

FOR SALE / LEASE

583 EAST BROADWAY, VANCOUVER, BC

NEWLY IMPROVED RETAIL STRATA, STEPS TO THE FUTURE MOUNT PLEASANT SKYTRAIN STATION

Marcus & Millichap
MarcusMillichap.ca

**FOR SALE
/ LEASE**

Newly Improved
Retail Strata Unit

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OPPORTUNITY OVERVIEW

Marcus & Millichap is pleased to announce for sale or lease 583 East Broadway, Vancouver, B.C. (the "Subject Property"). The Subject Property presents a rare opportunity to acquire or lease a newly improved, ground floor retail strata unit built in 2016 in the heart of Vancouver's Mount Pleasant neighbourhood, a 10 minute walk from the future Mount Pleasant SkyTrain Station on the Millennium Line's Broadway Extension, opening Fall 2027. The Property features 2,234 SF of retail space within a mixed-use residential and commercial building, offering high visibility exterior frontage along East Broadway, four underground secured parking stalls, and ample street-front parking on Broadway and Carolina Street.

SALIENT DETAILS

Address:	<u>583 East Broadway, Vancouver, BC</u>
PID:	029-992-290
Building Size:	2,234 SF
Zoning:	C2-A
Parking:	4 Secure Underground Stalls & Ample Street Parking
Timing/Possession:	Immediate
Asking Price:	\$2,500,000 (\$1,119/SF)
Annual Property Taxes:	\$26,989.81
Monthly Strata:	\$1,832.04
Lease Rate:	Contact Listing Agents
Additional Rent:	\$21.90/SF (2026 est.)

HIGHLIGHTS



A 10 minute walk to the future Mount Pleasant SkyTrain Station on the Millennium Line's Broadway Extension, opening Fall 2027, positioning the Property to benefit directly from new transit-driven foot traffic and ridership.



Newly improved, ground floor retail strata unit built in 2016, offering a modern, move-in ready space within a well maintained mixed-use building.



High-traffic corner location with exterior frontage along East Broadway and eye-catching brick form factor, providing strong street visibility in one of Vancouver's most active retail corridors.



Situated in Mount Pleasant, a vibrant and eclectic neighbourhood known for its independent retailers, restaurants, breweries, and strong community draw.



Four underground secured parking stalls included with the unit, plus ample free street-front parking on Broadway and Carolina Street.



C-2A Commercial zoning supports a broad range of retail, restaurant, and service uses, offering flexibility for owner-users, tenants, or investors.

LOCATION OVERVIEW

Mount Pleasant is one of Vancouver's most established mixed-use districts. Positioned just east of the Cambie Street corridor and minutes from Downtown Vancouver, the area has experienced significant residential and commercial investment over the past decade, driven by transit-oriented development, increasing employment density, and continued population growth. The neighbourhood benefits from a diverse demographic base, including young professionals, families, and healthcare workers, supported by a strong mix of residential, office, and institutional uses.

East Broadway is a major commercial corridor linking Downtown Vancouver with the city's eastern neighbourhoods. The property benefits from high traffic volumes, proximity to Vancouver General Hospital, schools, and surrounding residential communities, making it well positioned for a variety of retail and service-oriented uses.



FUTURE MOUNT PLEASANT STATION

PriceSmart foods

KINGSWAY

KINGSGATE MALL

save on foods

Mark's BCLIQUEUR

the saint george BY RELIANCE PROPERTIES
5-STOREY, MIXED-USE RESIDENTIAL BUILDING

Return-It

BRUSH L'ATELIER
salon PATISSERIE - BOULANGERIE

CIRCLE K

SUBWAY

EAST BROADWAY (2436147ED)



SUBJECT PROPERTY

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