FOR LEASE 11 E BROADWAY PRIME MOUNT PLEASANT RETAIL OPPORTUNITY





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NEW RATE!

11 E BROADWAY

LOCATION

The subject property is located on the north side of East Broadway near the prominent and strategic intersection of Broadway, Main Street and Kingsway, in Vancouver's trendy Mount Pleasant district. The area offers a unique variety of retail, office, industrial and residential spaces in a diverse mix of heritage and contemporary buildings. With the recent completion of the Independent, Duke, and Vya Living developments, there are currently more than 500 new residential strata units in the immediate area. Bustling with independent boutique retailers, hip restaurants and residential growth, the South Main (SoMa) district is a strategic location for any emerging business.

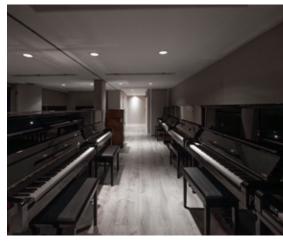
FEATURES

- Prime retail opportunity located in trendy Mount Pleasant
- Large retail windows with highly visible storefront allowing for prominent signage potential
- Good ceiling heights with wood flooring throughout
- 2 parking spots available at rear
- Excellent transit access, including the 99 B-Line and forthcoming Millennium Line expansion
 - Exceptional location, steps from numerous services, amenities, shops, and restaurants



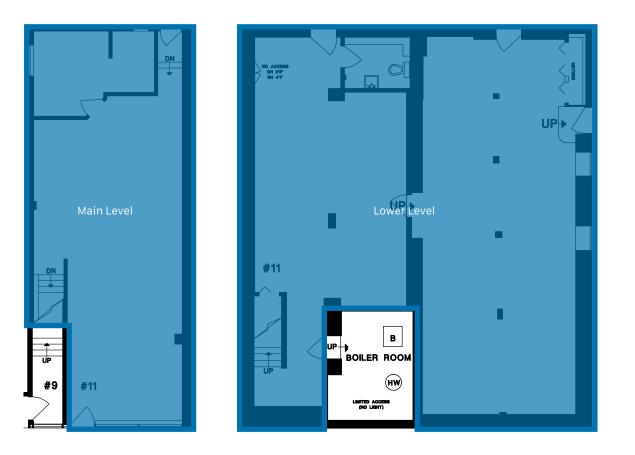






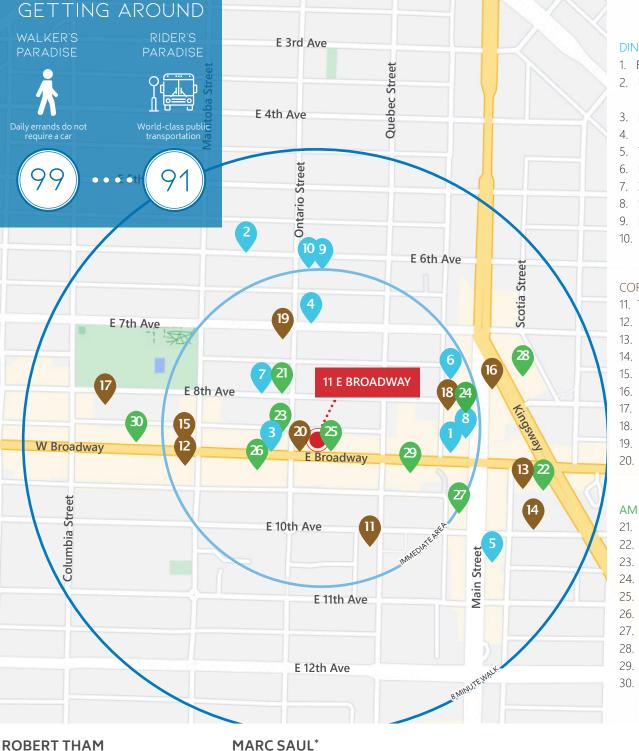


FLOOR PLAN & SALIENT FACTS



SIZE:1		GROSS RENT: ²	AVAILABILITY	ZONING
Main Level: Lower Level:	948.29 SF 1,502.41 SF	\$7,906.52 5,402.50/month + GST	Wth 60 Days Notice	C-3A Commercial
Total:	2,451.70 SF			

¹All sizes are approximate and subject to verification ²Gross rent currently equates to this amount plus GST. Lease to be fully triple net. Estimated additional rent is \$16.78 (2024). *Floor plan may not be 100% accurate and is subject to verification.



DINING + COCKTAILS

- 1. Fable Diner
- 2. Mount Pleasant Vintage & Provisions
- 3. Best Burrito
- 4. La Fabrique St-George Winery
- 5. Tocador
- 6. La Cantina de Don Porfirio
- 7. 33 Acres Brewing
- 8. Superbaba
- 9. Field & Social
- 10. Tacofino Ocho

COFFEE + CASUAL FARE

- 11. The Federal Store
- 12. Coffee Roastery Modus
- 13. Starbucks
- 14. Thierry
- 15. Caffe Artigiano
- 16. Gene Coffee Bar
- 17. Milano Coffee Roasters
- 18. Melo Patisserie
- 19. Elysian Coffee
- 20. Black Coffeehouse + Lounge

AMENITIES + SHOPPING

- 21. The Anza Club
- 22. Nesters Market
- 23. Scotiabank
- 24. 8th & Main
- 25. Murata
- 26. Sport Chek
- 27. Cream Mint Florist
- 28. Mt Pleasant Community Centre
- 29. Portside Interiors
- 30. Fjällräven Vancouver











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