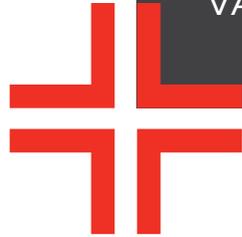




FOR LEASE | 3,322 SF RETAIL SPACE IN KITSILANO

1903 WEST BROADWAY

VANCOUVER, BC



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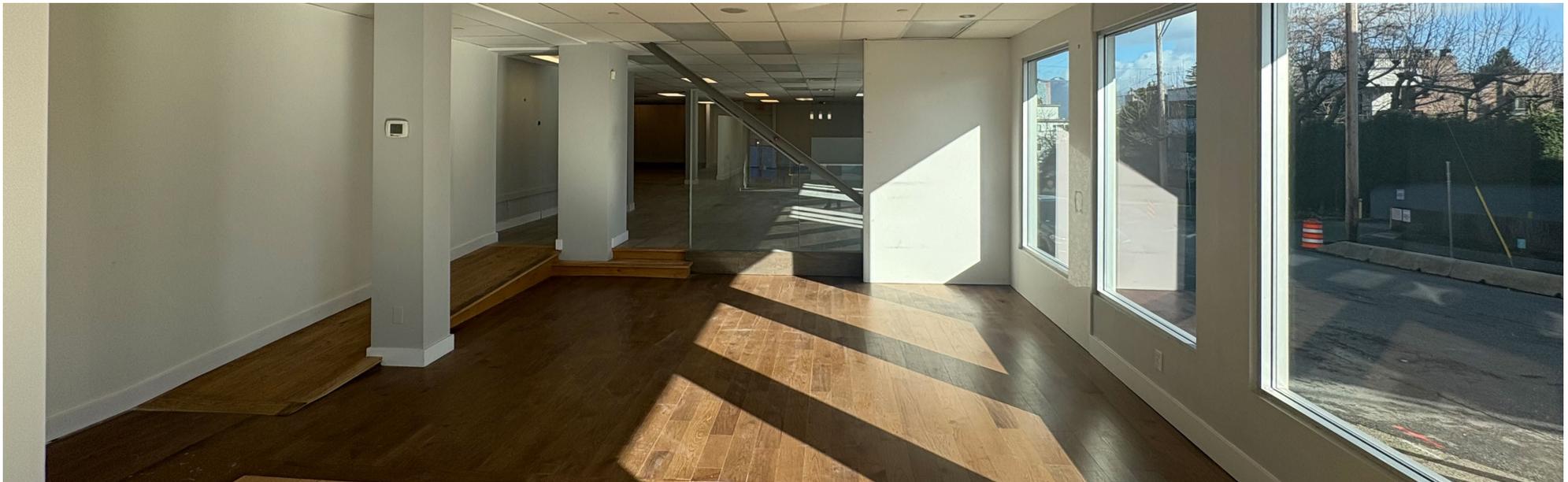
PROJECT SUMMARY

An exceptional opportunity for a well-located end cap unit in the heart of Kitsilano. The subject premises is a high exposure corner location on Broadway and Cypress. With ample street presence and glazing, it is an excellent opportunity for branding on a high traffic corridor. The open floor plan offers flexibility for a variety of retail, showroom, wellness, or service-based users looking to establish themselves in this sought after neighbourhood.

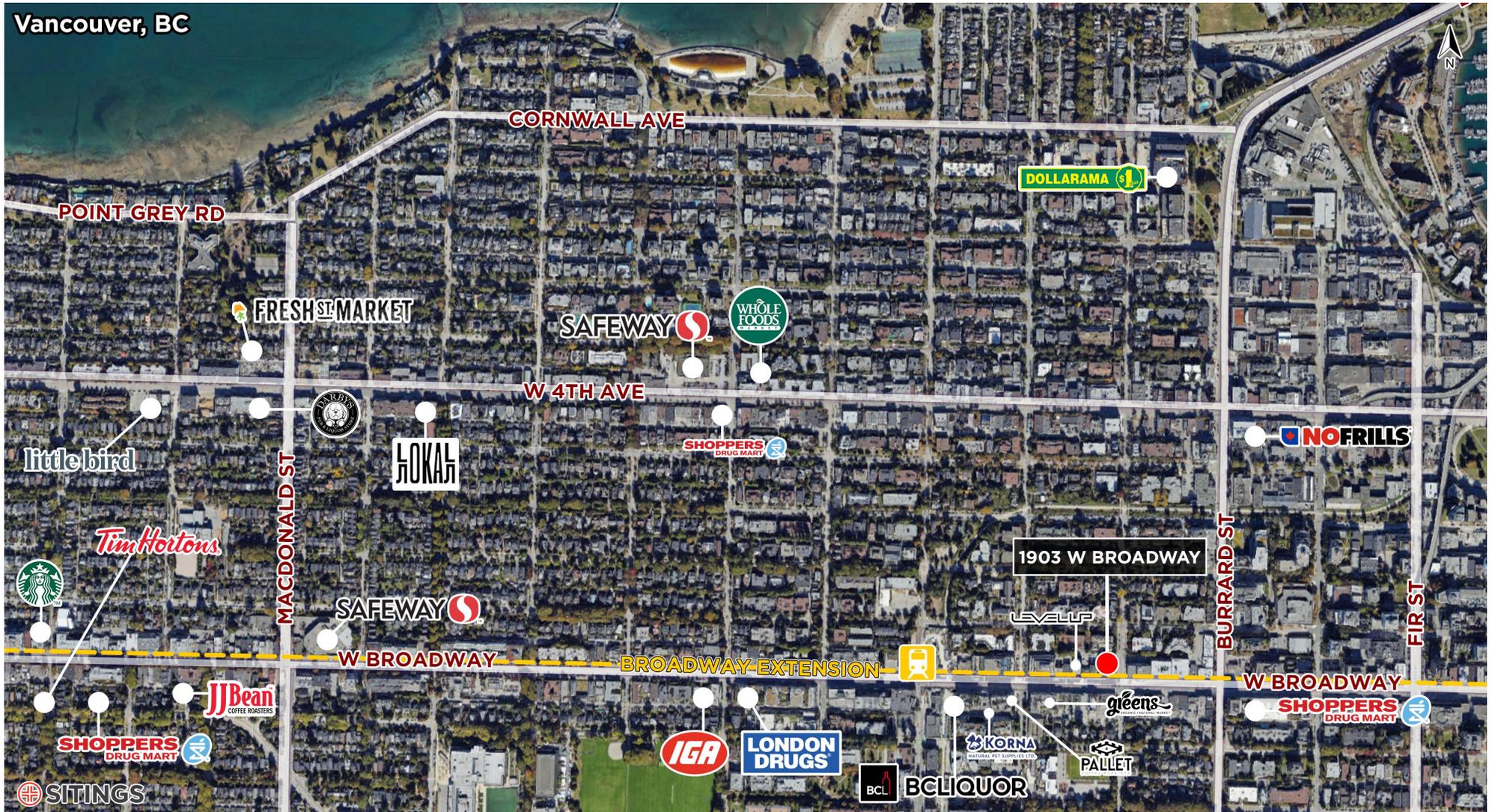
Located between Arbutus and Burrard Street, the property benefits from steady pedestrian traffic generated by the surrounding mix of established retailers, cafés, restaurants, and professional services. The area is supported by dense residential populations with strong daytime traffic from nearby offices and destination retailers.

Highlights include:

- ✦ Excellent signage and branding opportunities
- ✦ Strong surrounding residential density and established retail co-tenancy
- ✦ Bright interior with large storefront windows
- ✦ Approximately 300m from the future Broadway Subway extension, which is scheduled to be operational in 2027
- ✦ Dedicated underground parking available
- ✦ More information on the Broadway Subway can be found here: [Broadway Subway](#)
- ✦ Located in a high-traffic Kitsilano retail corridor



AERIAL



DETAILS

✦ Size: 3,322 SF

✦ Zoning: C-3A

✦ Base Rent: Contact Listing Agent

✦ Available: Immediately

✦ Additional Rent: Contact Listing Agent

✦ Virtual Floor Plan: [Click here](#)

✦ Reserved Parking: 3 Secured Underground Stalls

AREA TENANTS



DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2025 Population	48,056	134,026	442,999
2030 Populations Projections	49,056	136,835	458,939
2025 Average HH Income	\$147,291	\$152,009	\$153,039
2025 Daytime Population	58,413	144,429	581,801

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FLOOR PLAN

 VIRTUAL TOUR

WEST BROADWAY



PHOTOS

