FOR LEASE - THE SAINT GEORGE

#495 East Broadway and #2475 St. George Street

Corner Retail and Restaurant Opportunity with Frontage on East Broadway and St. George Street

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OPPORTUNITY

A storefront built for Mount Pleasant's foot traffic

Mount Pleasant keeps pulling in new residents, new employers, and a steady stream of people on foot — and this stretch of East Broadway sits right in the middle of it. Two ground-floor units at The Saint George are now open for lease, each with its own street entrance and glass frontage built to be seen.

495 East Broadway and 2475 St. George Street can be taken on their own or joined into one contiguous space. Either way, a tenant here gets direct sightlines from the sidewalk, easy transit access, and a growing residential population living right upstairs and around the block.

This is a chance to open where the neighbourhood is already headed — not where it used to be.

Image Disclosure: Image has been digitally enhanced for presentation purposes.
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The Development

Saint George pairs street-level commercial space with residential floors above, and the retail units were laid out with operators in mind: wide glazing, and enough depth to configure a kitchen, service counter, or showroom without feeling cramped.

The base building is finished and vacant, so a new tenant can move straight into build-out rather than waiting on construction. Both units share the block's modern brick-and-glass exterior, giving whoever leases here a clean, current look from day one.

SALIENT FACTS

THE TWO UNITS, SIDE BY SIDE

495 East Broadway

SL 98 GROUND-FLOOR RETAIL

Rentable Area (BOMA)	±2,153 SF
Zoning	C-3A
Frontage	East Broadway
Availability	Immediate
Parking Stalls	2
Additional Rent (2026 est.)	$11.39 / SF
Base Rent (leased alone)	**$40.00 / SF**

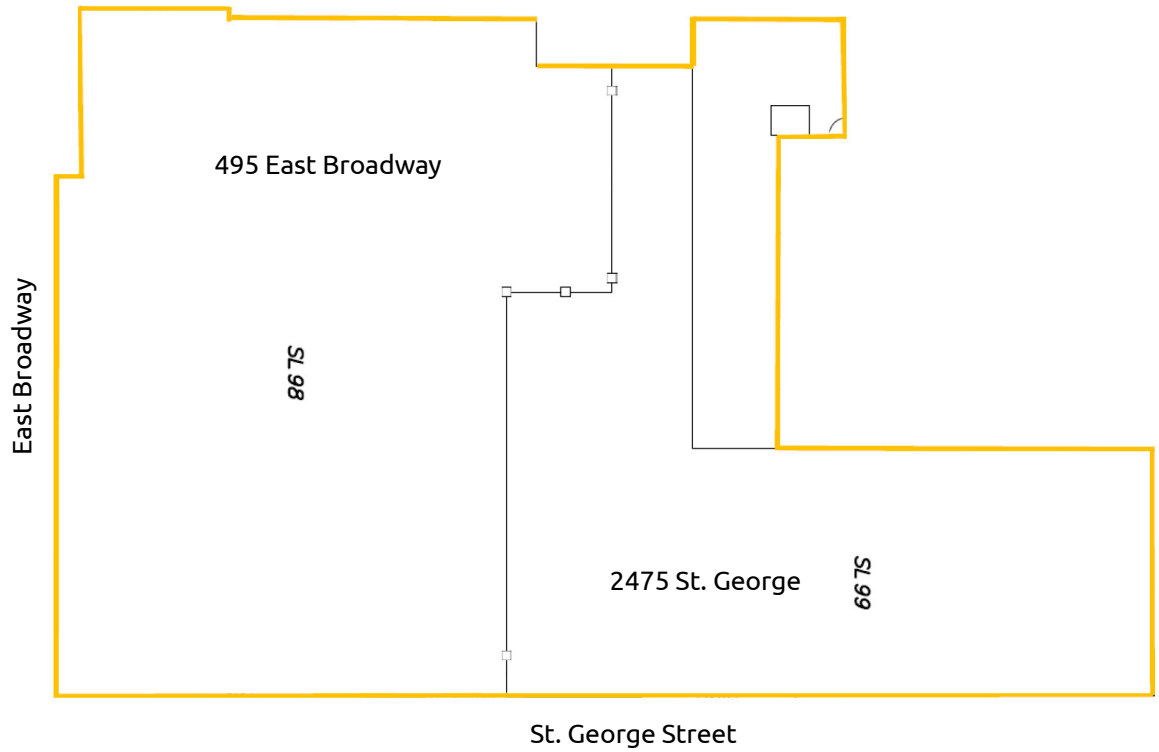
2475 St. George Street

SL 99 GROUND-FLOOR RETAIL

Rentable Area (BOMA)	±1,607 SF
Zoning	C-3A
Frontage	St. George Street
Availability	Immediate
Parking Stalls	2
Additional Rent (2026 est.)	$11.39 / SF
Base Rent (leased alone)	**$40.00 / SF**

Sizes are approximate and subject to verification. Rates shown are base rent; additional rent (TMI) to be confirmed.

FLOOR PLAN



All measurements are approximate. Tenant to verify if deemed necessary.

Take 495 East Broadway or 2475 St. George on its own, or combine both into a single tenancy with one lease.

COMBINED OPPORTUNITY

$35.00 /sf combined base rent

±3,760 sf combined	One continuous storefront across both addresses
4 parking stalls	Permits a wide range of retail, restaurant, and service uses
Both units are vacant now and ready for a tenant's build-out	

PROPERTY HIGHLIGHTS

- Street-facing corner exposure directly on East Broadway
- Strong signage exposure to passing traffic
- Wide glazing and plenty of natural light
- Short walk to the future Mount Pleasant Skytrain station
- On-site parking stalls available
- Vacant base building — no waiting on construction
- Common accessible washrooms for a more efficient floor plan
- Residential density above and throughout the block

LOCATION

The Neighbourhood:
Mount Pleasant, at street level

Mount Pleasant has turned into one of Vancouver's most sought-after neighbourhoods, and the momentum isn't slowing down — the Broadway Corridor Plan and the SkyTrain extension now under construction are both pointed straight at this stretch of the city. The blocks around The Saint George are already dense with independent restaurants, breweries, and coffee shops, and the people who live here tend to spend close to home.

Getting here doesn't require a car: the property sits on the City's bike lane network and a Broadway bus line, within walking distance of the future Mount Pleasant Station and Broadway–City Hall Station.

A few blocks north, the False Creek Flats have become a real hub for the city's tech and creative economy — Emily Carr University, Lululemon's head office, and the Centre for Digital Media are all nearby. St. Paul's Hospital is also relocating into the area, which should only add to the daytime population passing by.

99
Walker's Paradise

Walk Score®
80%
Excellent Transit

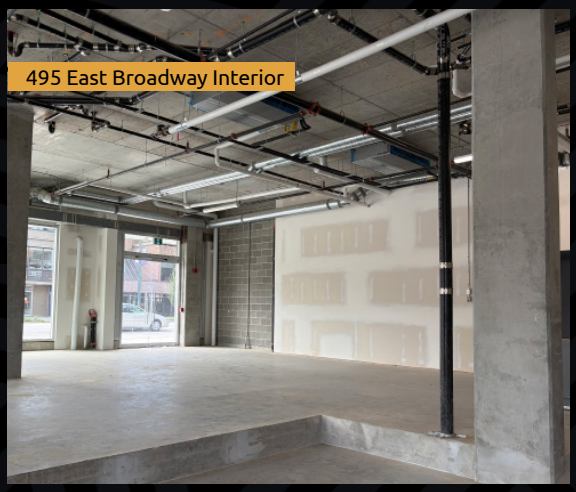
A+
Biker's Paradise

PROPERTY PHOTOS

The Saint George Exterior

495 East Broadway Frontage

2475 St. George St. Interior


495 East Broadway Interior

495 East Broadway Interior

Property Exterior with mountain views

NEARBY AMENITIES

DINING A Michelin-starred Japanese grill, a handful of neighbourhood restaurants, and a wine bar or two — all within a short walk.

COFFEE & CASUAL FARE
A dense strip of independent cafés and bakeries along Main and Broadway.

SHOPS & AMENITIES
Kingsgate Mall, the Mount Pleasant Community Centre, and the weekly farmers market.

INSTITUTIONS
Emily Carr University, Lululemon's global HQ, and the incoming St. Paul's Hospital campus.

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