

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 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

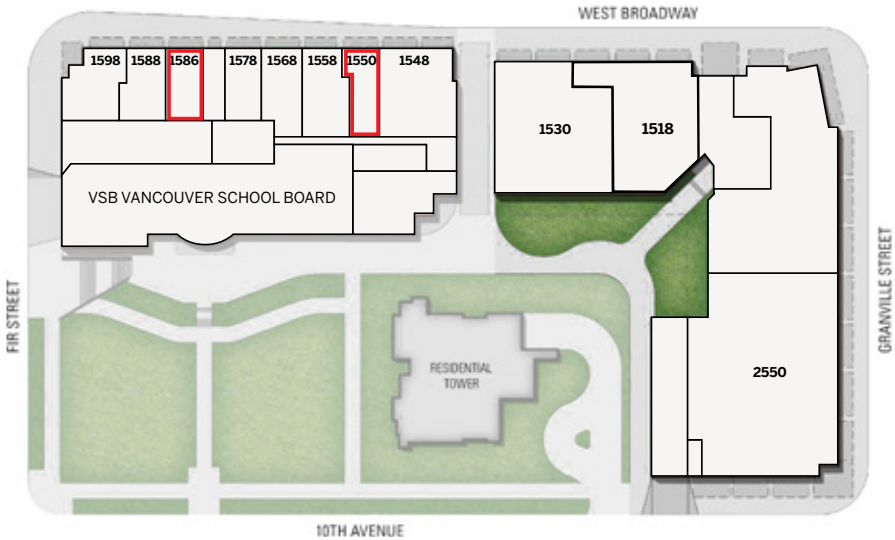
Ideally located along the busy West Broadway – Granville intersection, the units are dominantly positioned for maximum exposure and central access. Situated in the heart of one of Vancouver’s most prominent retail nodes featuring up-scale fashion boutiques, outdoor apparel stores, cafes and restaurants, 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

Source: Environics, 2026

	1 km	3 km	5 km
 Population	32,025	245,511	435,655
 Households	18,229	131,478	216,236
 Average Household Income	\$143,682	\$154,427	\$157,960
 Median Age	39.2	38.2	38.7

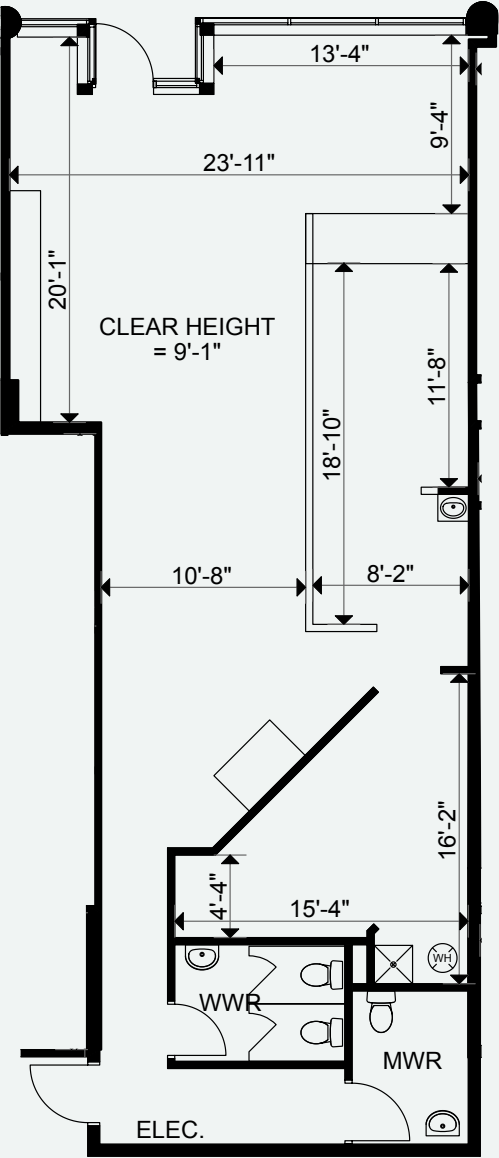
A hot commuter route that connects to many neighbourhoods throughout Vancouver, this area is home to everything from clothing boutiques to world famous restaurants and cozy coffee bars.



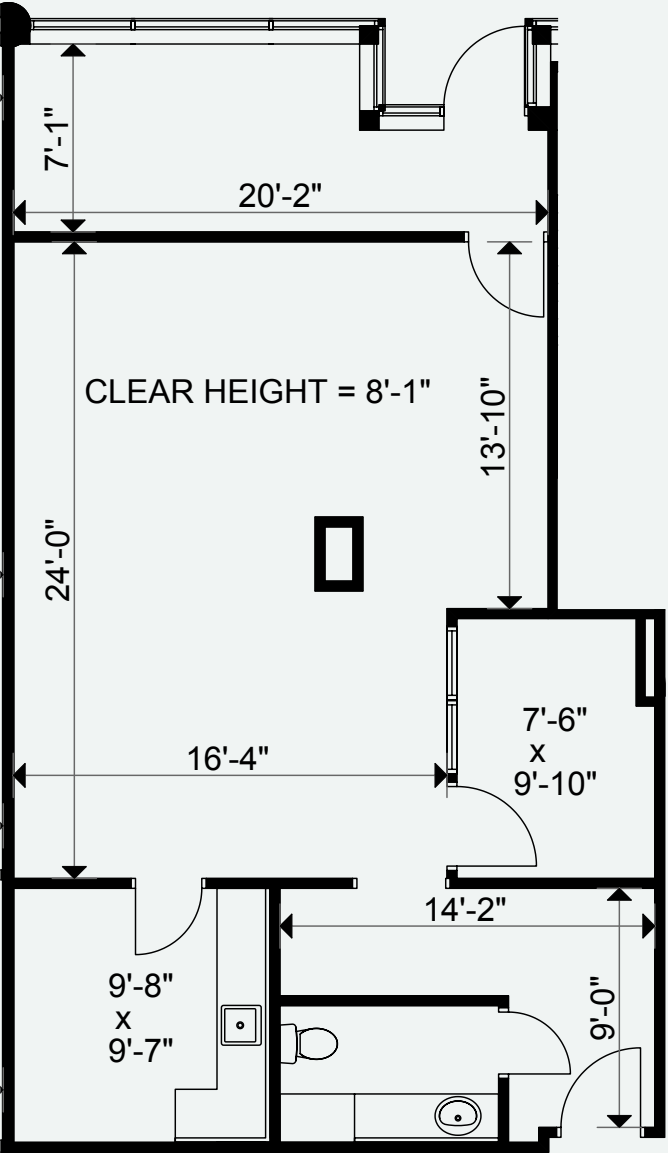
Available
Site Plans

\$36.39B
Total Expenditure
In a 5KM radius

\$168,289
Total Expenditure Average per household
In a 5KM radius



1550
WEST
BROADWAY



1586
WEST
BROADWAY



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* Approximate and subject to confirmation. ** Tenant is responsible for verifying permissible as per zoning.

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