

FOR LEASE | RETAIL/OFFICE
1861 WEST BROADWAY
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

JLL



- ▶ **4,199 SF Ground Floor Retail**
- ▶ **High Exposure West Broadway Location**
- ▶ **Prominent Signage Available**
- ▶ **Second and Third Floor Office Opportunities**

Location

The site is situated half a block west of Burrard Street on West Broadway, a busy east-west arterial and transit route. The property is exposed to over 24,500* vehicles per day. Neighbouring tenants include Greens Organic and Natural Market, Shoppers Drug Mart, and Memory Express Computers. This location is close to the 4th Avenue, South Granville shopping areas and downtown Vancouver.

*2013 City of Vancouver – 24hr 1800 block West Broadway, east and west bound traffic count.

Zoning

C-3A (Commercial) – allows a wide variety of retail commercial uses.

Retail Space

4,199 SF

Basic Lease Rate

Contact listing brokers

Taxes & Operating Costs

\$22.30 PSF (2026 estimate)

Parking

61 underground parking stalls, accessed from West Broadway

Availability

Immediate

Features

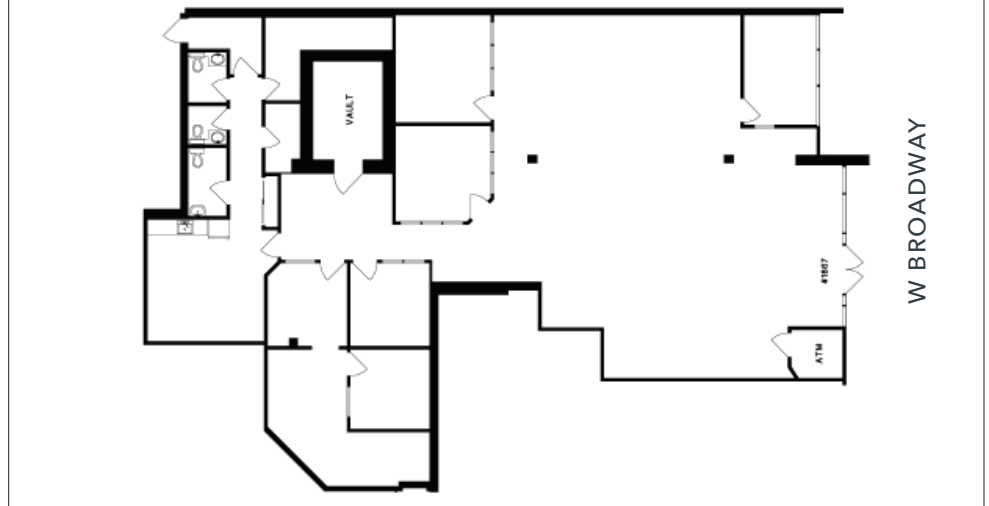
- ▶ Great exposure to West Broadway
- ▶ Secured underground parking
- ▶ Signage available
- ▶ Southern exposure, patio opportunity
- ▶ Building renovations

Office Space

Suite 200 – 11,140 SF

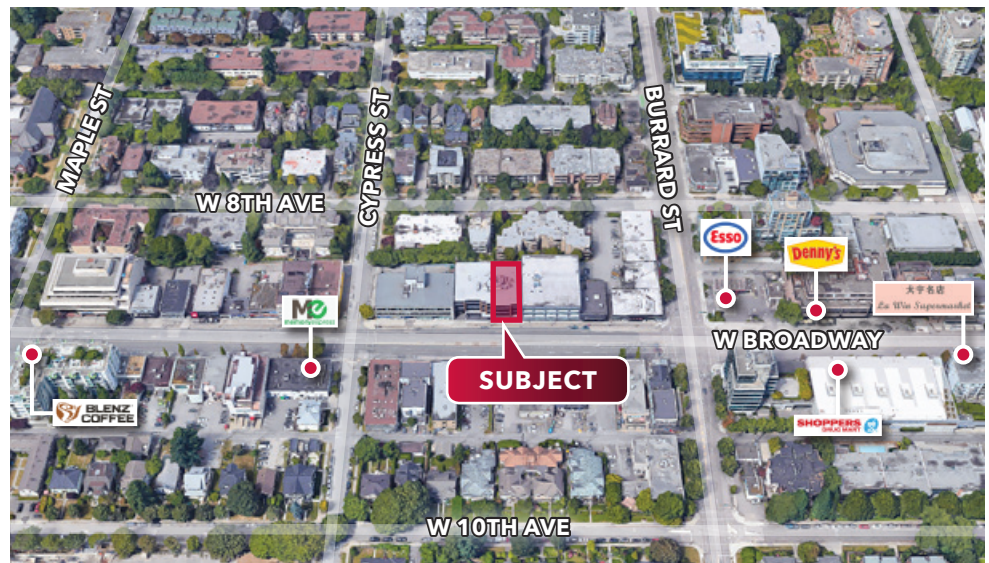
Suite 300 – 10,871 SF

Floor Plan



Demographics	1 km	3 km	5 min drive
Population	38,091	240,503	95,442
Daytime Population	45,945	286,616	102,932
Average Income	\$148,553	\$148,986	\$148,369
Median Age	38.4	37.6	37.8

Source: Environics Analytics 2025 Estimate



For retail opportunities:

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