



## RETAIL SPACE | FOR LEASE

- Prime Kitsilano location
- 1,446 Square Feet
- Fully Improved as Roasting Cafe

# 2815

West Broadway | Vancouver, BC

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## LOCATION

Located just west of MacDonald Street on the north side of Broadway the building is ideally suited to service the busy vehicle and pedestrian Kitsilano shopping zone. Area tenants include Safeway, RBC, Shoppers Drug Mart, JJ Bean and Pure Bread. There is good street parking on both sides of Broadway and the building has surface parking at the back.

## OPPORTUNITY

The premise is fully improved as a café with a both a front seating and mezzanine seating area.

## AVAILABLE AREA

Main Floor	994 SF
Mezzanine/Office	452 SF
<b>TOTAL AREA:</b>	<b>1,446 SF</b>

## ZONING

C-2C allowing for retail, restaurant, office and wellness uses.

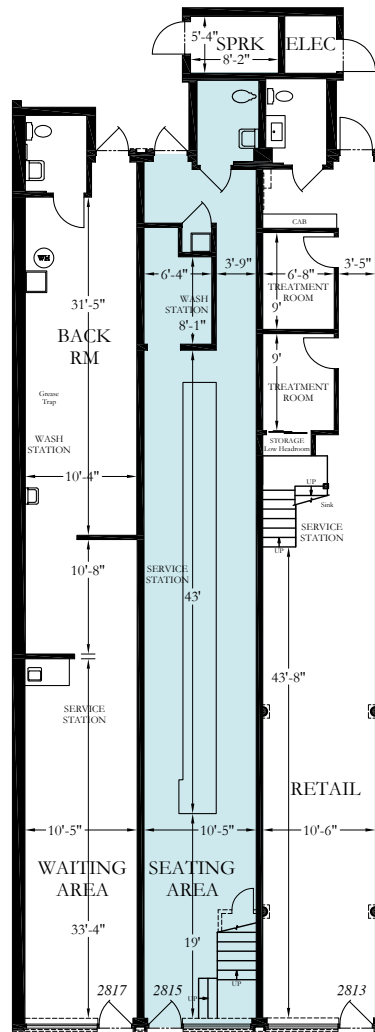
## MINIMUM RENT

\$45.00 PSF

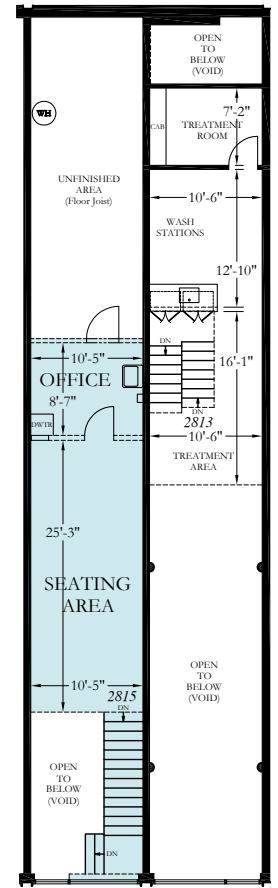
## ADDITIONAL RENT

\$18.00 PSF (2025 Estimate)

## 2815 FLOOR PLAN



Main Floor



Mezzanine/Office

