



4%
Cap Rate

For Sale: Retail, Investment

2803 West Broadway, Vancouver

Prime Investment Opportunity Located On A Highly Visible Corner
In Kitsilano

Lennard:

520-800 West Pender Street, Vancouver
604.636.2620

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2803 West Broadway

2 Storey Retail Building With
Excellent Visibility In A High
Traffic Area

Salient Details



Address

2803 West Broadway
Vancouver, BC



PID

011-456-591

Legal Description

LOT 17, BLOCK 32, PLAN VAP4637, DISTRICT LOT 192, NEW WESTMINSTER LAND DISTRICT, (REF PL 3346) OF LOT 1, & BLK 4 OF BLK 32



Zoning

C-2C Commercial



Site Size

3,458 SF



Building Size

5,000 SF

Ground Level

2,500 SF

2nd Floor

2,500 SF



Property Taxes (2025)

\$51,759

Asking Price

\$7,490,000

Cap Rate

4.0%



Listing Agent

Allon Shapiro

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Partner & Managing Broker
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Property Highlights

- Corner location with over 150 feet of combined frontage along both West Broadway & MacDonald Street
- High ceilings with premium quality build out spec
- Elevator
- Tenanted by a multi-location (9 stores) established retailer - Plenty
- Future Broadway Subway Project with Arbutus Station currently under construction nearby
- Spectacular location in an Amenities-Rich Area

Tenancy

- 3 Year Lease with “Plenty”

A wide-angle photograph of a retail store interior. The space is bright and modern, featuring light-colored wood plank flooring and white walls. Several clothing racks are visible, displaying various items like jackets and shirts. A large, black-framed mirror stands on the left side of the frame. In the foreground, a wooden table holds neatly folded stacks of clothing. The ceiling is high with exposed ductwork and modern pendant lights.

A photograph showing a different section of the retail store. A wooden staircase with a black metal railing leads to an upper level. To the left, there are shelves stocked with various products. In the center, a small table displays more clothing. The background shows more racks of clothes and a bright, open layout.

A photograph of a retail store interior featuring a decorative chandelier hanging from the ceiling. The store has a mix of modern and classic decor, with clothing racks and wooden shelving units. The walls are adorned with colorful, abstract murals. The lighting is warm and inviting.

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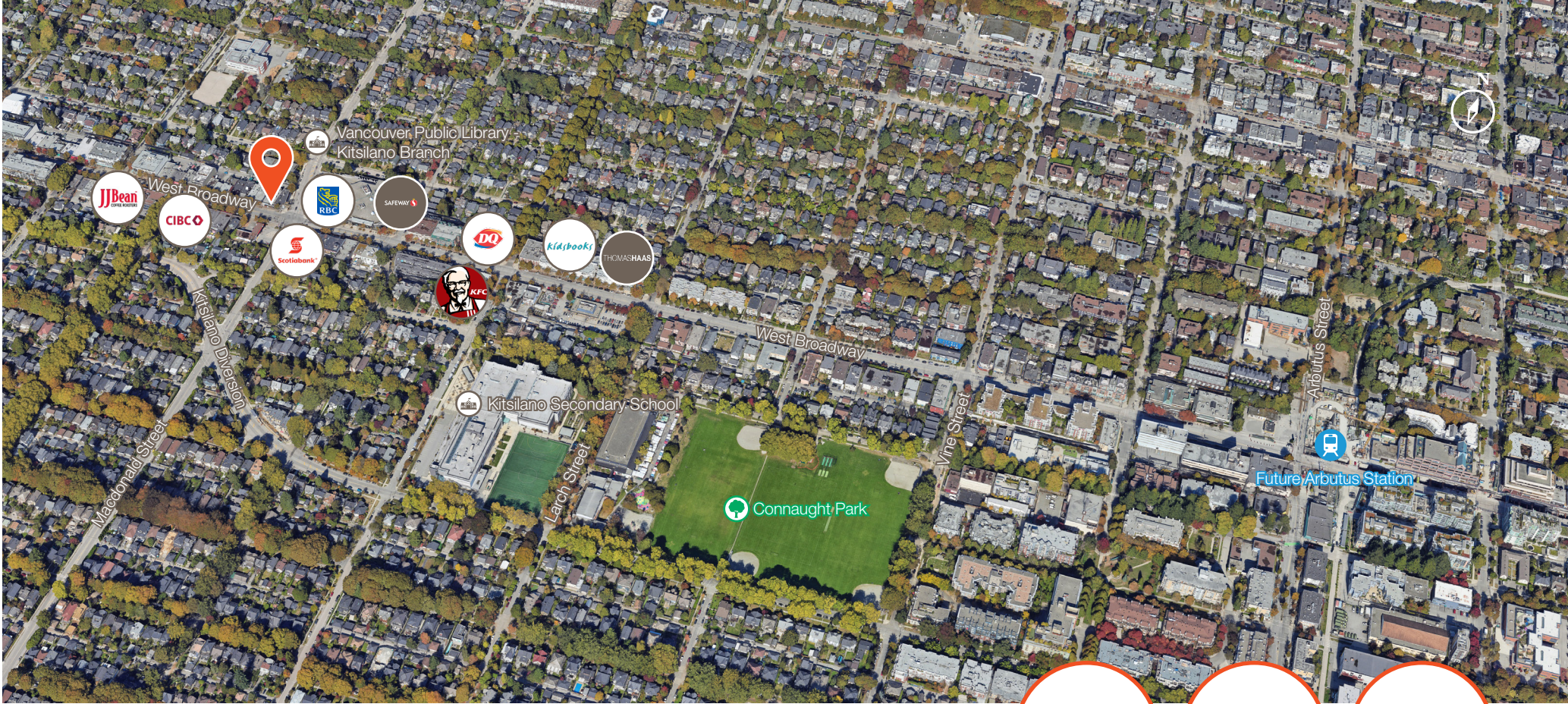
Vancouver

Kitsilano

2803 West Broadway is situated in Kitsilano (“Kits”), one of Vancouver’s most famous and sought-after neighborhoods. This area is characterized by a high-energy, active, and distinctly beachy vibe. The specific location is right on a major commercial street, providing excellent access to transit and essential services.

The area is also getting a major transit upgrade! The Broadway Subway Project (an extension of the Millennium Line) is currently under construction and scheduled to open in 2027.

The nearest new station to 2803 West Broadway will be the Arbutus Station, located at Broadway and Arbutus Street.



Amenities-Rich Location

Located in a key commercial node in Kitsilano, lined with boutiques, groceries, and restaurants.

Historic Heritage Area

Historically known as Greektown, this area is multicultural and hosts the annual Greek Day event.

Transit Friendly

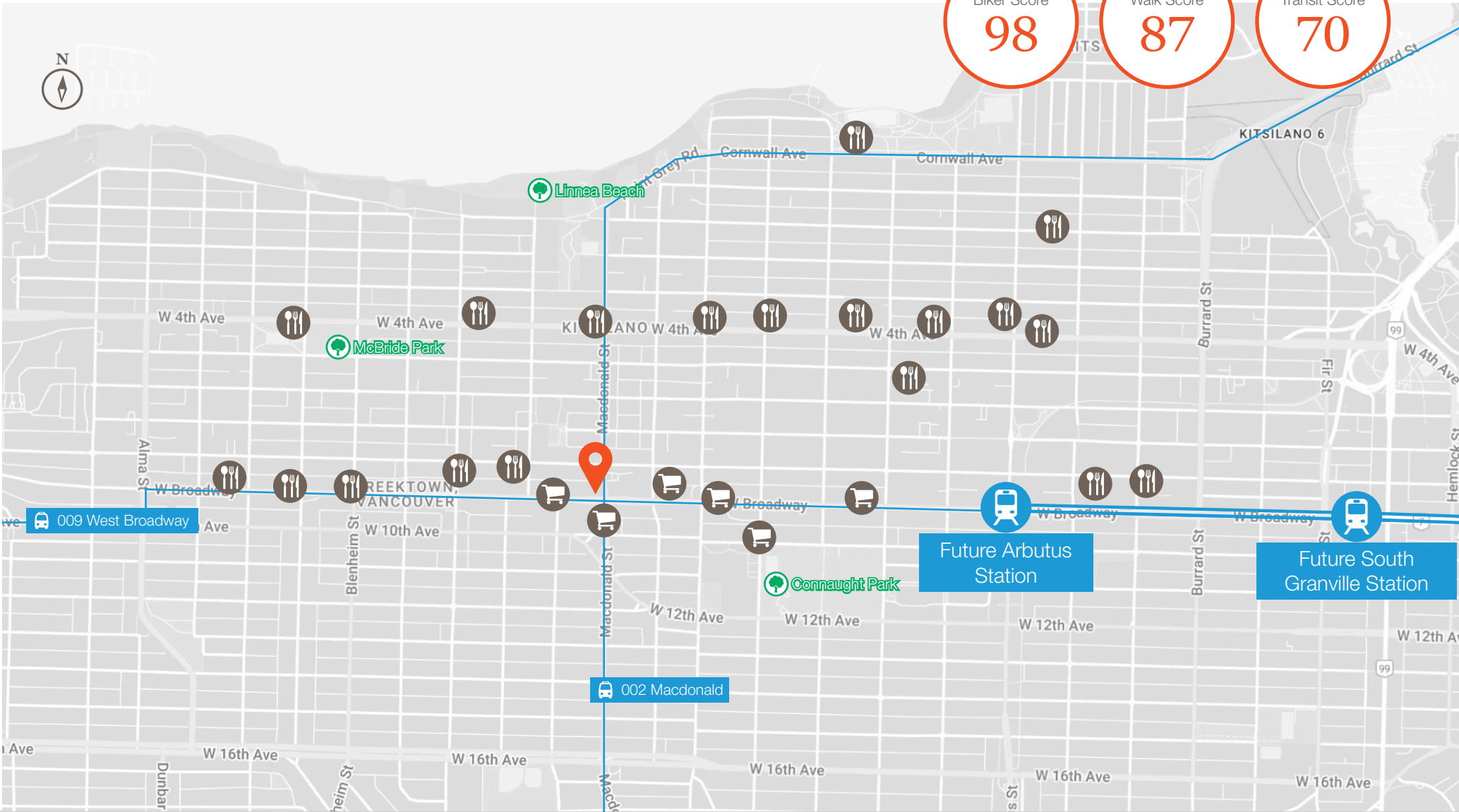
Highly walkable area with strong transit links; a future stop on the Broadway Subway Line is anticipated.

Future Broadway Extension

The Broadway Subway Project is a 5.7 km extension of the Millennium Line, from VCC-Clark Station to Broadway and Arbutus.

Source: <https://www.broadwaysubway.ca/>

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