

FOR LEASE | RETAIL  
**1887 WEST BROADWAY**  
VANCOUVER, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **High Profile Corner Location – NE Corner of West Broadway & Cypress Street**
- ▶ **4,298 SF Retail Space**
- ▶ **Formerly Canada Computers**

### **Location**

The subject property is located on the northeast corner of Cypress Street and West Broadway, one block west of Burrard Street. Neighbouring tenants include Cloverdale Paint, Benjamin Moore Paints, Shoppers Drug Mart, Starbucks, Bed Bath & Beyond, and Paris Orthotics. This location is close to the 4th Avenue, South Granville shopping areas and downtown Vancouver.

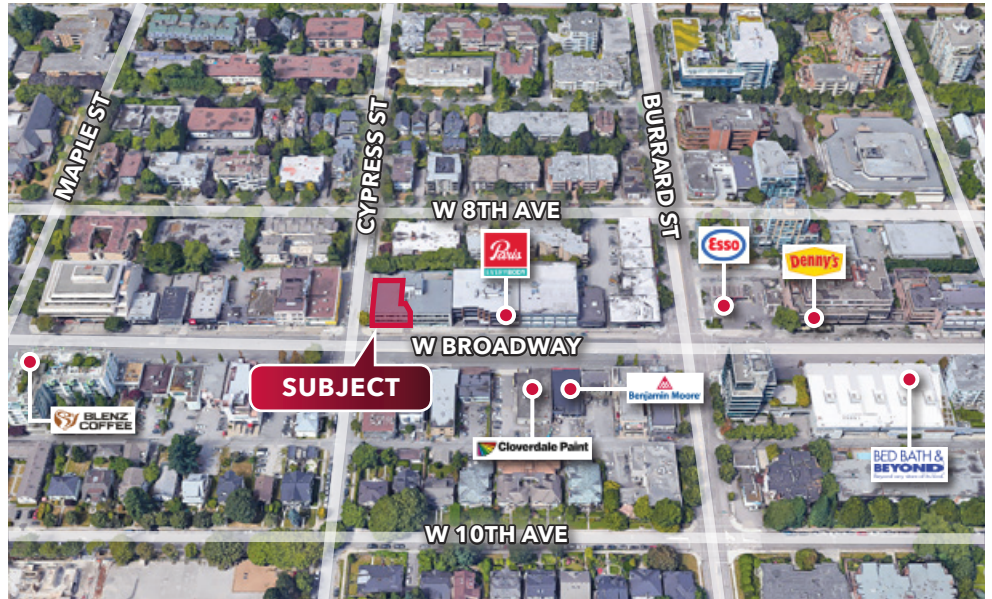
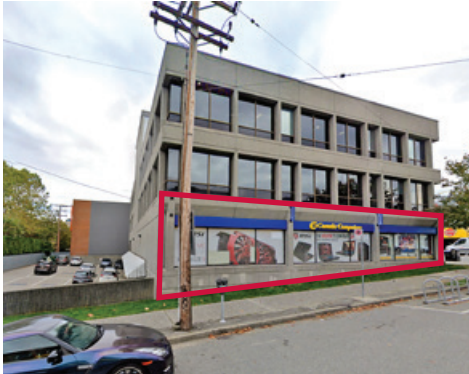
### **Neil S McAllister**

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**Zoning**

C-3A (Commercial)

**Available Space**

Up to 4,298 SF

**Features**

- ▶ Ample surface parking at rear
- ▶ Corner location
- ▶ High traffic exposure
- ▶ Over 60 feet of frontage along West Broadway

**Parking**

9 stalls at market rate, estimated at \$140.00 per stall

**Availability**

Fall 2021

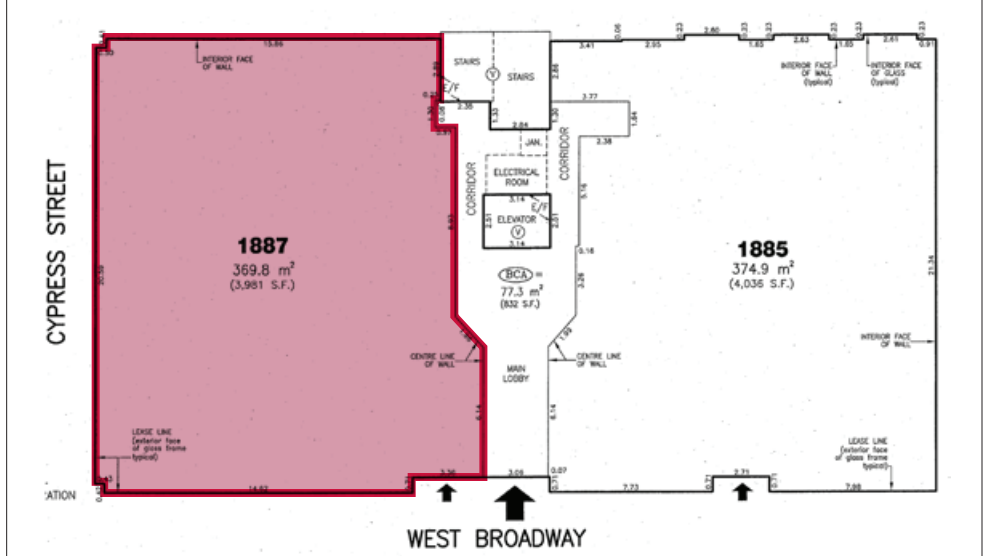
**Asking Rate**

\$35.00 PSF (estimated)

**Taxes & Operating Costs**

\$21.64 PSF

**GROUND FLOOR PLAN**



DEMOGRAPHICS	3 KM
Population	237,141
Average Household Income	\$115,354
Average Age	25-59 (65%)

Source: Environics Analytics 2020 Estimate

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