



**Commercial Opportunities**

For lease  
Broadway and Birch







Possession Q1 - 2026

Potential Unit Sizes | All sizes are in SQ FT

CRU 1	2,418 SF	Retail
CRU 2	1,669 SF	Retail
CRU 3	1,223 SF	Retail
CRU 4	806 SF	Retail
CRU 5	1,027 SF	Retail
CRU 6	992 SF	Retail
CRU 7	274 SF	Retail
Second Floor		
CRU 10	16,108 SF	Office/Retail

Additional Rent (2023 est.)  
\$ 23.00 PSF



Location

Located in the City of Vancouver at the corner of Broadway & Birch, the location has 2 levels of commercial opportunities and 25 stories of residential with 258 units. The ground floor units have high ceilings with ample frontage to West Broadway. The 2nd floor opportunity has a private entrance for a single retail or office user. Already under construction, possession is slated for Q1 2026.



5 minute walk to new South Granville skytrain station opening 2026



Private entrance off Broadway for 2nd floor opportunity



Street Parking and designated underground commercial stalls



High visibility along West Broadway



Vancouver  
British Columbia



Site Details



**Civic Address**  
2538 Birch Street, Vancouver, BC



**Site Area**  
258 residential units, 25 stories and 2 commercial levels



**Zoning**  
CD-1



**Parking**  
30 commercial parking stalls



**Completion**  
Q1 2026

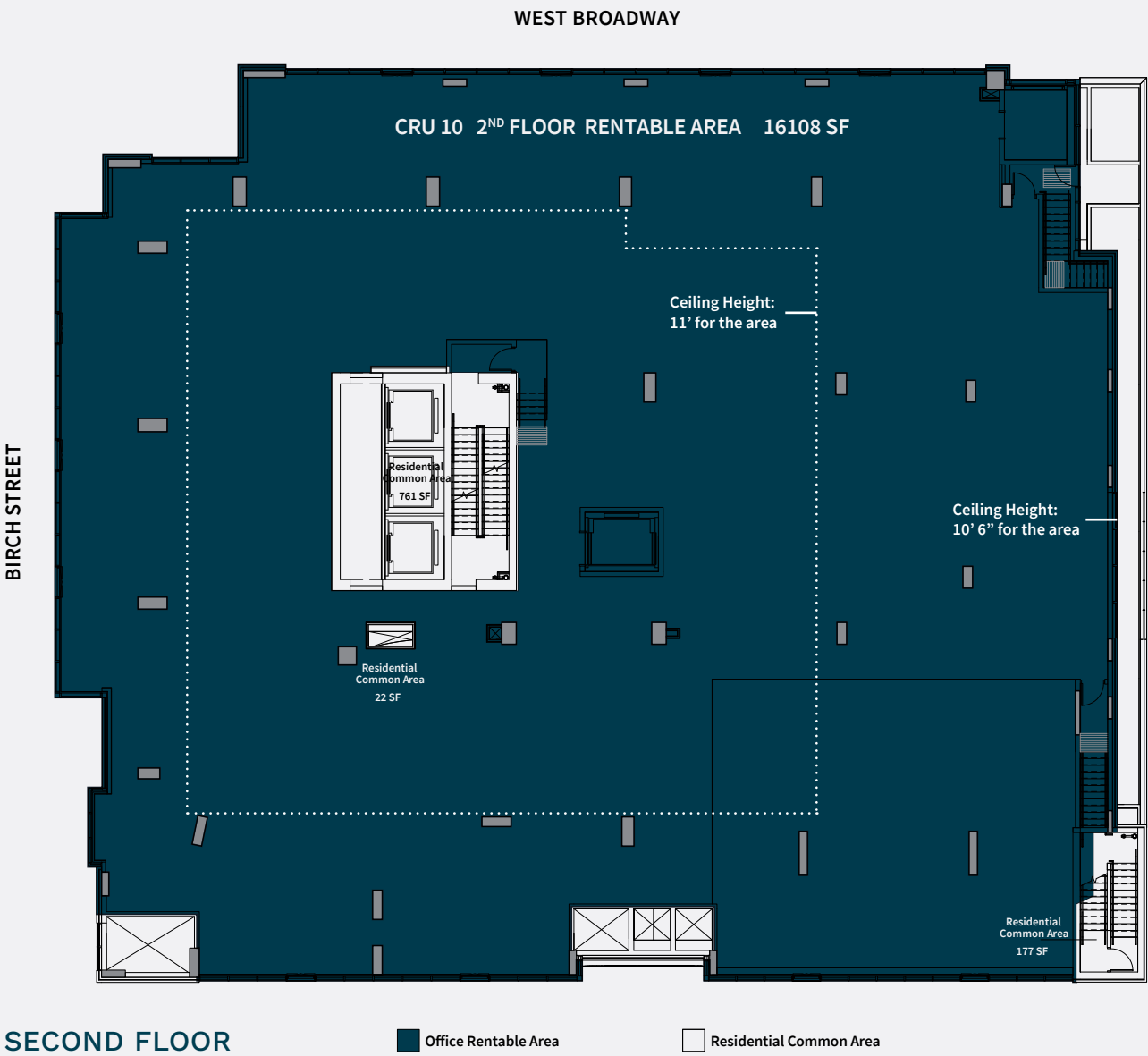
Property Highlights



9 Min to Downtown



Fronting the West  
Broadway corridor







## Demographics

	1 km	3 km	5 km
 <b>Population</b>	29,693	246,022	426,853
 <b>Households</b>	17,027	132,523	208,614
 <b>Avg. Household Income</b>	\$127,828	\$129,389	\$130,585
 <b>Total Expenditure</b> <small>Avg. Household Income</small>	\$117,761	\$123,545	\$129,235

Source: Statistics Canada, 2024

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