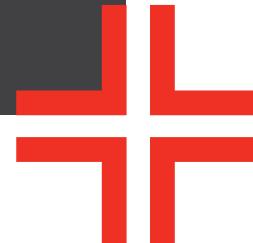




FOR LEASE | 648 SF RETAIL SPACE IN MOUNT PLEASANT

752 E BROADWAY

VANCOUVER, BC



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

PROJECT SUMMARY

752 East Broadway presents an excellent retail opportunity in a newly updated character building. This well-located, street-front property benefits from strong visibility along Broadway, surrounded by residential, office, and institutional uses that drive consistent daily traffic.

Highlights include:

- ✚ Ideal for service-based businesses, coffee shops, retail or medical seeking a prime, urban storefront in a newly updated space
- ✚ Centrally located between Downtown Vancouver and East Vancouver, enhancing draw from multiple trade areas
- ✚ Excellent street exposure with strong vehicle traffic
- ✚ Proximity to major transit routes and rapid transit stations, including future Subway Station on Main and Broadway (estimated completion late 2027)



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DETAILS

⊕ Size: 648 SF

⊕ Available: Flexible, Contact Listing Agents

⊕ Base Rent: Contact Listing Agents

⊕ Power: 200 AMPS

⊕ Additional Rent: CAM \$26.86 PSF

⊕ Zoning: **C-2C** which permits a mix of commercial uses including retail, restaurants, offices, and service businesses

AREA TENANTS

Poplin & co. JEJU L'ATELIER

PATISSERIE - BOULANGERIE



HANOI DRIP
VIETNAMESE COFFEE



DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2025 Population	35,237	109,022	498,771
2030 Populations Projections	36,451	112,776	512,825
2025 Average HH Income	\$126,980	\$142,188	\$137,419
2025 Daytime Population	35,038	117,272	607,981

CONTACT

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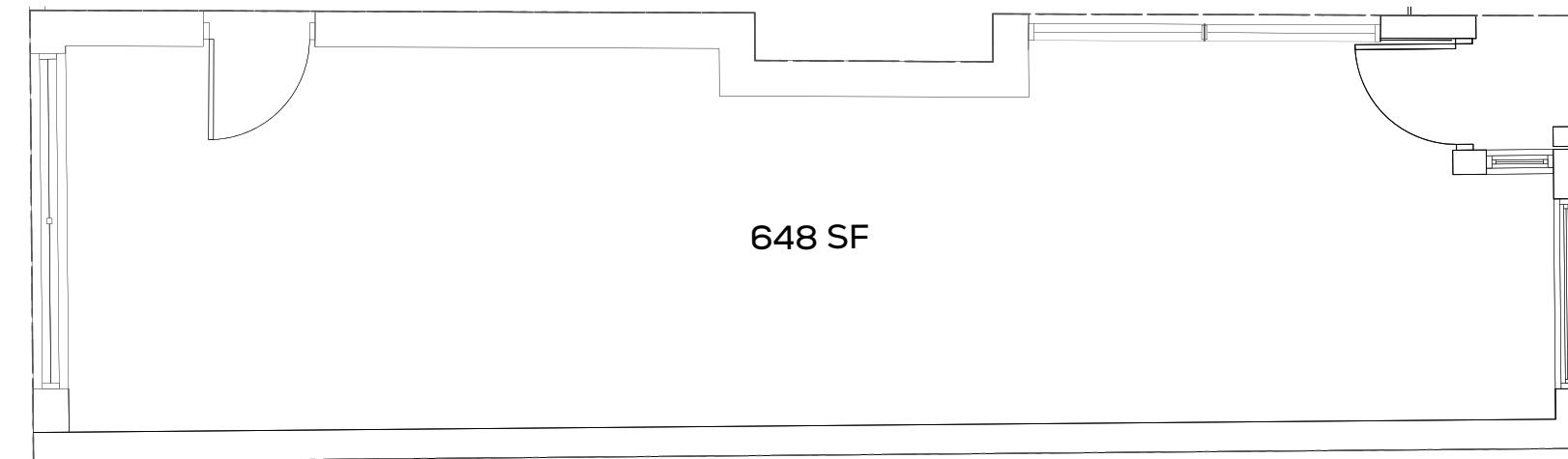
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FLOOR PLAN



Note: Common shared commercial washroom available

LOCATION



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PHOTOS

