

1177

WEST BROADWAY

VANCOUVER, BC

2,265 SF FOR LEASE

IMPROVED RESTAURANT

LARGE EXTERIOR PATIO

HIGH TRAFFIC WEST

BROADWAY LOCATION

EXTRA STORAGE AVAILABLE



LOCATION

The property is located on the north side of West Broadway between Oak and Granville Street in the Fairview neighbourhood of West Broadway. The Broadway corridor is a mixture of office and retail bordered by high density residential. West Broadway is one of the main east/west commuter streets in Vancouver and will soon be serviced by the Broadway skytrain line.

THE OPPORTUNITY

The available space has been occupied by a restaurant for over fifty years. The space was renovated in 2022 and converted into a Japanese restaurant. The premise is finished with a large seating area in the front, and an exterior patio facing West Broadway. The back is improved with customer washrooms and a fully vented kitchen area. There is also additional storage available where a previous tenant had a walk in cooler and liquor storage room.

AVAILABLE AREA

2,265 SF

ASKING RENT

\$40.00 PSF

ADDITIONAL RENT

\$18.84 (2025 estimate)

DEMOGRAPHICS	1 KM	3 KM	5 KM
POPULATION (2023 EST.)	31,037	263,684	445,123
POPULATION (2028 EST.)	31,994	287,046	481,953
MEDIAN AGE	39	41	38
AVERAGE HOUSEHOLD INCOME	\$108,138.10	\$80,660.75	\$81,307.29



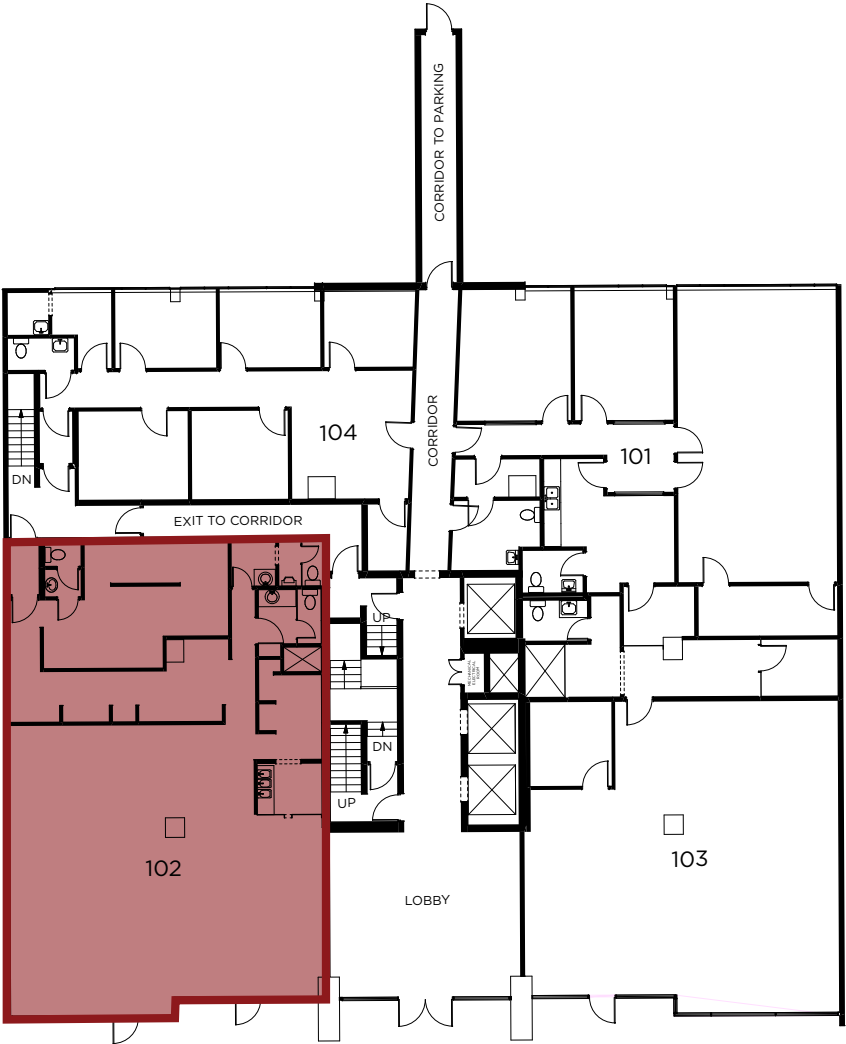
WALK SCORE
WALKER'S PARADISE
91



TRANSIT SCORE
EXCELLENT TRANSIT
82



BIKE SCORE
VERY BIKEABLE
74



1177

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