



Broadway and Birch

For Lease
Commercial Opportunities

Competition
Q3 2026



Development update - February 2026



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Location

Located in the City of Vancouver at the corner of Broadway & Birch, the location has 2 levels of commercial opportunities and 25 stories of residential with 258 units. The ground floor units have high ceilings with ample frontage to West Broadway. The 2nd floor opportunity has a private entrance for a single retail or office user. Already under construction, possession is slated for Q3 2026.



5 minute walk to new South Granville skytrain station opening 2027



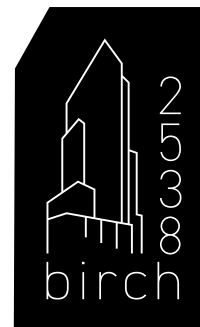
Private entrance off Broadway for 2nd floor opportunity



Street Parking and designated underground commercial stalls



High visibility along West Broadway



Vancouver
British Columbia

Site Details



Civic Address

2538 Birch Street, Vancouver, BC



Site Area

258 residential units, 25 stories and 2 commercial levels



Zoning

CD-1



Parking

30 commercial parking stalls



Completion

Q3 2026

Highlights



9 Min. to Downtown



Fronting the West Broadway corridor

Possession Q3 - 2026

Potential Unit Sizes | All sizes are in SQ FT

Ground Floor

CRU 1	2,442 SF	Retail	
CRU 2	1,667 SF	Retail	LEASED
CRU 3	1,175 SF	Retail	
CRU 4	840 SF	Retail	
CRU 5	1,695 SF	Retail	

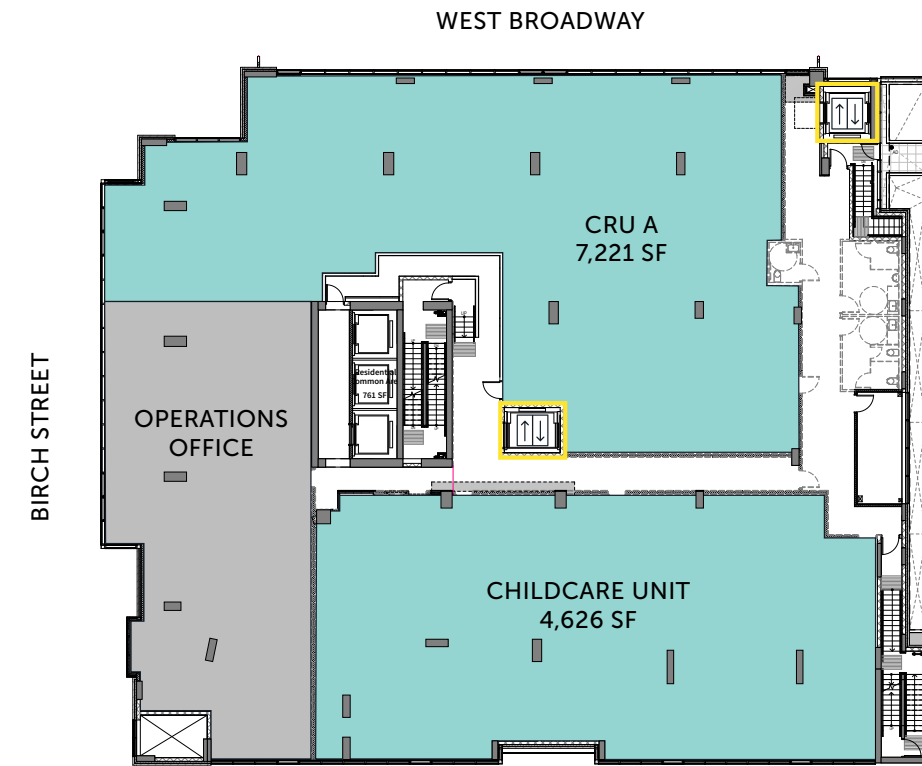
Second Floor

CRU A	7,221 SF	Office/Medical
Childcare	4,626 SF	Retail

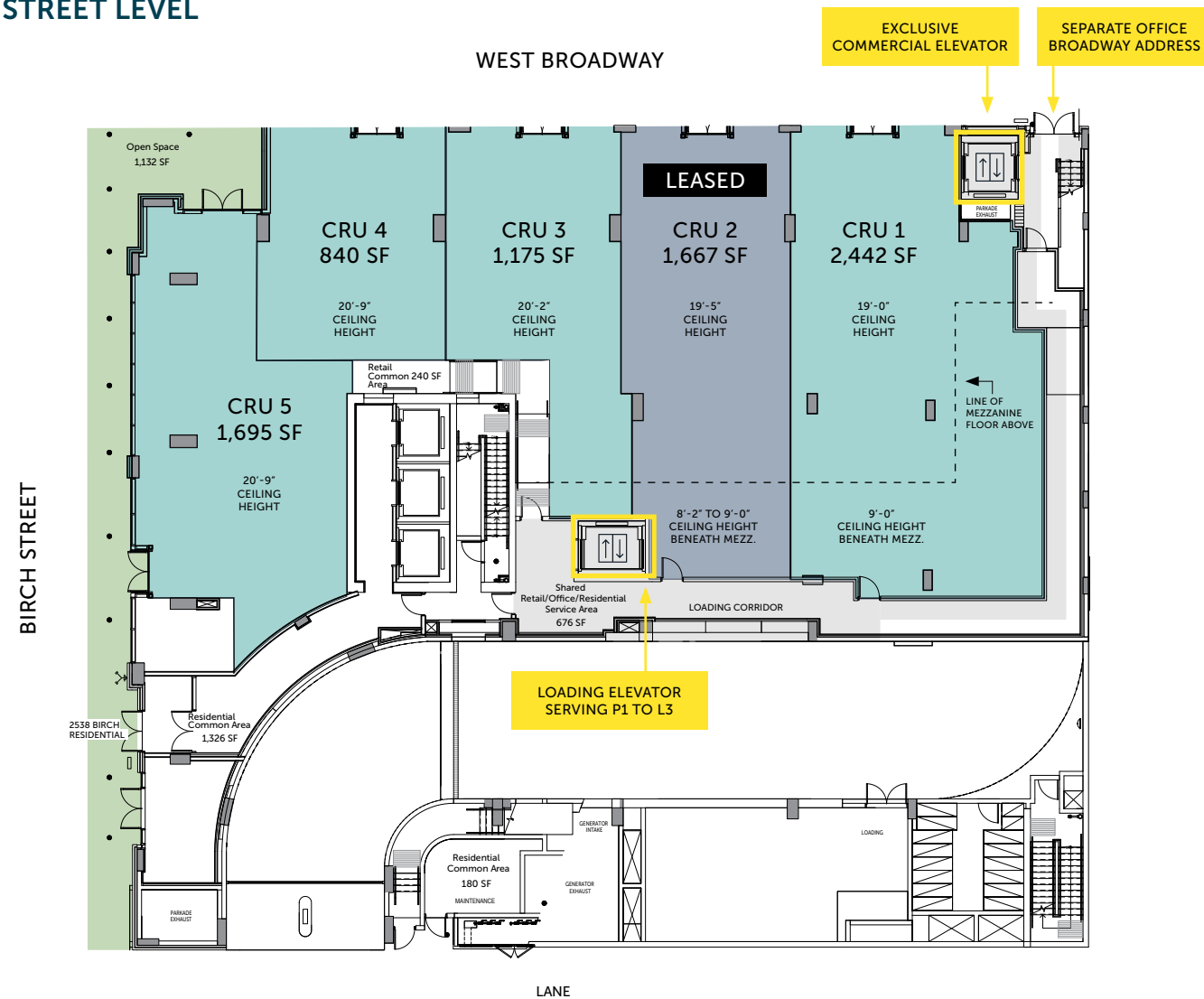
Additional Rent (2026 est.)
\$ 23.00 PSF



THIRD FLOOR



STREET LEVEL



FOURTH FLOOR





Demographics	1 km	3 km	5 km
Population	32,617	282,226	480,641
Households	17,065	141,064	222,400
Avg. Household Income	\$142,939	\$144,086	\$148,898
Total Expenditure <small>Avg. Household Income</small>	\$156,705	\$162,285	\$167,294

Source: EnviroNics, 2026

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