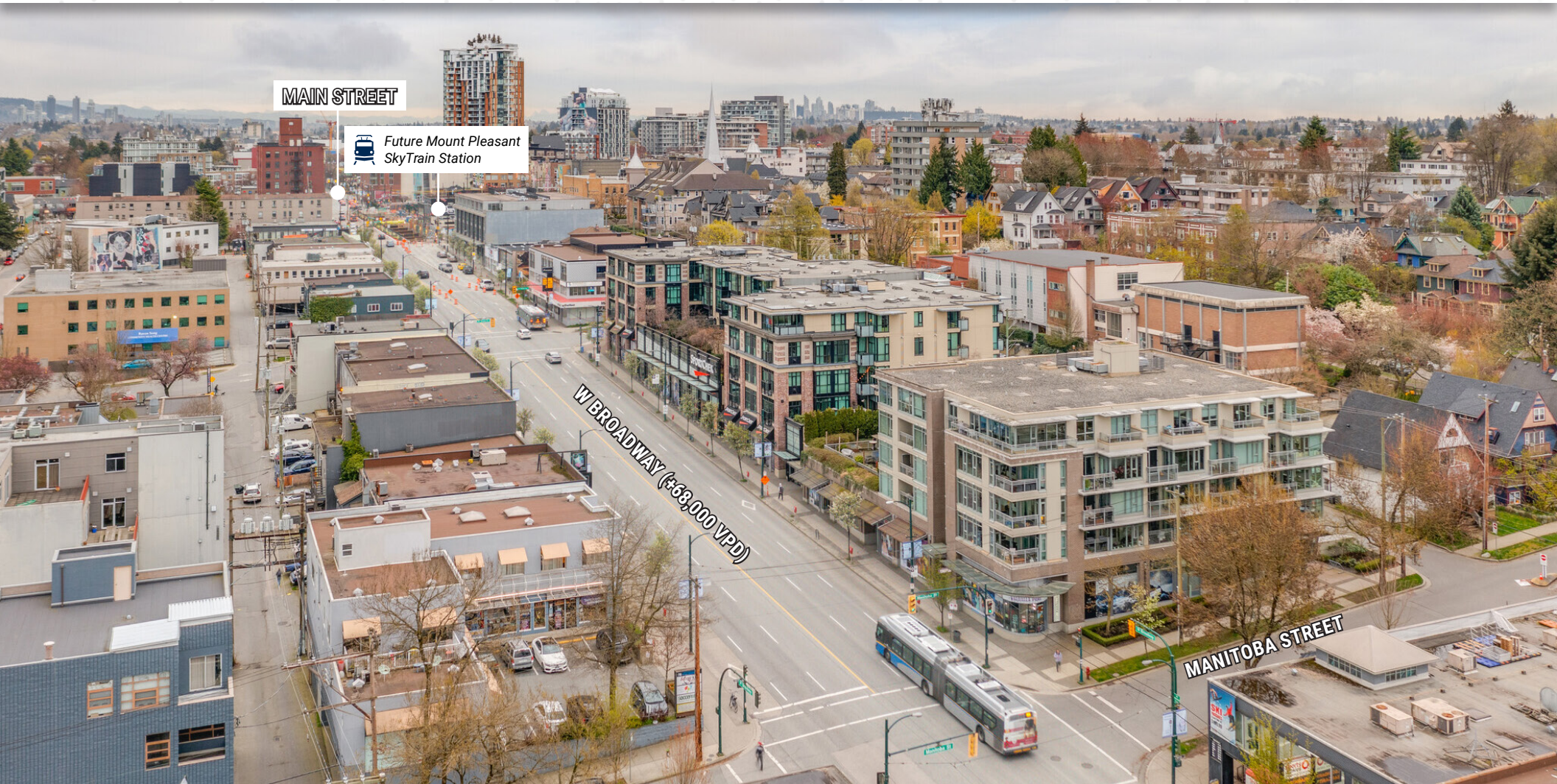


FOR LEASE

Marcus & Millichap

LARGE-FORMAT RETAIL OPPORTUNITY ON THE BROADWAY CORRIDOR - STEPS FROM FUTURE MOUNT PLEASANT SKYTRAIN
18 WEST BROADWAY, VANCOUVER, B.C.










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Overview

	Address:	18 W Broadway, Vancouver, B.C.
	Size:	19,508* *potential to demise
	Zoning:	Broadway Commercial C-3A
	Parking:	36 underground commercial stalls
	Timing:	January 2026
	Asking Rent:	Contact Listing Agents
	Additional Rent:	Contact Listing Agents

Highlights

-  Situated mixed-use building comprised of +78 residential units.
-  Zoning permits a wide variety of uses including cafes, bakeries, bistros, pharmacies, and other pedestrian friendly retail uses.
-  Major nearby tenants include Kingsgate Mall, featuring key retailers such as Save-On-Foods, BC Liquor Store and Mark's.
-  Within walking distance of coffee shops, restaurants, grocery stores, drugstores, and more, highlighting the area's convenience and walkability.
-  Situated at 18 West Broadway, just off a major arterial route with over 68,000 vehicles passing daily, and only a 5-minute walk to the future Mount Pleasant SkyTrain Station, offering exceptional accessibility and connectivity.

FOR LEASE


18 W BROADWAY, VANCOUVER, B.C.


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LOCATION OVERVIEW



Demographics	3-Min Drive	5-Min Drive	7-Min Drive
2024 Total Population	22,500	80,000	185,000
Avg. Household Income	\$106,000	\$116,000	\$114,000
2024 Households	12,300	40,000	91,500
Population Growth (2022-2027)	10.5%	8.1%	9.2%

 Future Mount Pleasant SkyTrain Station

 Broadway - City Hall SkyTrain Station

 Vancouver General Hospital

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W Broadway (+68,000 VPD)

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Subject Site

Millennium Line Broadway Extension

Future Mount Pleasant
SkyTrain Station

Manitoba Street

Ontario Street

Main Street

W 12th Avenue

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