



CAFÉ SUBLEASE

111 W BROADWAY, VANCOUVER, BC

SITINGS REALTY LTD.

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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8



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PROJECT SUMMARY

This exceptional sublease opportunity features a highly desirable fully fixtured café space, located at 111 W Broadway in Vancouver's vibrant Mount Pleasant/Fairview Slopes neighbourhood. This area is a dynamic and affluent urban hub, offering a compelling blend of residential density, robust commercial activity including a significant office/light industrial node generating great daytime work population, and convenient access to key transportation routes.



VIRTUAL TOUR

- **Excellent Accessibility:** Easy access via major routes and the nearby Broadway-City Hall SkyTrain station draws customers from across the city.
- **Established Café Location:** The former cafe space benefits from existing infrastructure and ready for easy takeover.



DETAILS

- ✦ Size: Unit 1 & 3: 1,995 SF
- ✦ Available: Immediately, sublease expiring August 11, 2030 + 2x5 year options to renew
- ✦ Base Rent: Contact Listing Agents for Details
- ✦ Parking: Street parking available
- ✦ Additional Rent: \$14.00 PSF (est.)
- ✦ Signage: Storefront - corner unit, 2 elevations of signage and street mural
- ✦ Daily Traffic: 28,550 VPD passing on W Broadway

AREA TENANTS



DEMOGRAPHICS

	3 MIN	5 MIN	10 MIN
2025 Population	40,068	138,455	505,569
2030 Population	41,928	143,062	520,227
2025 Daytime Population	61,644	174,663	621,387
2025 Average HH Income	\$139,704	\$144,294	\$140,581

CONTACT

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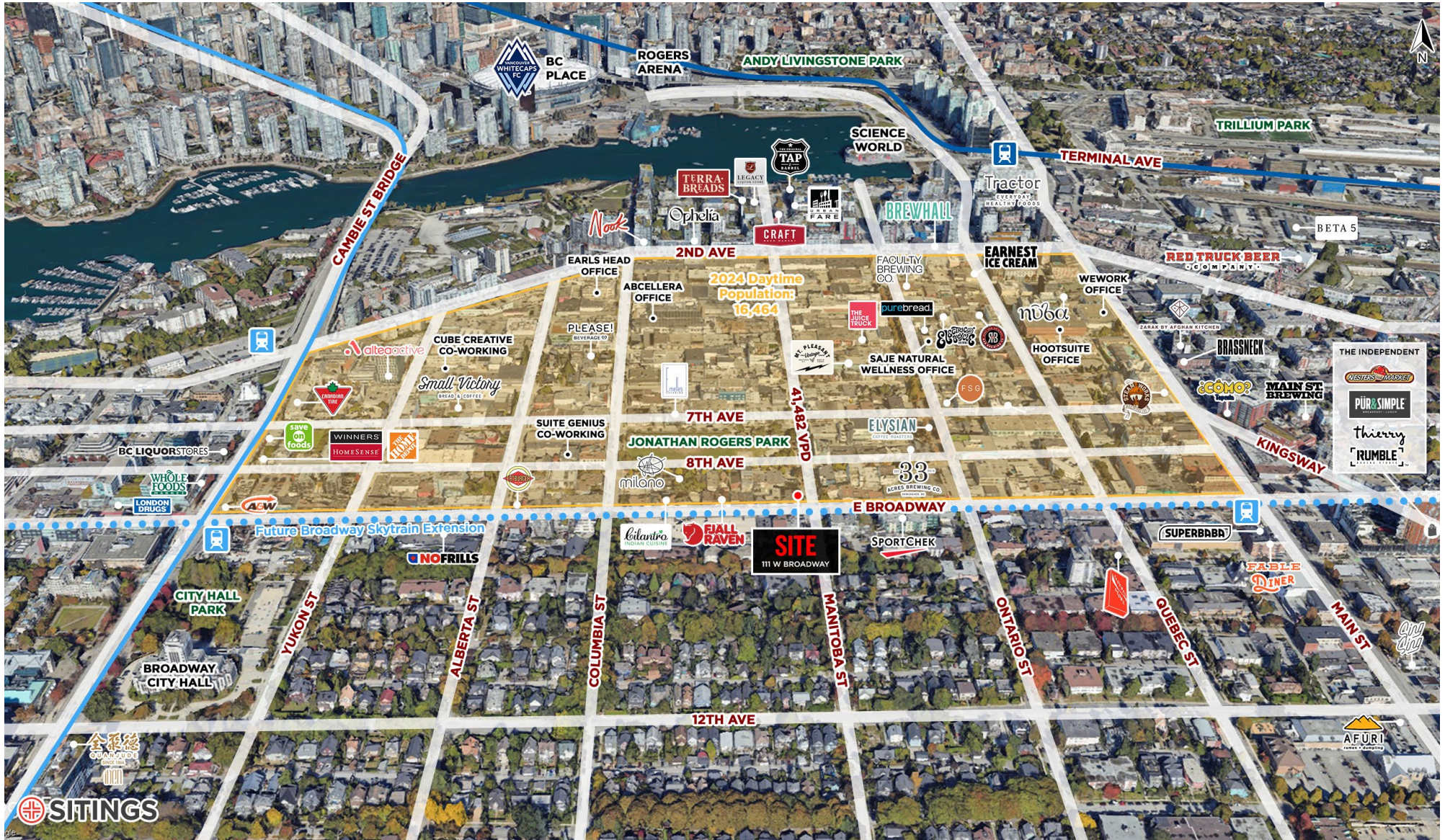
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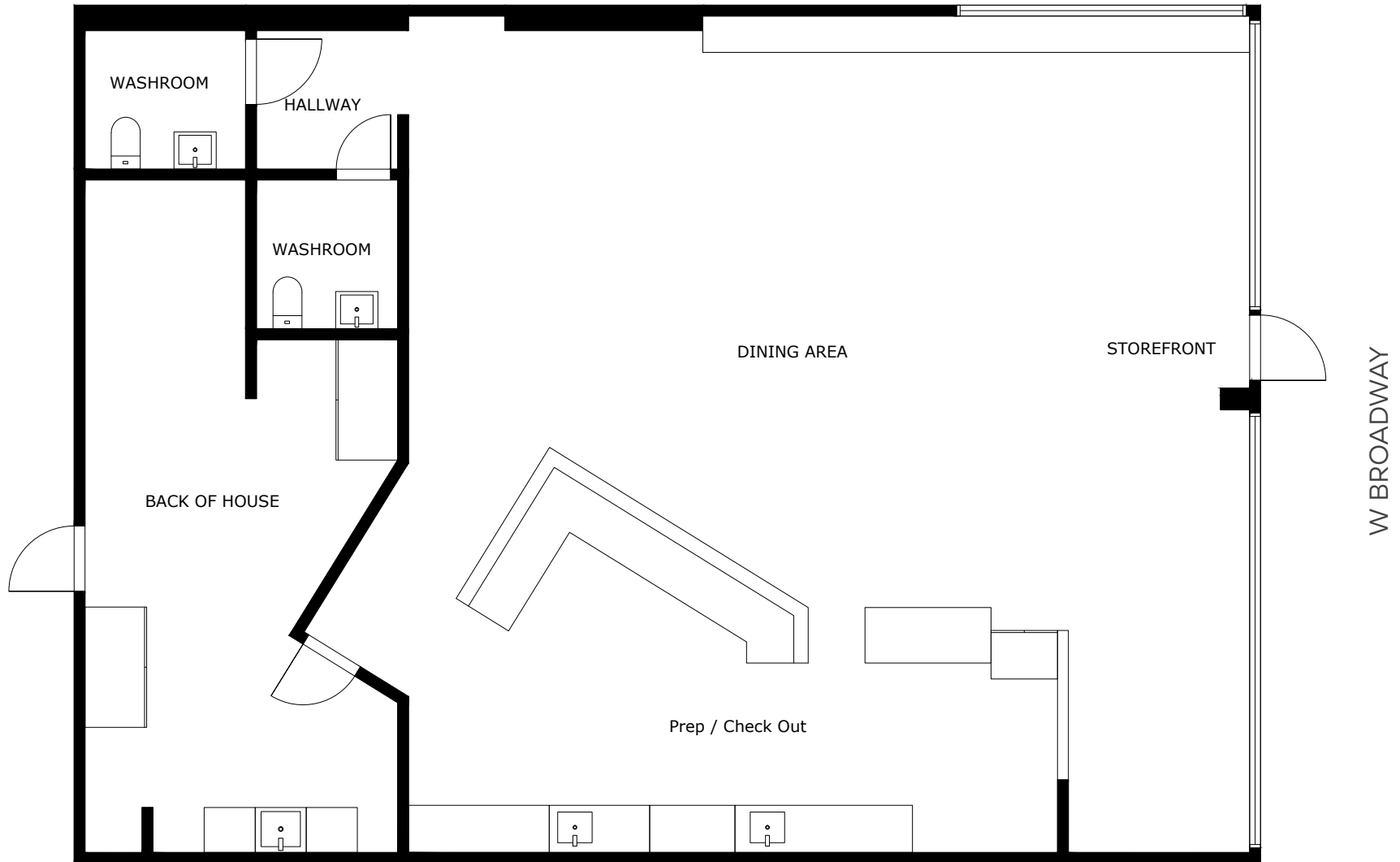
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AERIAL



FLOOR PLAN VIRTUAL TOUR

MANITOBA ST



PHOTOS  VIRTUAL TOUR

