

# FOR SALE/LEASE

**Brand New Retail Opportunity in the Heart of Mount Pleasant**

460 East Broadway, Vancouver, BC



## CONTACT US

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**CBRE**

# FOR SALE/LEASE

RETAIL @ 460 E BROADWAY

## THE OPPORTUNITY

CBRE Limited is pleased to present an exciting opportunity to lease or acquire an exceptional retail space in Vancouver's vibrant Mount Pleasant neighbourhood.

The opportunity comprises a 1,845 square foot unit on the ground floor of Habitat, a boutique mixed-use development with 4-storeys and 71 residential units. Mount Pleasant is bustling with diverse culinary offerings and unique local businesses. Commercial tenants will benefit from this high exposure street level opportunity along one of Vancouver's most popular thoroughfares.



## SALIENT DETAILS







ADDRESS	460 East Broadway, Vancouver BC
SIZE*	1,854 SF
STRATA LOT #	3
MONTHLY STRATA FEES	\$913.38
ZONING	C-2C
PARKING	5 Stalls
ASKING RENT	Contact Listing Agents
ASKING PRICE	\$2,498,000

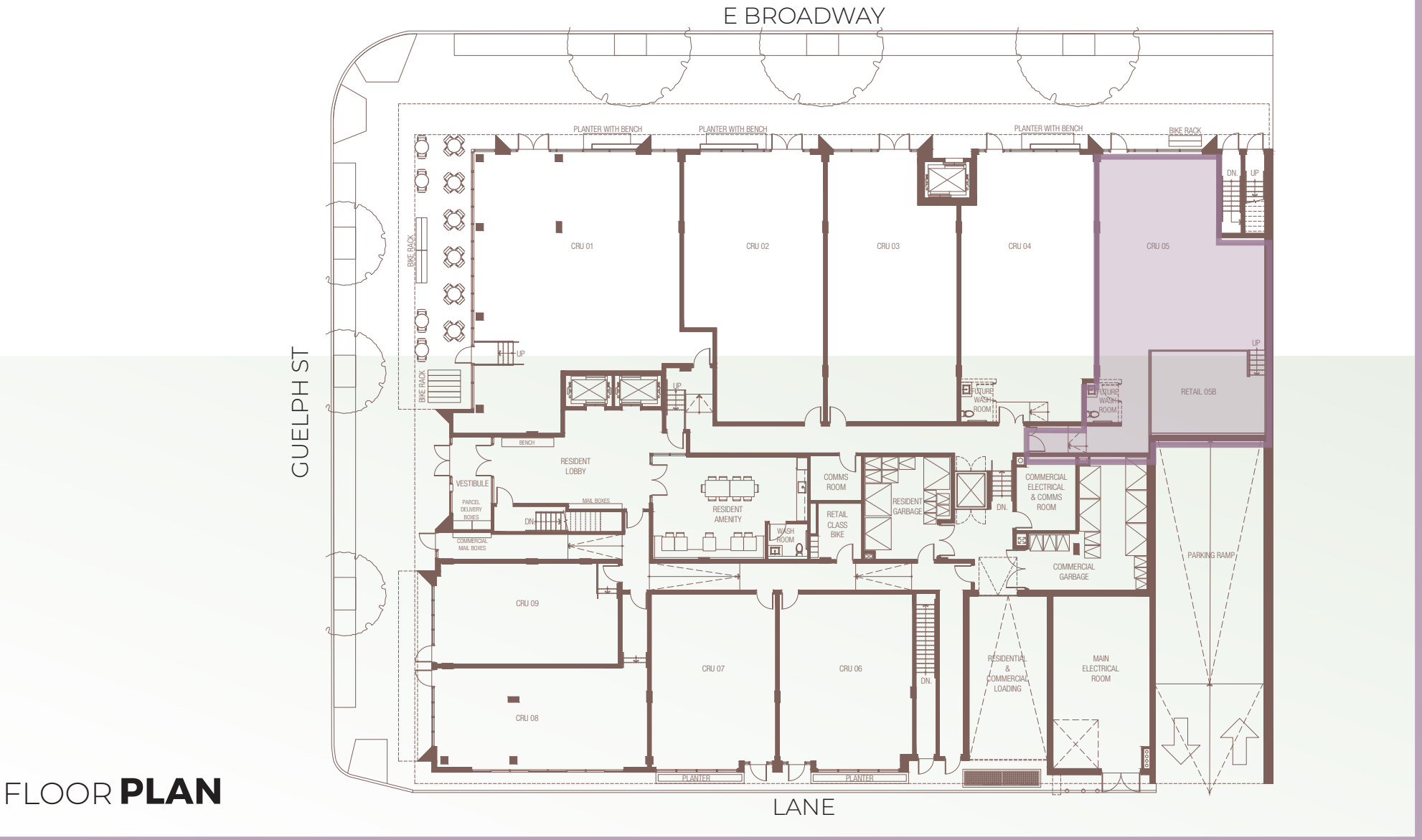
\*Approximate. Subject to verification by Purchaser.



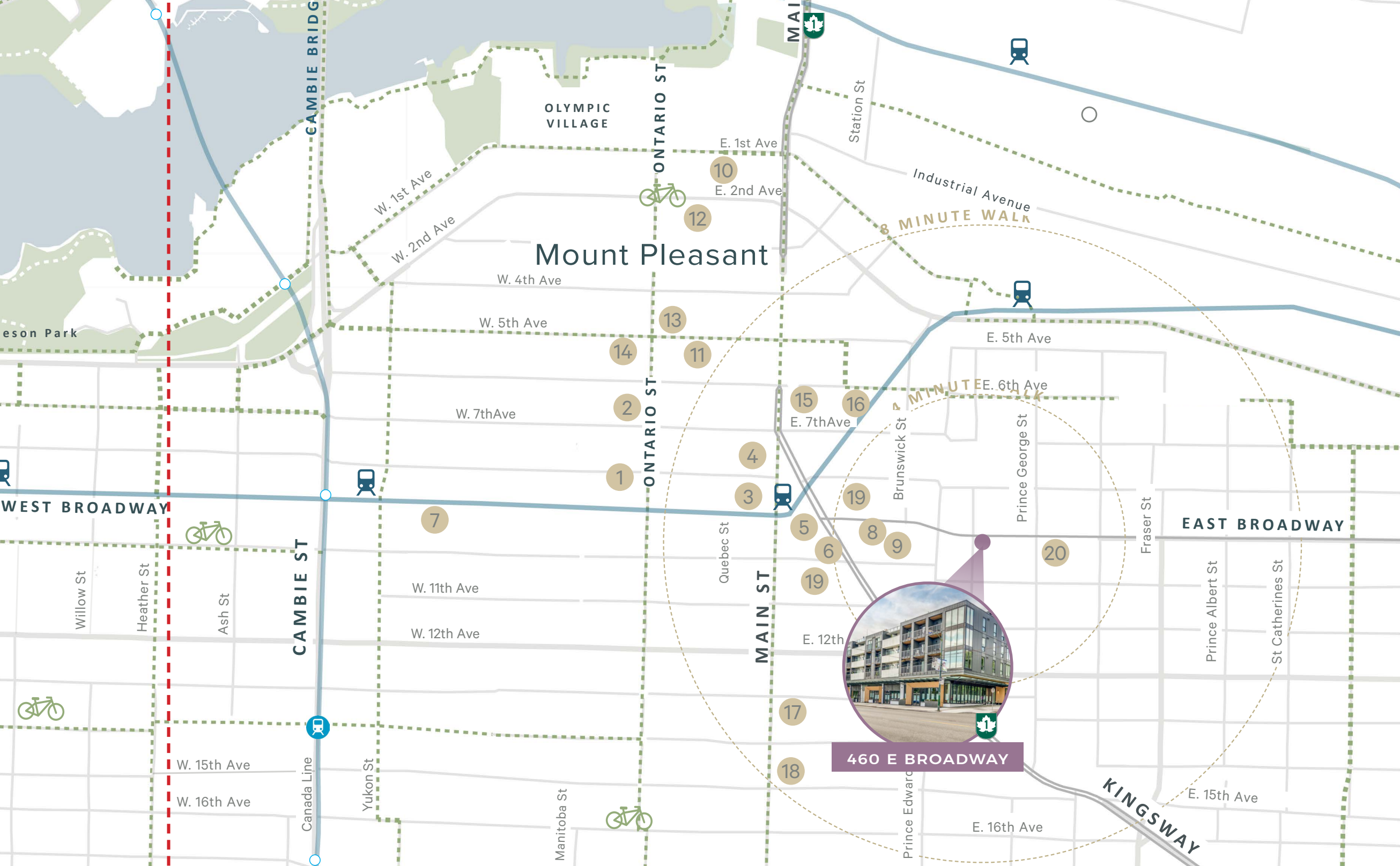
**RETAIL @ 460 E BROADWAY**

**UNIT FEATURES**

-  Prominent frontage on East Broadway
-  Expansive glazing
-  17'11" ceiling heights
-  5 parking stalls
-  Proximity to future Main & Broadway subway station
-  Exceptional signage opportunity



\* Floor plan not to scale.





## AREA TENANTS


1. 33 Acres Brewing Company
2. Elysian Coffee
3. Fable Diner
4. Melo Patisserie
5. Starbucks
6. Thierry
7. No Frills
8. Shoppers Drug Mart
9. BC Liquor
10. MEC Vancouver
11. Field & Social
12. Earnest Ice Cream
13. Pure Bread
14. The Juice Truck
15. Como Taperia
16. Main Street Brewing Co.
17. 49th Parallel Cafe
18. Burgoo
19. Thierry
20. The Lido

## NEIGHBOURHOOD OVERVIEW

The Subject Property is ideally located on the corner of Guelph Street and East Broadway, in Vancouver's Mount Pleasant Neighbourhood. The area has gained its reputation as one of the coolest neighbourhoods thanks in part to its eclectic mix of diverse, progressive, creative, and arts-focused companies and independent businesses. Encompassing some of the city's most beloved coffee shops, craft breweries, retail shops, and art murals, this niche submarket has captured the attention of developers, young professionals, and savvy homebuyers who appreciate its unique diversity and its proximity to major arterial routes and Vancouver's Downtown core. The Subject Property also offers high visibility with exterior frontage along East Broadway and an eye-catching fresh & modern facade.

**80**  TRANSIT SCORE

**99**  WALK SCORE

**96**  BIKE SCORE

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The CBRE logo is displayed in a bold, white, sans-serif font. It is positioned in the bottom left corner of the page, partially overlapping the building's facade and the sidewalk. The background of the entire page is a photograph of a modern multi-story building with balconies and large windows, with a semi-transparent grey overlay.

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[www.cbre.ca](http://www.cbre.ca)

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