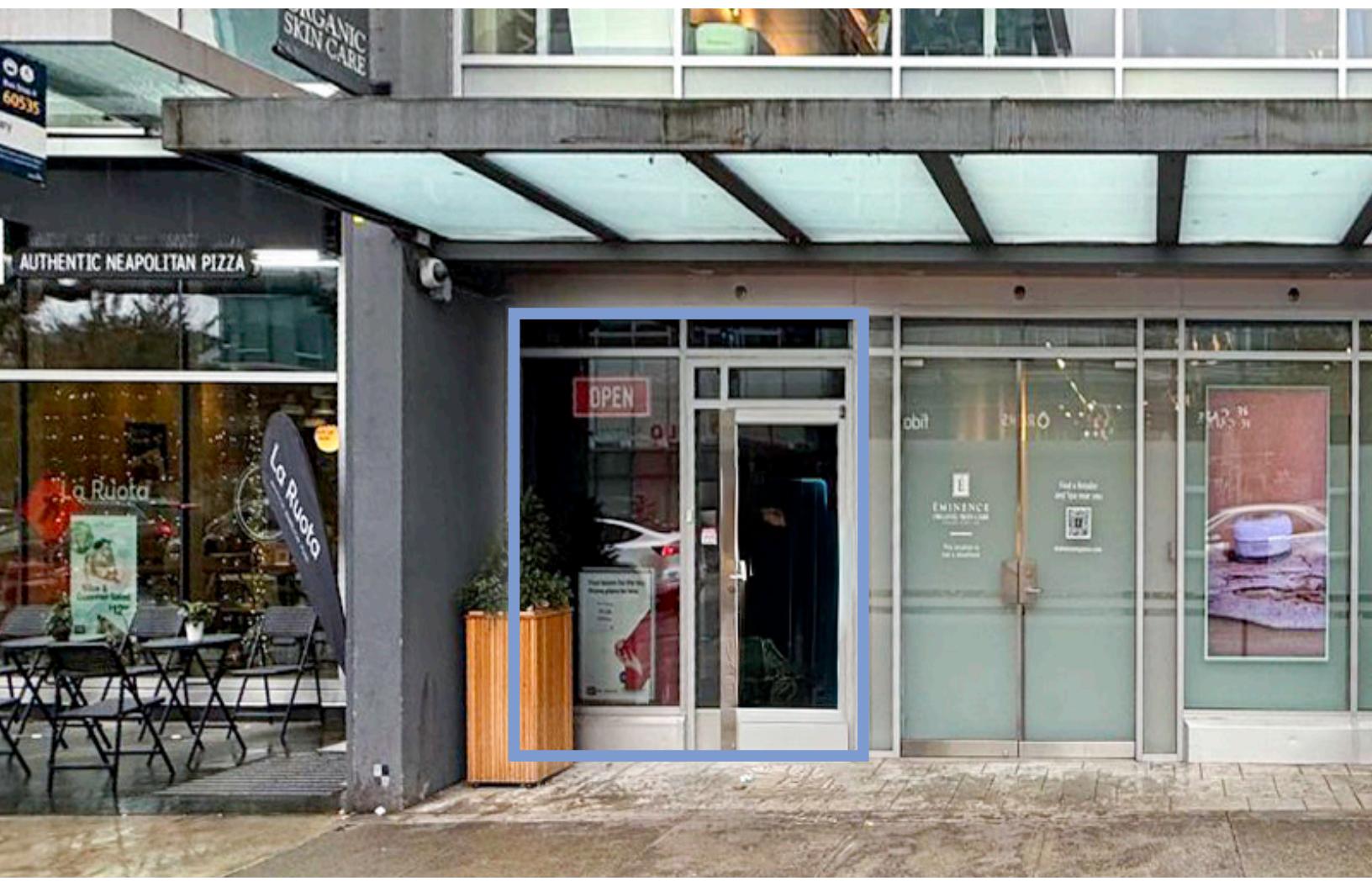


For Lease

526 West Broadway, Vancouver, BC

High visibility retail opportunity by Broadway & Cambie



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**AVISON
YOUNG**



Property summary

ADDRESS
526 West Broadway Street

ZONING
C-3A

BUILDING SF
1,000 sf

LEASE RATE
Contacting Listing Agents

ADDITIONAL RENT
\$25.27 (2025)

PARKING
1 Stall

Opportunity

Located along one of Vancouver's most active retail corridors, 526 West Broadway offers a highly visible 1,000 square foot storefront ideal for operators seeking exposure and convenience. The space provides excellent branding opportunities, strong pedestrian traffic, and immediate access to rapid transit, making it well-suited for a wide range of retail and service-oriented uses.



Property highlights

1,000 sf street-front retail unit with strong visibility along West Broadway.

Modern storefront configuration previously improved for retail use, featuring high ceilings, bright lighting, and a clean, open layout.

Functional back-of-house area including storage/workspace and an in-unit washroom.

One dedicated parking stall included, a valuable convenience for staff, service vehicles, or short-term loading.

C-3A zoning permitting a broad range of commercial uses, including retail, service commercial, office, and specialty uses.

Area highlights

Prime position on the Broadway Corridor, one of Vancouver's highest-traffic commercial thoroughfares.

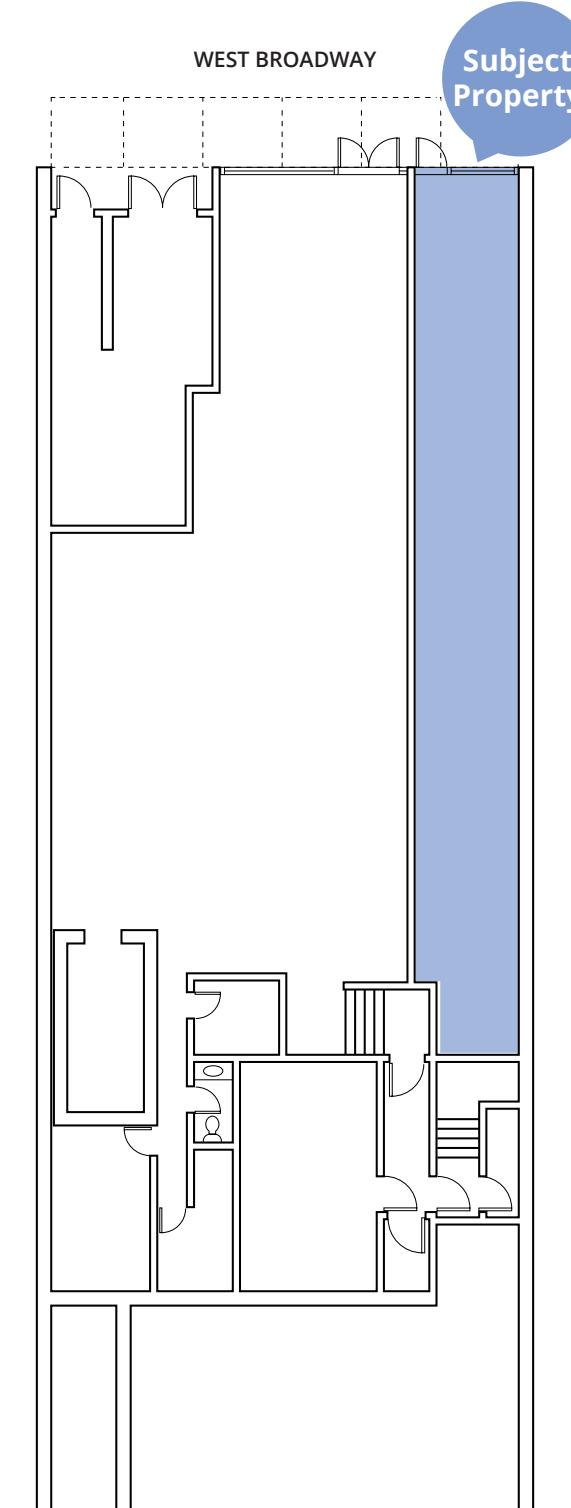
Steps from Broadway-City Hall Station with immediate access to rapid transit, major bus lines, and cycling routes.

Surrounded by major retailers including London Drugs, Wholes foods, cafés, banks, fitness studios, and daily-needs amenities.

High daytime population driven by nearby office towers, institutional anchors, and dense residential neighbourhoods.

Located within an area undergoing significant redevelopment under the Broadway Plan, offering long-term growth and increased customer activity.

Floor plans



The Premises located at 530 West Broadway, Vancouver, British Columbia, are situated on the ground floor of the Building and are shown outlined in black on the site plan annexed hereto as Schedule "B". The Premises shall exclude the outside face of all perimeter walls of the Premises but shall include glass in said perimeter walls.

Location

Situated in one of Vancouver's busiest commercial districts, 526 West Broadway offers an unbeatable position along the Broadway Corridor. The property is just steps from the Broadway-City Hall Station and major bus routes, providing exceptional access for customers and employees. Surrounded by national retailers, cafés, fitness studios, and high-density residential, the area benefits from strong daily foot traffic and constant activity throughout the week. With significant redevelopment underway and continued investment driven by the Broadway Plan, this location offers long-term growth and excellent brand visibility.



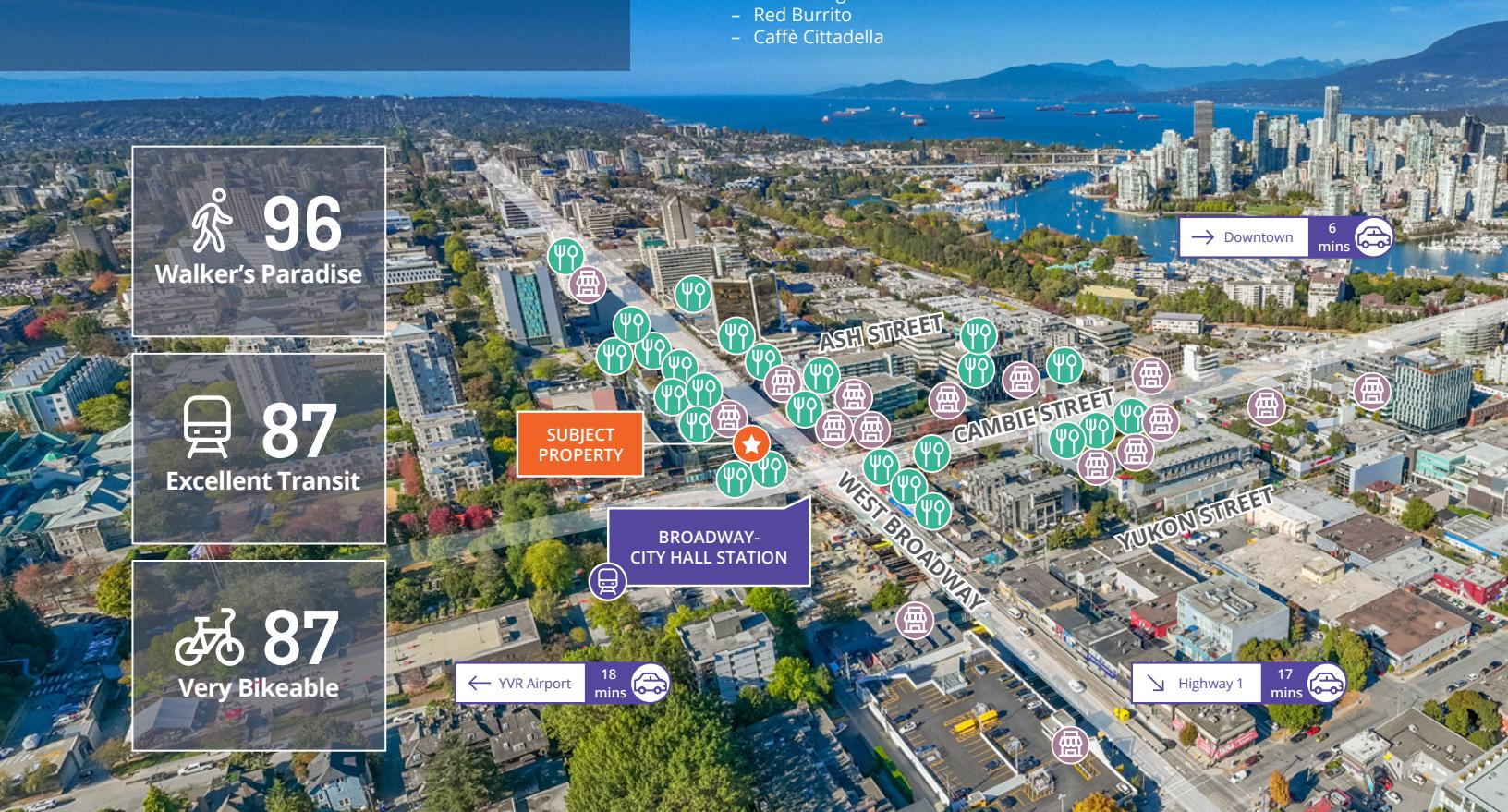
EATERIES & CAFÉS

- Chipotle Mexican Grill
- Yolks
- HiFive Chicken
- AVIK (WEST BROADWAY)
- Cactus Club Cafe
- ONIGIRI YA Broadway
- Starbucks
- Jollibee
- Saku Broadway
- Elysian Coffee Broadway
- Tractor Everyday Healthy Foods
- Oakberry Açaí Bowls & Smoothies
- Rogue Kitchen & Wetbar
- Wendy's
- A&W Canada
- Hu Tieu Mom Vietnamese
- Marulilu Café
- McDonald's
- Artigiano Cambie
- Purdys Chocolatier
- Pho & Roll by Wooden Fish
- Blenz Coffee
- Sushi Dragon
- Red Burrito
- Caffè Cittadella



SHOPS & SERVICES

- Whole Foods Market
- London Drugs
- The Home Depot
- Save-On-Foods
- Home Quarters Furnishings
- Best Buy Canadian Headquarters
- Canadian Tire
- Winners & HomeSense
- BCLIQUEUR 8th & Cambie
- Henry's Camera
- Eminence Organic Skin Care
- RBC Royal Bank
- Cross Roads Physiotherapy & Massage Therapy
- Your Dollar Store With More
- Joti's NOFRILLS
- LifeLabs Medical Laboratory Services



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