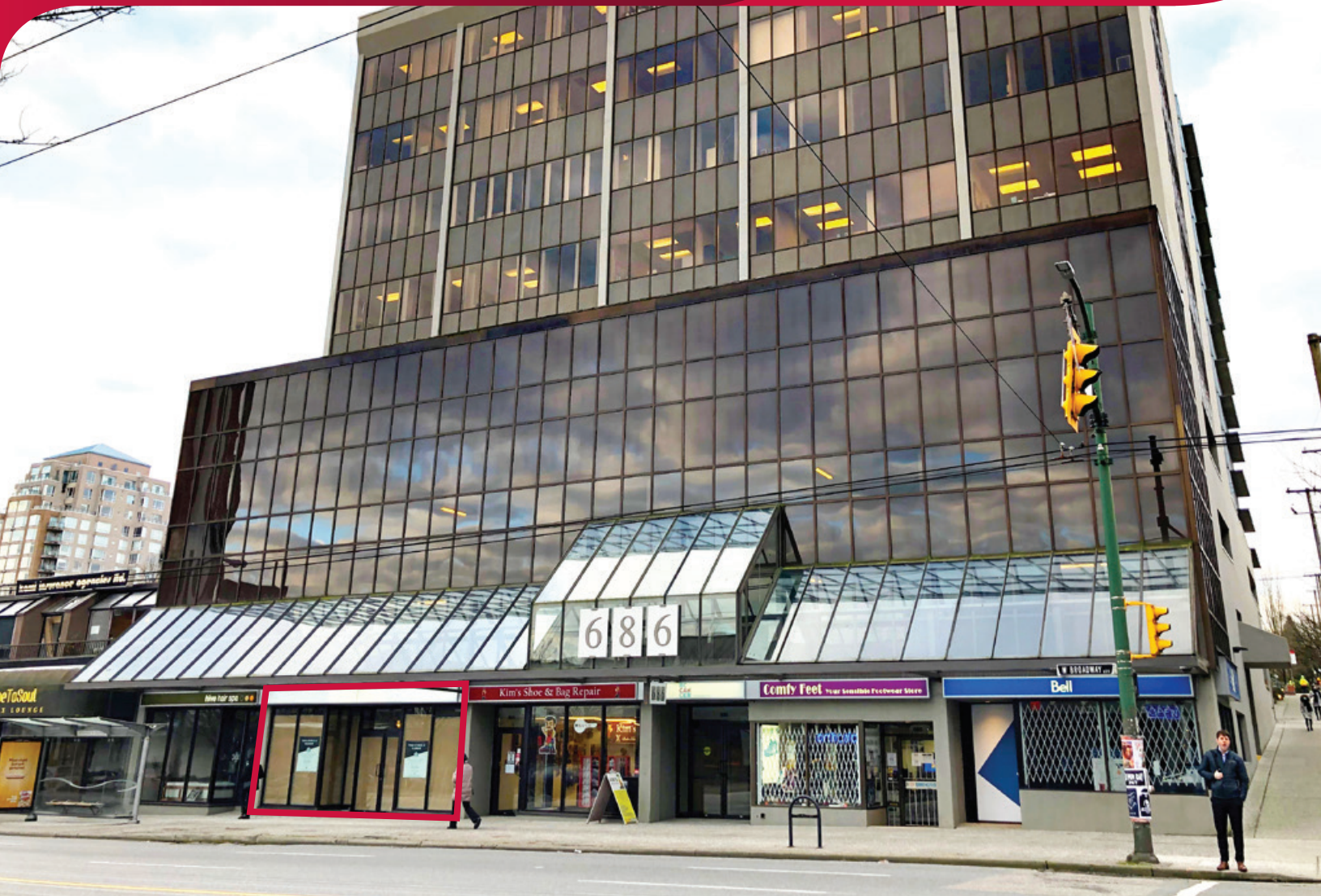


FOR LEASE | RETAIL
682 WEST BROADWAY
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Formerly Starbucks**
- ▶ **1,875 SF Retail Space**

Location

The premises are situated on the southeast side of West Broadway and Heather Street, two blocks west of Cambie and the Canada Line Station. Located in the heart of the West Broadway Commercial Corridor the subject premises benefits from its very close proximity to the major traffic generators which include Vancouver General Hospital, BC Cancer Research Centre, City Hall, Cactus Club, office buildings and mixed-use developments such as the Crossroads (London Drugs, Whole Foods) and The Rise (Home Depot, Save-On-Foods).

Neil S McAllister

Personal Real Estate Corporation

D 604.630.3374 C 604.720.3312

neil.mcallister@lee-associates.com

FOR LEASE | RETAIL
682 WEST BROADWAY
VANCOUVER, BC

Premises

The premises are located on the main level of a 8-storey office building. Bell Mobility, Comfy Feet, and Hive Hair Spa are existing long-time retailers in the building. The space offers high visibility with attractive display windows and very significant pedestrian traffic. The immediate area has in excess of 15,000 people working within a three-block radius.

Zoning

C-2

Available Space

1,875 SF

Lease Rate

\$40.00 PSF

Taxes & Operating Costs

\$24.47 PSF (2023)

Availability

Immediate

