

**NEW RATE!**

# 11 E BROADWAY

FOR LEASE | PRIME MOUNT PLEASANT RETAIL OPPORTUNITY



**YOUR SIGNAGE HERE**

corbel  
**FOR LEASE**  
Robert Thom  
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WA LIFESTYLE STORE  
**Murata** 和



## SALIENT FACTS

### SIZE (Approx.)<sup>1</sup>

Main Level: 948.29 SF

Lower Level: 1,502.41 SF

**Total: 2,451.70 SF**

### GROSS RENT<sup>2</sup>

\$7,906.52 **\$5,402.50/month + GST**

### AVAILABILITY

Immediately

### ZONING

C-3A Commercial

<sup>1</sup>All sizes are approximate and subject to verification.

<sup>2</sup>Gross rent currently equates to this amount plus GST. Lease to be fully triple net. Estimated additional rent is \$16.78 (2025).

## THE LOCATION

The subject property is located on the north side of East Broadway near the prominent and strategic intersection of Broadway, Main Street and Kingsway, in Vancouver's trendy Mount Pleasant district. The area offers a unique variety of retail, office, industrial and residential spaces in a diverse mix of heritage and contemporary buildings. With the recent completion of the Independent, Duke, and Vya Living developments, there are currently more than 500 new residential strata units in the immediate area. Bustling with independent boutique retailers, hip restaurants and residential growth, the South Main (SoMa) district is a strategic location for any emerging business.

## FEATURES



Prime retail opportunity located in trendy Mount Pleasant



Large retail windows with highly visible storefront allowing for prominent signage potential



Good ceiling heights with wood flooring throughout



2 parking spots available at rear



Excellent transit access, including the 99 B-Line and forthcoming Millennium Line expansion



Exceptional location, steps from numerous services, amenities, shops, and restaurants





# broadway plan

## *A City-Shaping Growth Corridor*

The City of Vancouver's Broadway Plan is transforming the Broadway Corridor into one of the city's most significant growth areas. Council has approved rezonings across portions of the corridor, introducing new low-rise, mid-rise, and high-rise residential district schedules to support long-term intensification.

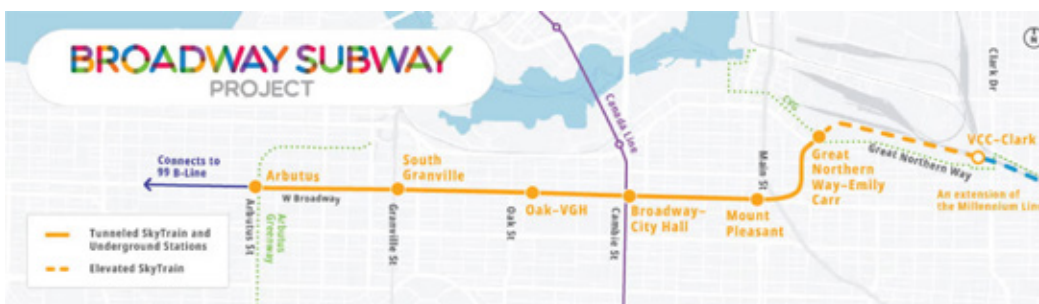
Anchored by the Broadway Subway and new SkyTrain stations, the plan will deliver substantial residential and employment growth, enhanced transit access, and a more active, pedestrian-oriented streetscape. For retailers along East Broadway, this evolution translates into a rapidly expanding customer base, sustained foot traffic, and long-term visibility within one of Vancouver's most dynamic urban corridors.



Rendered detail of the Broadway Plan area. From east to west from Clark Drive to Vine Street, and south to north from 16th Avenue to First Avenue. *Image Source: City of Vancouver*

<p><b>Centres</b></p> <ul style="list-style-type: none"> <li>• Activated street fronts</li> <li>• Housing and Employment near transit</li> </ul>	<p><b>Residential Apartments</b></p> <ul style="list-style-type: none"> <li>• Integration of shops/services</li> <li>• Strata housing renewal</li> </ul>	<p><b>Residential Low-Density</b></p> <ul style="list-style-type: none"> <li>• New 6-storey rental apts.</li> <li>• Retention of heritage builds</li> </ul>	<p><b>Industrial/Employment</b></p> <ul style="list-style-type: none"> <li>• Taller forms of development</li> <li>• Support for arts and culture</li> </ul>	<p><b>Villages</b></p> <ul style="list-style-type: none"> <li>• Enhanced public space</li> <li>• Commercial with residential above</li> </ul>
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Vancouver City Council has approved a framework plan for the next 30 years of development of a massive surrounding the Broadway Subway currently under construction. *Image Source: consturctconnect*



*Image Source: broadwaysubway.ca*



DINING

- 1. Fable Diner
- 2. Mount Pleasant Vintage & Provisions
- 3. Casa Molina
- 4. La Fabrique St-George Winery
- 5. Tocador
- 6. ELEM
- 7. 33 Acres Brewing
- 8. Superbaba
- 9. Como Taperia
- 10. Tacofino Ocho

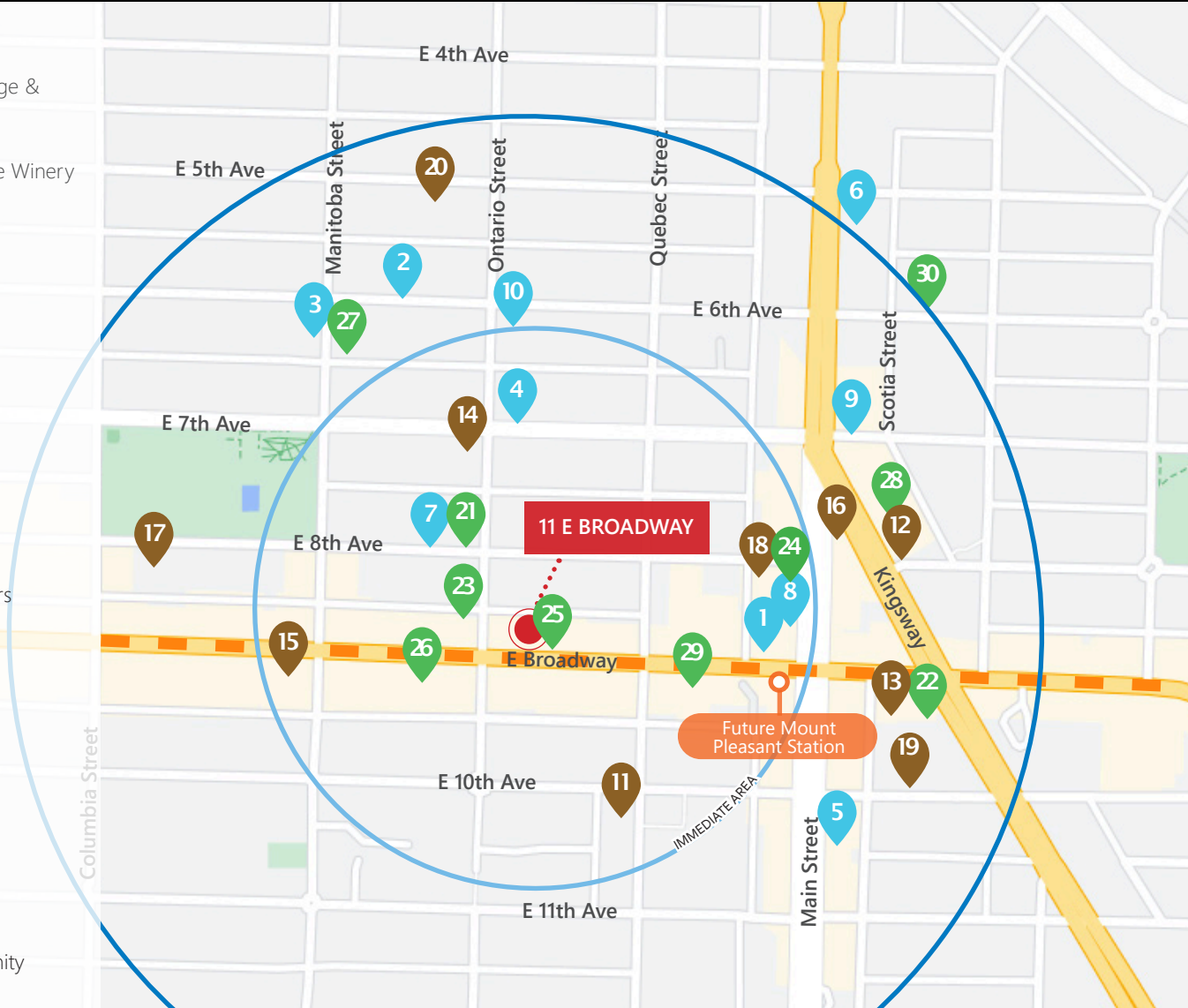
COFFEE + CASUAL FARE

- 11. The Federal Store
- 12. Whisk Matcha Cafe
- 13. Starbucks
- 14. Elysian Coffee
- 15. Modus Coffee
- 16. Gene Coffee Bar
- 17. Milano Coffee Roasters
- 18. Melo Patisserie
- 19. Thierry
- 20. The Juice Truck

SHOPS + AMENITIES

- 21. The Anza Club
- 22. Nesters Market
- 23. Scotiabank
- 24. 8th & Main
- 25. Murata
- 26. Sport Chek
- 27. Lonsdale Leather
- 28. Mt Pleasant Community Centre
- 29. Portside Interiors
- 30. Fjällräven Vancouver
- 30. ITSUMO

Millenium Line Broadway Extension



**Walker's Paradise**  
Daily errands do not require a car

Data sourced from walkscore.com



**Rider's Paradise**  
World-class public transportation



1 Michelin Star: Sumibiyaki Arashi Restaurant



The Federal Store



Como Taperia



Michelin Guide: ELEM



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