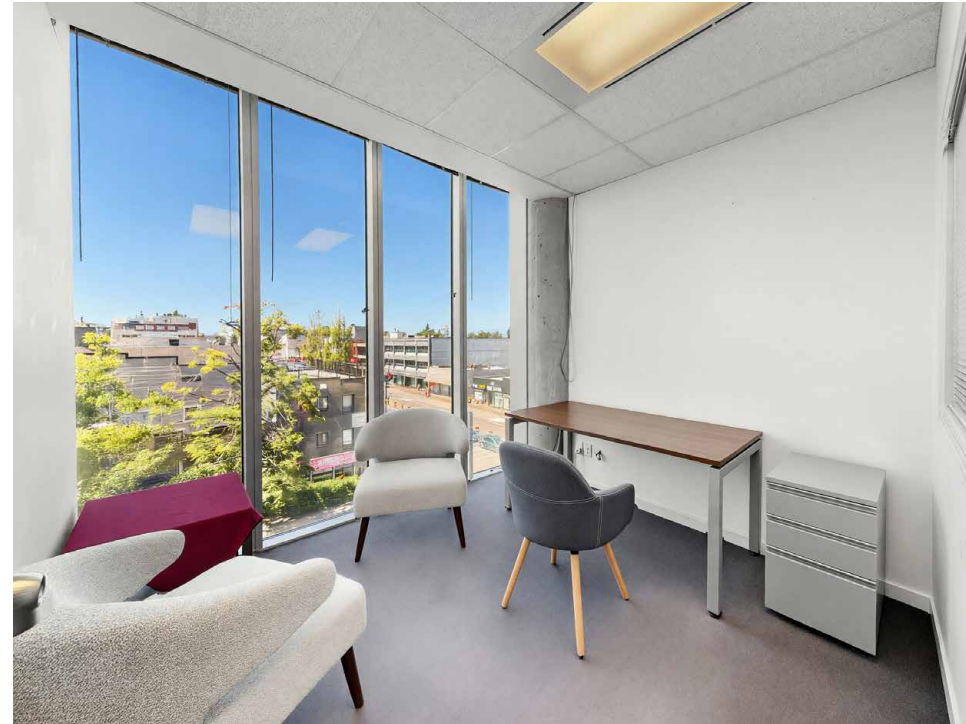
Taxes (2025) \$12,091.80

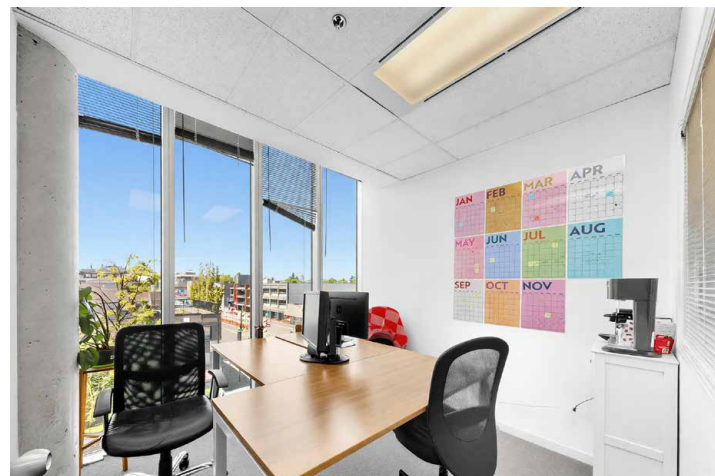
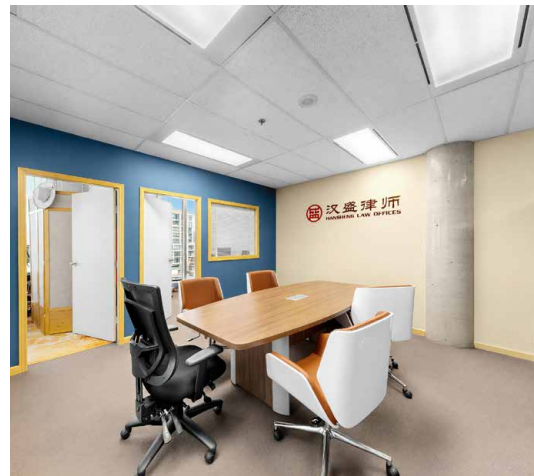
Strata Fee \$901.75 / mth

Assessment (2026) \$1,097,000

Year Built 1993

Asking Price \$1,098,000







INVESTMENT HIGHLIGHTS



Flexible Ownership Opportunity

Ideal for investors and owner-users alike, with the flexibility to maintain existing tenancy and cash flow or occupy the premises for your own business



Building Amenities

Large bookable meeting room as well as washrooms available on each floor.



Near-by Parking

Plenty of free parking nearby as well as two included designated stalls.



Strong Market Fundamentals

With the addition of the skytrain extension and being located on the busy corner of Broadway and Burrard; the unit is positioned for future growth.



Location

Centrally located, this property enjoys unparalleled access to transportation, amenities, and a diverse array of dining, shopping & entertainment options.



Zoning

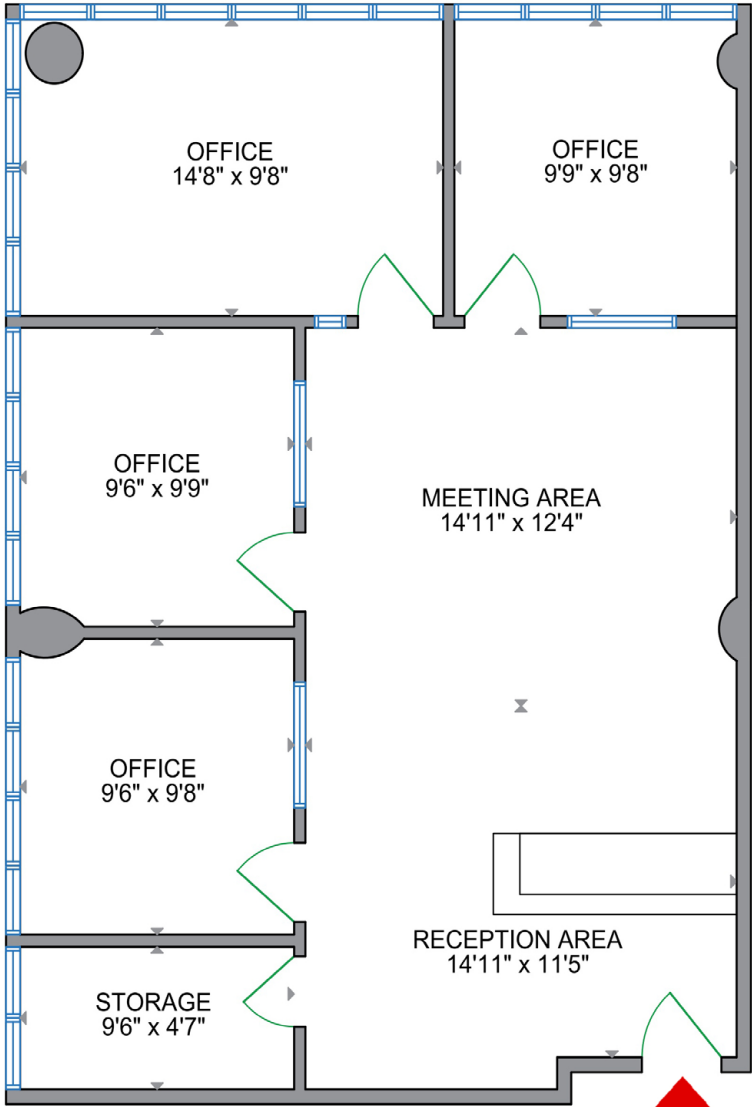
Very flexible C3-A zoning with a wide variety of outright permitted uses.



Corner Unit

Gorgeous northwest corner view with ample light throughout the day provided by floor to ceiling windows.

FLOOR PLAN



Main Floor - 885 SQ FT



Walk Score

Bike Score

Transit Score



99



91



74

LEGEND

- 1 Esso
- 2 Kia Dealership
- 3 Honda Dealership
- 4 Seymour Health
- 5 Lexus Dealership
- 6 Oxygen Yoga and Fitness
- 7 Canada Computer
- 8 Denny's Restaurant
- 9 Simply Computing
- 10 Granville Island



DT Vancouver
5 Min Drive

Future Rapid Transit Network

5

4

3

2

1

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DEMOGRAPHICS (5 MINS DRIVE)

65,956

Population



Average Household Size

\$152,158.01

2021 Household Average Income (Current Year \$)



Median Age



\$5.09B

2021 Household Aggregate Income



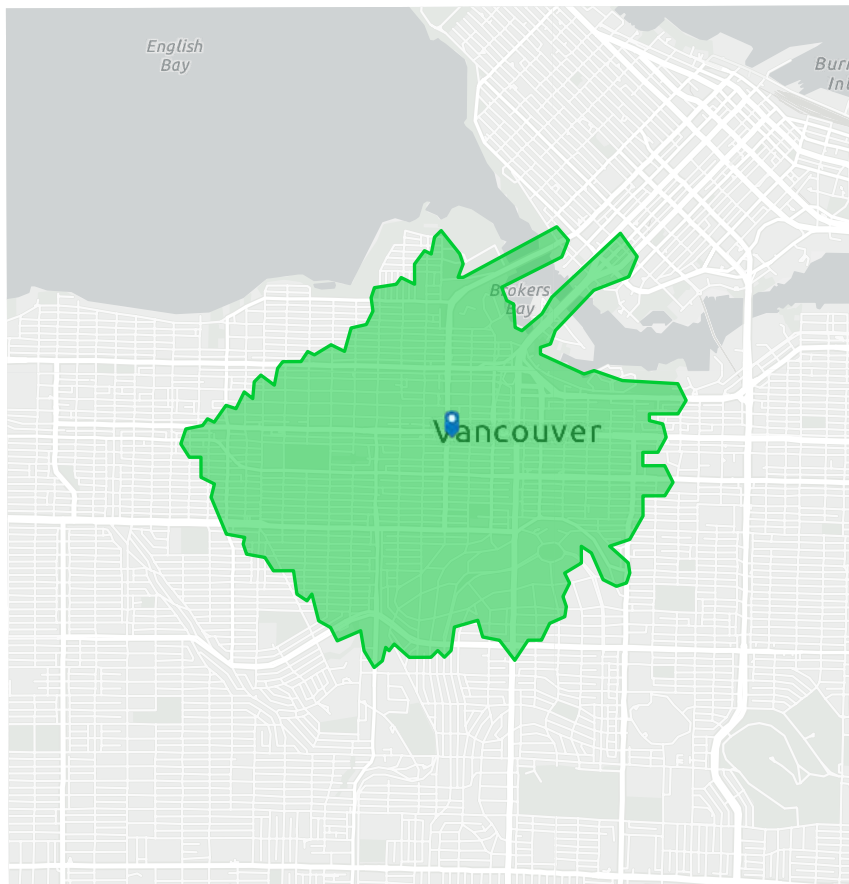
\$2.35B

2021 Household Discretionary Aggregate Income



\$3.67B

2021 Household Disposable Aggregate Income



ANNUAL HOUSEHOLD SPENDING



\$54.2M

2021 Alcoholic Beverages Served On Licensed Premises



\$107M

2021 Health Care



N/A

2021 Clothing



\$260M

2021 Food Purchased From Stores



\$146M

2021 Food Purchased From Restaurants



N/A

2021 Purchase of Pets, Related Pet Goods

Source: This infographic contains data provided by Environics (2025).



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