

FOR LEASE

382 WEST BROADWAY
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



HIGH EXPOSURE RESTAURANT SPACE ALONG
THE BROADWAY TRANSIT CORRIDOR

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Features

- ▶ Fully fixtured restaurant (turnkey)
- ▶ Central location (Broadway & Cambie)
- ▶ Substantial foot traffic upside upon Broadway Line completion (Q4 2026)
- ▶ Surface parking in rear of building

Zoning

C-3A

Available Area

2,275 SF

Asking Lease Rate

Contact listing agents

Additional Rent

\$23.00 PSF (2025 estimate)

Parking

Two (2) shared parking stalls at the rear

Availability

30 days notice



Area Tenants

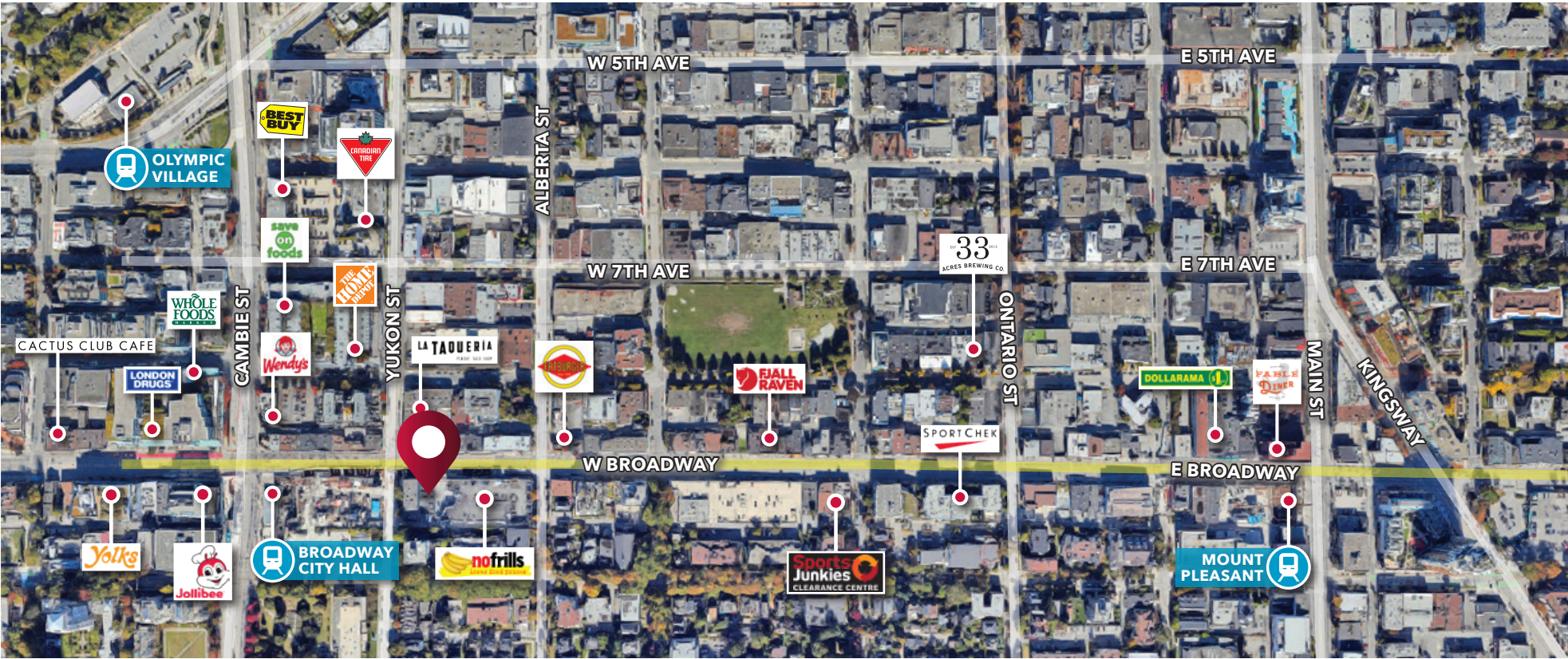


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save on foods

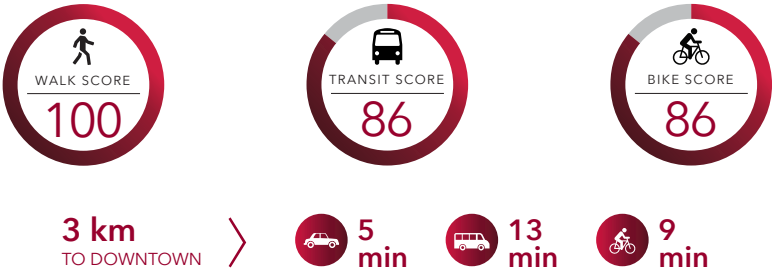
Location

The subject property is located on south side of West Broadway between Alberta and Yukon Street, one block east of Cambie Street, in the Mount Pleasant neighbourhood of Vancouver. West Broadway is a major east-west thoroughfare on Vancouver’s West Side and is Vancouver’s main commercial corridor known for its excellent accessibility and transient foot traffic. Construction of the brand-new state-of-the-art Broadway Line infrastructure project is set to be completed in Q3 of 2026, bringing an estimated 12 million annual riders to the immediate area.



Demographics	1 km	3 km	5 km
Median Age	37.9	38.0	38.4
Population	32,392	275,008	509,691
Average Household Income	\$135,252	\$129,291	\$131,650
Total Daytime Population	56,291	413,835	603,466

Source: Environics Analytics 2020 Estimate





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50
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