

FOR SALE/LEASE

GRAFIA

2341 E BROADWAY, VANCOUVER, B.C.

1,217 SF NEW-BUILD RETAIL UNIT IN MIXED-USE DEVELOPMENT

Developed by:

porte⁷
communities

GRAFIA

Marcus & Millichap



SUBJECT PROPERTY

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OPPORTUNITY

GRAFIA is a brand new 6-storey mixed-use development located in the burgeoning area of East Vancouver, with commercial retail opportunities on the ground floor, and residential units above. Located on the north western corner of E Broadway and Nanaimo Street with direct exposure to over 46,000 VPD, this is a great opportunity for both owner-users and investors.

SALIENT DETAILS

Municipal Address: [2341 East Broadway, Vancouver, B.C.](#)

Availability: 1,217 SF

Timing: Available For Occupancy

Parking: 1 Exclusive Stall

Floor Load: Concrete Slab With 100 lbs/SF

Ceiling Heights: Approx. 15'10"

Strata Fee: \$848.26/month

Purchase Price: Contact Listing Agents

Basic Rent: Contact Listing Agents

Additional Rent: Contact Listing Agents

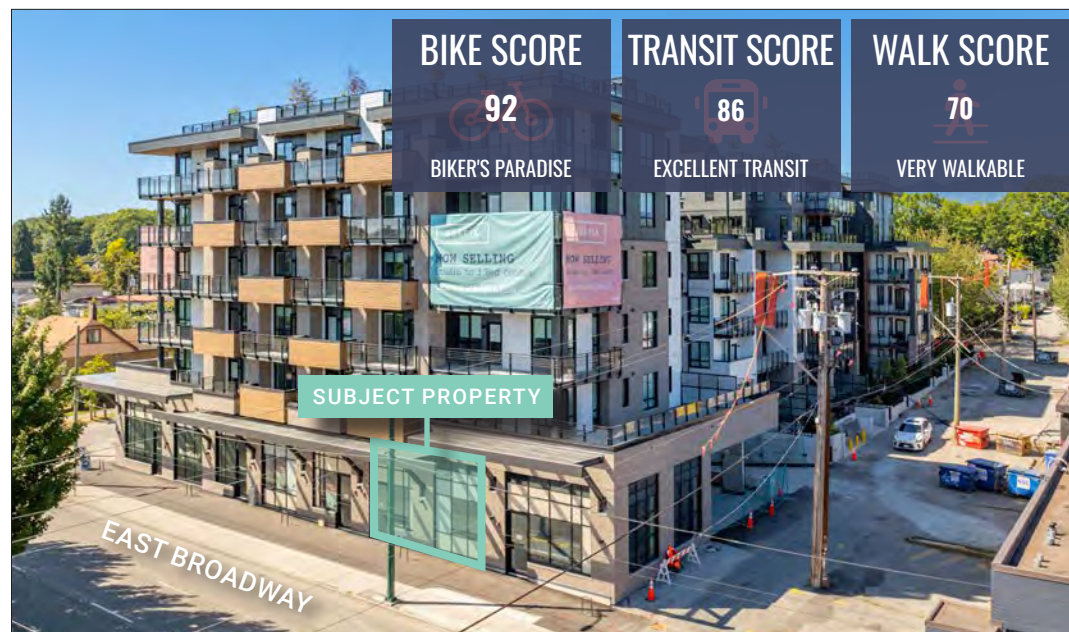
Zoning: [CD-1](#)

DEVELOPER

Founded in 1968 by Hershey Porte, Porte Communities is committed to being in the business of developing communities and enriching lives. By building the company on a solid foundation of trust and long-term relationships, each Porte project creates a place where people love to live, work, and play. 50+ years later, Porte is now run by Hershey's son David Porte and is recognized as a local, comprehensive real estate enterprise that develops, owns, and manages properties throughout Metro Vancouver.

[Marcus & Millichap](#)

GRAFIA



HIGHLIGHTS



Direct exposure 60,000 vehicles per day



An average household income of \$134,152 within a 1km radius



A total population of 85,341 within a 5 min drive time



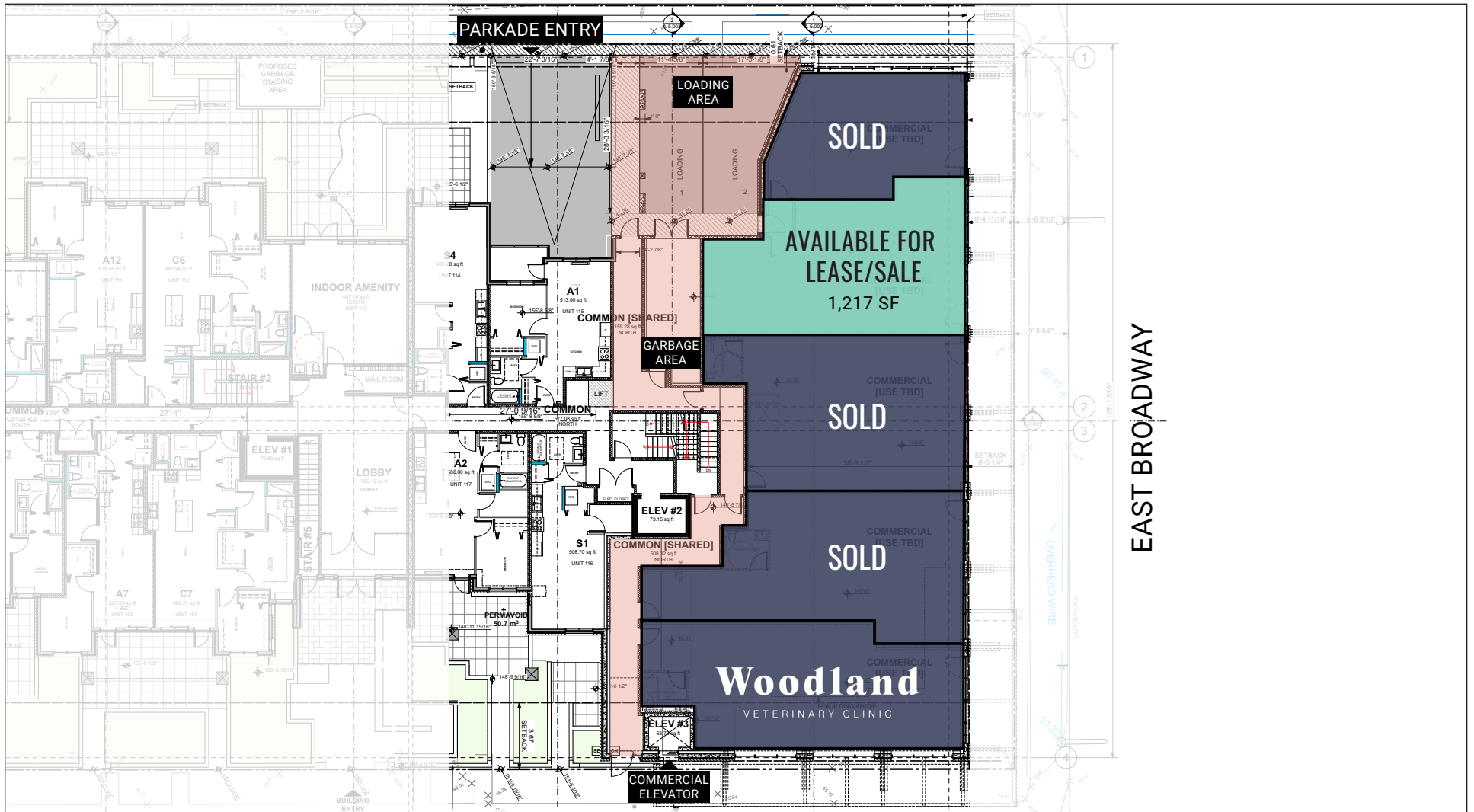
Within close proximity of Commercial-Broadway Centre and Renfrew Station

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GRAFIA

SITE PLAN

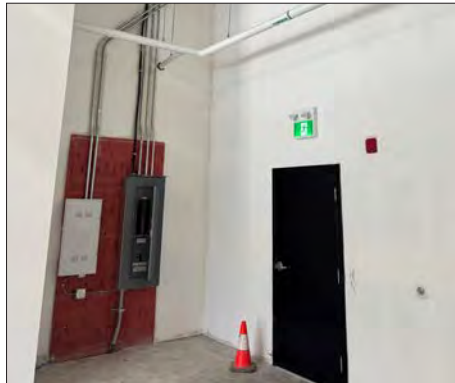


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INTERIOR PHOTOS



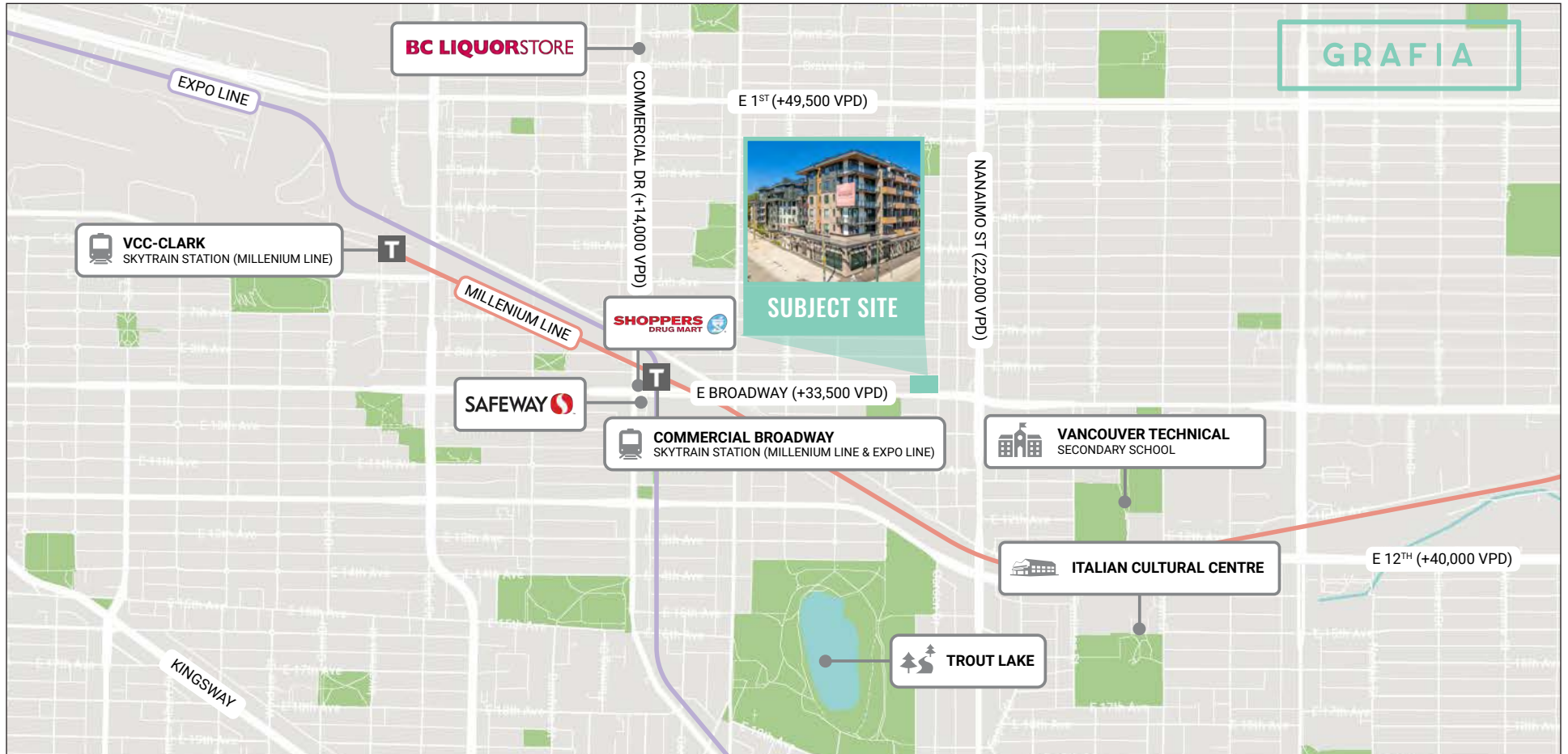
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