

# 1508 West Broadway

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PROFESSIONAL BUILDING SURROUNDED  
BY COMPLIMENTARY MEDICAL USES

PAID PARKING UNDERGROUND

PROXIMITY TO FUTURE SOUTH  
GRANVILLE STATION

CIVIC ADDRESS 1508 W BROADWAY  
VANCOUVER, BC

SIZE ~~1548 W Broadway: 2,988\* SF~~  
1550 W Broadway: 1,272\* SF  
1586 W Broadway: 966\* SF

ZONING C3-A\*\*

ASKING RENT

CONTACT  
LISTING AGENTS

ADDITIONAL RENT \$19.31 PSF

AVAILABILITY

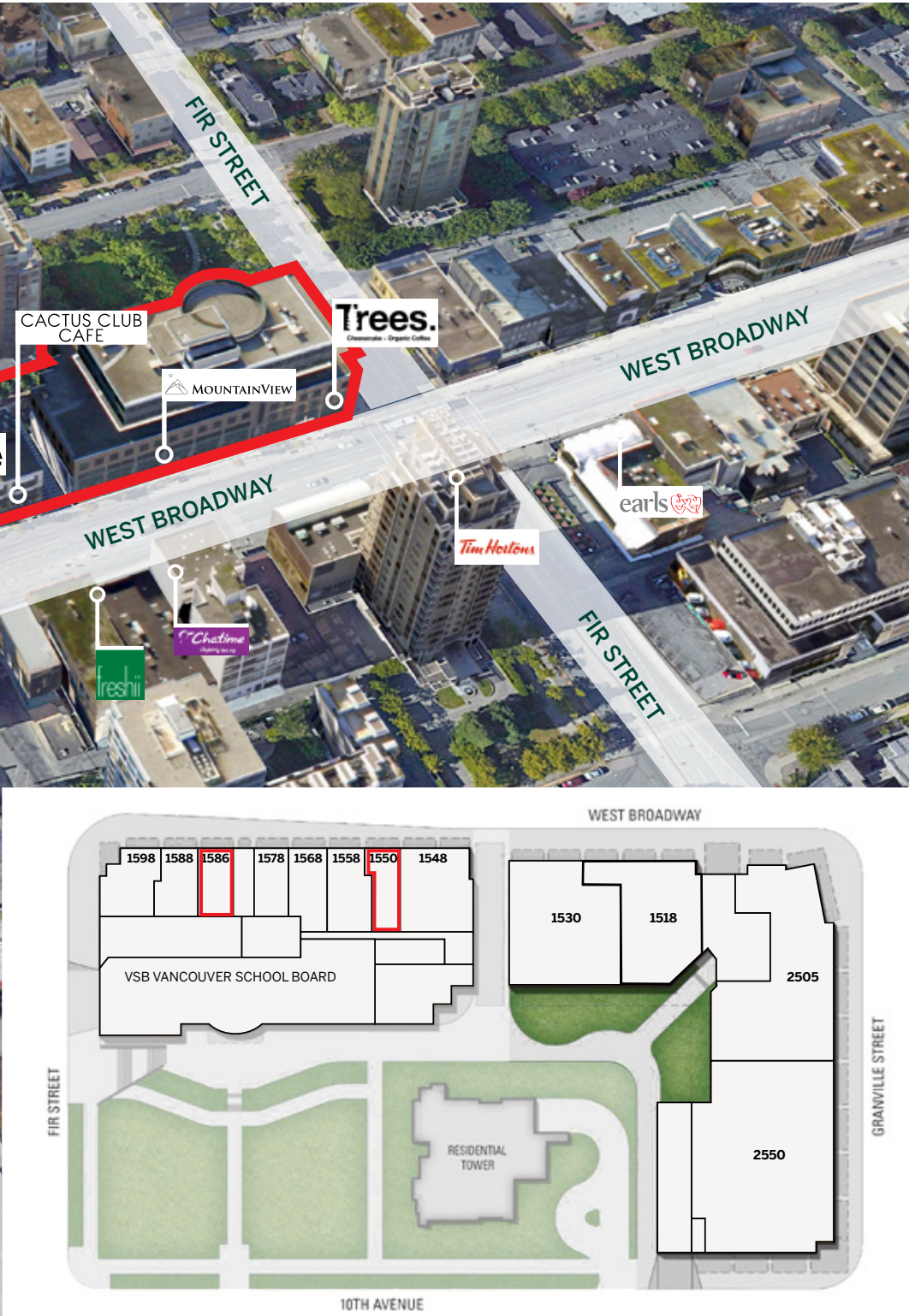
IMMEDIATELY

**ALLIED**





# WEST BROADWAY MARKET OVERVIEW



# 1508 - 1598 WEST BROADWAY

Ideally located along the busy West Broadway – Granville intersection, the units are dominantly positioned for maximum exposure and central access. Situated in the heart of one of Vancouver’s most prominent retail nodes featuring up-scale fashion boutiques, outdoor apparel stores, cafes and restaurants, these units provide tenants with premium retail offerings and signage opportunities to more than 24,000 vehicles per day. The sites are also located just one block east from South Granville Station, one of six new underground transit stations comprising the Broadway Subway Project, providing pedestrians with easier access to the University of British Columbia, Vancouver General Hospital, and City Hall.

## DEMOGRAPHICS

|                          | 1 km      | 3 km      | 5 km      |
|--------------------------|-----------|-----------|-----------|
| Population               | 31,886    | 241,829   | 421,753   |
| Households               | 18,550    | 130,888   | 210,493   |
| Average Household Income | \$119,868 | \$128,237 | \$131,080 |
| Median Age               | 39.8      | 38.5      | 39.3      |

Source: Statistics Canada, 2024

A hot commuter route that connects to many neighbourhoods throughout Vancouver, this area is home to everything from clothing boutiques to world famous restaurants and cozy coffee bars.

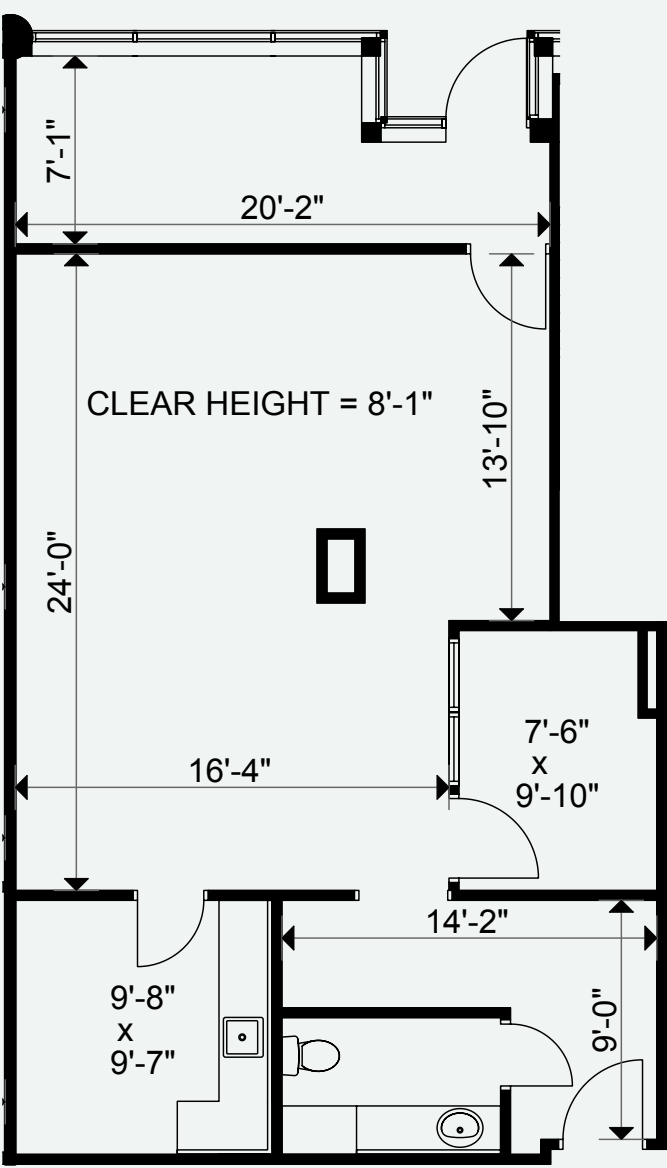
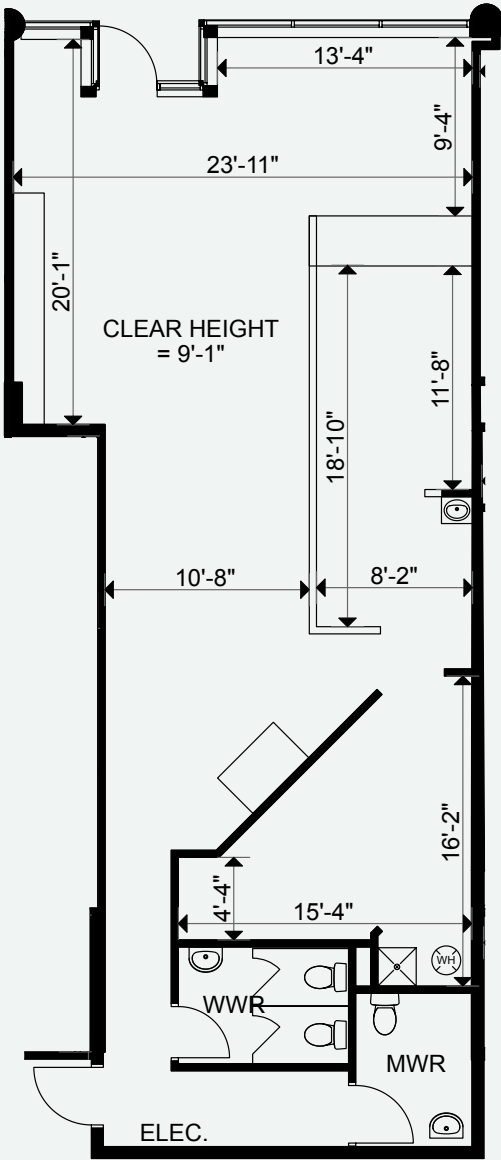
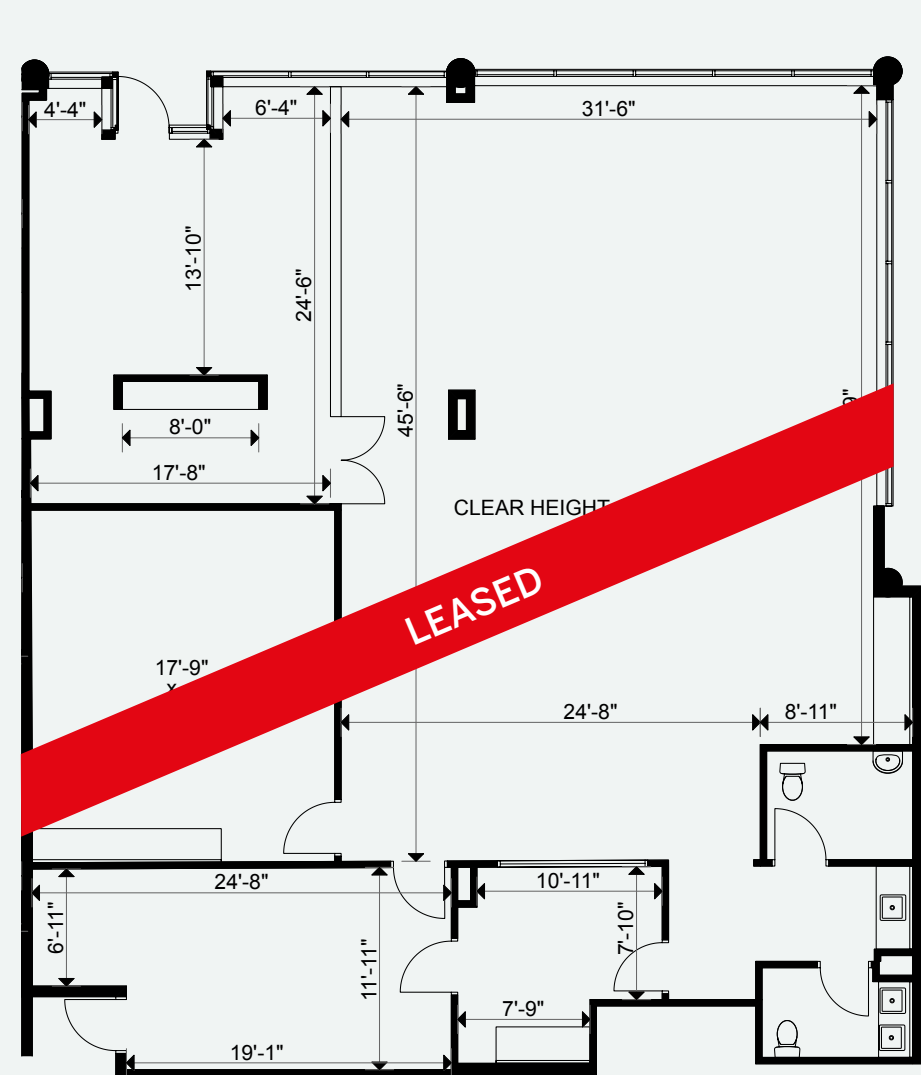




Available  
Site Plans

\$28.84B  
Total Expenditure  
In a 5KM radius

\$137,032  
Total Expenditure Average per household  
In a 5KM radius



1548  
WEST BROADWAY

1550  
WEST BROADWAY

1586  
WEST BROADWAY



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\*\* Tenant is responsible for verifying permissible as per zoning. ° Personal Real Estate Corporation

CONNOR O'KEEFFE °  
Vice President

T 604.628.4339  
connor.okeeffe@jll.com

MADELEINE BYBLOW  
Associate Vice President

T 604.628.4334  
madeleine.byblow@jll.com