

# FOR LEASE

3303 East Broadway  
Vancouver, BC



## Corner retail unit located in the Renfrew-Collingwood neighbourhood



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## BUILDING FEATURES

- Corner unit with excellent signage opportunity along Rupert Street and East Broadway
- Large south facing window and entrance allow for maximal natural lighting
- Varied mix of retail services nearby and easy access from surrounding residential neighbourhoods
- Part of the burgeoning Rupert and Renfrew Station Area Plan
- 150M to Rupert Skytrain Station

## LOCATION

Situated on the northeast corner of Rupert Street and East Broadway. Broadway is a major arterial road in Vancouver and boasts some of the highest daily vehicle traffic in the Lower Mainland.

The property is located within the Rupert and Renfrew Station Area Plan which looks at increasing housing opportunity, building on transportation accessibility and expansion of community facilities within the neighbourhood.

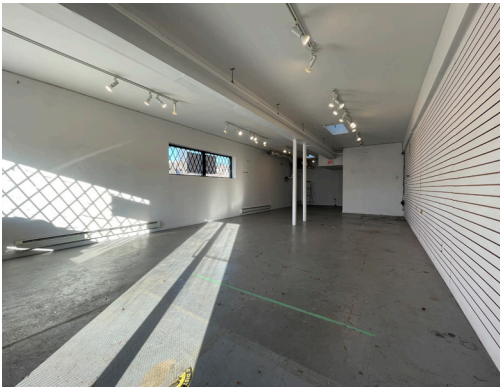
## SALIENT FACTS

Civic Address:	3303 E Broadway, Vancouver BC
Unit Area (approx.):	1,092 SF
Zoning:	C-1
Basic Rent:	\$39.00/SF per Annum
Additional Rent (2022 est.):	\$12.00/SF per Annum
Gross Rent per Month (excl. GST):	\$4,641.00

## DESCRIPTION

A phenomenal opportunity to lease a high exposure retail unit on the corner of Rupert Street and East Broadway. Neighboring popular restaurants Daeji Cutlet House and Sushi High, the property draws a steady stream of foot traffic from dine in and take out patrons. The open concept retail unit is situated centrally by an abundance of nearby amenities ranging from the Real Canadian Superstore, BC Liquor and the Broadway Tech Centre.

The property features excellent accessibility to Lougheed Highway, Highway 1 and it is located a mere 2-minute walk to Rupert Skytrain Station.



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