



- ▶ **High Profile Corner Location – NE Corner of West Broadway & Cypress Street**
- ▶ **4,298 SF Retail Space**
- ▶ **Formerly Canada Computers**

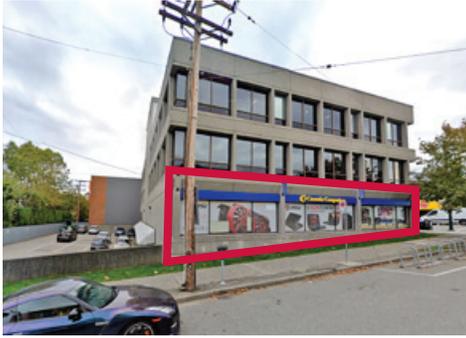
### **Location**

The subject property is located on the northeast corner of Cypress Street and West Broadway, one block west of Burrard Street. Neighbouring tenants include Benjamin Moore Paints, Shoppers Drug Mart, and Paris Orthotics. This location is close to the 4th Avenue, South Granville shopping areas and downtown Vancouver.

The space boasts an expansive open floor plan and high ceiling with lots of natural light. The property also features ample parking convenient for customers and staff.

### **Neil S McAllister**

*Personal Real Estate Corporation*  
D 604.630.3374 C 604.720.3312  
neil.mcallister@lee-associates.com



**Zoning**

C-3A (Commercial) - ideally suited for uses such as retail, fitness, financial, health care, furniture, auctions, wellness, and schools.

**Available Space**

Up to 4,298 SF

**Features**

- ▶ Ample surface parking at rear
- ▶ Corner location
- ▶ High traffic exposure
- ▶ Over 60 feet of frontage along West Broadway

**Parking**

9 stalls at market rate, estimated at \$140.00 per stall

**Availability**

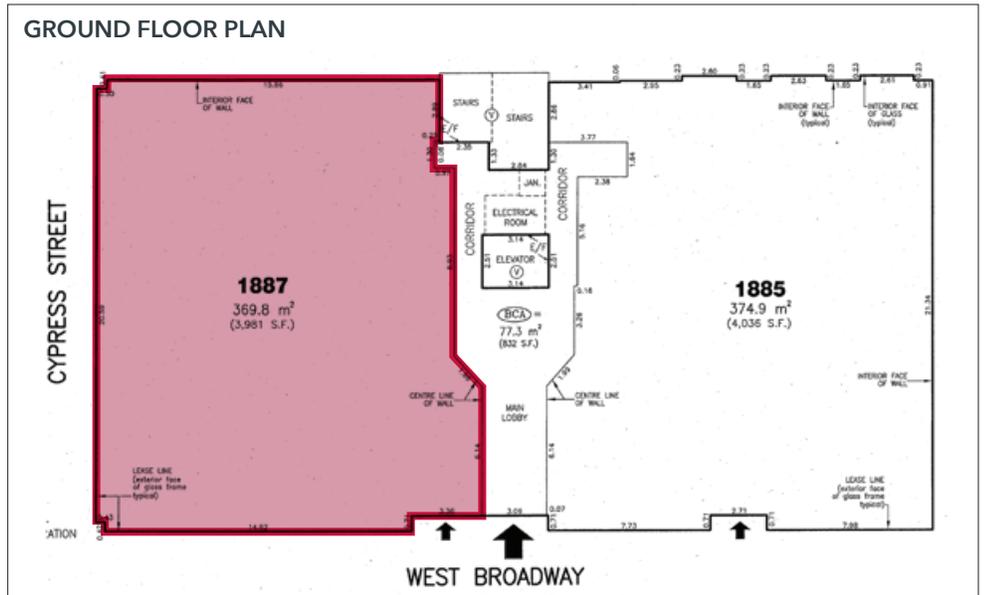
Immediate

**Asking Rate**

\$30.00 PSF (estimated)

**Taxes & Operating Costs**

\$22.64 PSF (2026 estimate)



DEMOGRAPHICS	3 KM
Population	214,376
Average Household Income	\$127,714
Average Age	25-64 (67.8%)

Source: Environics Analytics 2021

**Neil S McAllister**

Personal Real Estate Corporation

D 604.630.3374 C 604.720.3312

neil.mcallister@lee-associates.com