

# FOR LEASE

KINGSGATE MALL  
370 E BROADWAY | VANCOUVER, BC



## THE OFFERING

Craig Haziza is excited to announce new leasing opportunities at Kingsgate Mall, located on the corner of East Broadway and Kingsway in the heart of the rapidly expanding Mount Pleasant neighbourhood.

Kingsgate Mall's transit-oriented location offers a high-level of accessibility for customers near and far. The future planned Broadway Subway Mount Pleasant station will be located on the southwest corner of Broadway and Main Street— just a few minutes away by foot.

## ABOUT KINGSGATE MALL

Serving the community since 1974, Kingsgate mall has been a longstanding one-stop community hub that proudly boasts a vibrant mix of major anchored retailers and mom-and-pop shops, bringing in a wide customer base and offering future employees the ability to meet all their shopping needs under one roof.

**RETAIL UNITS** 30+

**PARKING** 260 Stalls

## HIGHLIGHTS

### TRANSIT ORIENTED

- Near bus stop services four popular routes along the Broadway corridor
- Future Broadway extension station in close proximity

### HIGHLY ACCESSIBLE

- Kingsgate is within walking distance from many high-density residential areas, schools, and recreational parks

### AMENITY DENSE AREA

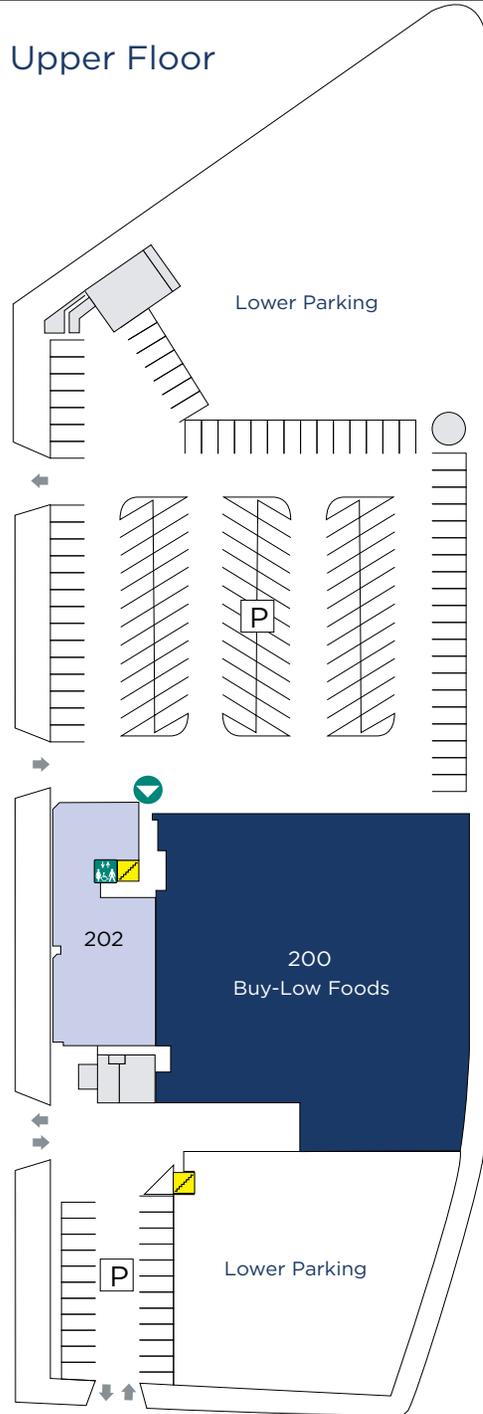
- Mount Pleasant offers a wide variety of restaurants and cafes serving up everything from farm-to-table cuisine to international street food
- Mount Pleasant is known for its arts and culture scene. It's home to a variety of galleries, artist studios, and theaters

## DEMOGRAPHICS

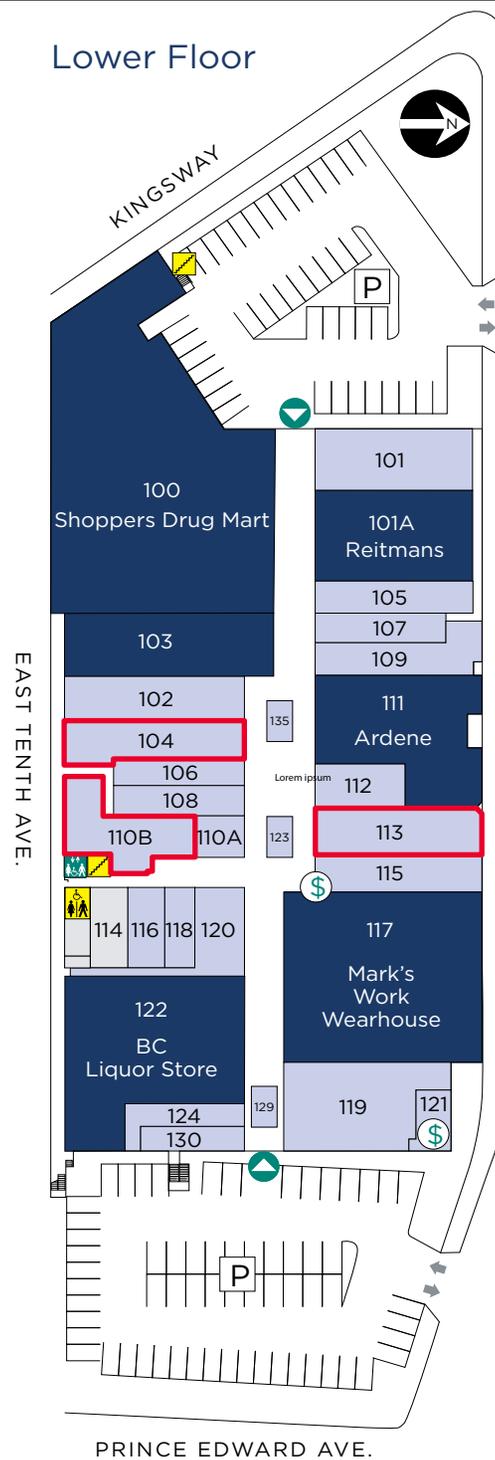
	1KM	3KM	5KM
Population 2022 (estimated)	28,484	94,996	229,193
Population 2027 (projected)	31,232	102,810	252,239
% Population Change (2022-2027)	9.6%	8.2%	10.1%
Median Age	36.9	38.0	38.4
Occupied Dwellings (2022)	14,981	45,822	111,823
Average Household Income	\$108,480	\$122,962	\$120,570



## Upper Floor



## Lower Floor



## AVAILABILITIES

UNIT	AREA (SF)	AVAILABILITY
104	2,090	IMMEDIATELY
110B	2,019	IMMEDIATELY
113	2,103	IMMEDIATELY

\*Landlord may consider repositioning tenants to create larger or smaller unit opportunities.

## BASE RENT

Contact listing agents

## ADDITIONAL RENT (2024)

\$30.56

## ZONING

**C-3A:** Allowing for a wide variety of retail, restaurant, medical and office uses.





WALK SCORE  
WALKER'S PARADISE  
**96**



TRANSIT SCORE  
EXCELLENT TRANSIT  
**79**



BIKE SCORE  
BIKER'S PARADISE  
**94**

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