CUSHMAN & WAKEFIELD

PRIME RETAIL & MEDICAL OFFICE LEASING OPPORTUNITY

745 WEST BROADWAY

VANCOUVER, BC

RETAIL + MEDICAL OFFICE UNITS AVAILABLE

WALK SCORE
WALKER'S PARADISE
95

TRANSIT SCORE
EXCELLENT TRANSIT
82

BIKE SCORE
VERY BIKEABLE
85

DEMOGRAPHICS*

WITHIN 3 KM

**2017 ESTIMATES*

235,000	2017 Population	
268,000	Daytime Working Population	
Ages	**17.4%**	< 24
	69.2%	25 - 64
	13.7%	> 65
$88,828	Average Household Income	

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OPPORTUNITY

To lease approximately 821 sf of high exposure retail space + 1,674 sf of second floor office on the desirable Broadway Corridor in a medical office building located between Willow and Heather Streets. The second floor office space offers a turnkey opportunity for a medical and dental user.

AVAILABLE AREA

Retail - 821 sf
Office - 1,674 sf

NET LEASE RATE

Retail - $55.00 psf
Office - $25.00 psf

ZONING

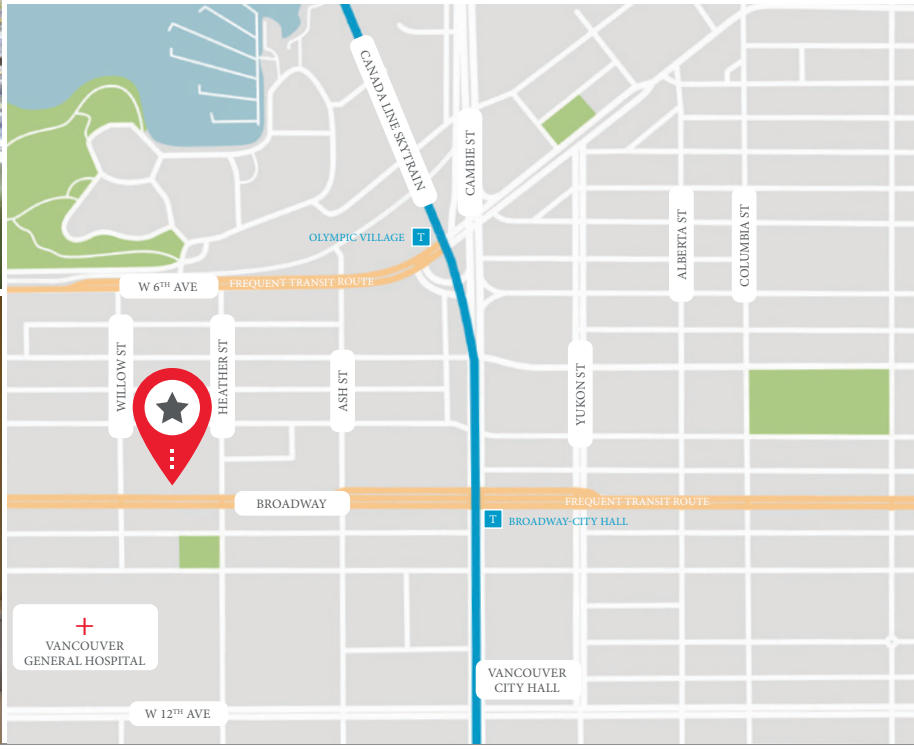
C-3

ADDITIONAL RENT

Estimated to be $21.81 for 2023

LOCATION

This is a very active, high traffic location with excellent frontage and exposure onto Broadway. The unit building is located at Broadway and Willow which is a 1 minute walk to Vancouver General Hospital and 6 minute walk to the Broadway (City Hall Canada Line Station). Located on one of Vancouver's main arterial routes boasting high vehicular and ample pedestrian traffic this space is a walkers paradise. With easy access to transit and one block away from the 10th Avenue bikeway the location is easily accessible by any mode of transportation. Local area tenants include TD Canada Trust, Starbucks, Whole Foods, Home-Depot, Cactus Club, Shoppers Drug Mart and many more.



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.
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