



For Sale: Retail, Investment

# 2803 West Broadway

Prime Investment Opportunity Located On A Highly Visible Corner In Kitsilano

**Lennard:**

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[lennard.com](http://lennard.com)



# 2803 West Broadway

2 Storey Retail Building With  
Excellent Visibility In A High  
Traffic Area

## Salient Details



Address  
2803 West Broadway  
West Vancouver



PID  
011-456-591

Legal Description  
LOT 17, BLOCK 32, PLAN VAP4637, DISTRICT  
LOT 192, NEW WESTMINSTER LAND DISTRICT,  
(REF PL 3346) OF LOT 1, & BLK 4 OF BLK 32



Zoning  
C-2C Commercial



Site Size  
3,458 SF



Building Size	Ground Level	2nd Floor
5,000 SF	2,500 SF	2,500 SF



Property Taxes (2025)  
\$51,759

Asking Price  
Contact Listing Agent



Listing Agent  
Allon Shapiro Personal Real Estate Corporation  
Partner & Managing Broker  
D. 604.636.2626 • C. 604.307.6136  
ashapiro@lennard.com

## Property Highlights

- Corner location with over 150 feet of combined frontage along both West Broadway & MacDonald Street
- High ceilings with premium quality build out spec
- Elevator
- Tenanted by a multi-location (9 stores) established retailer - Plenty
- Future Broadway Subway Project with Arbutus Station currently under construction nearby
- Spectacular location in an Amenities-Rich Area

## Tenancy

- 5 Year Lease with “Plenty”
- Net Annual Income of \$275,000





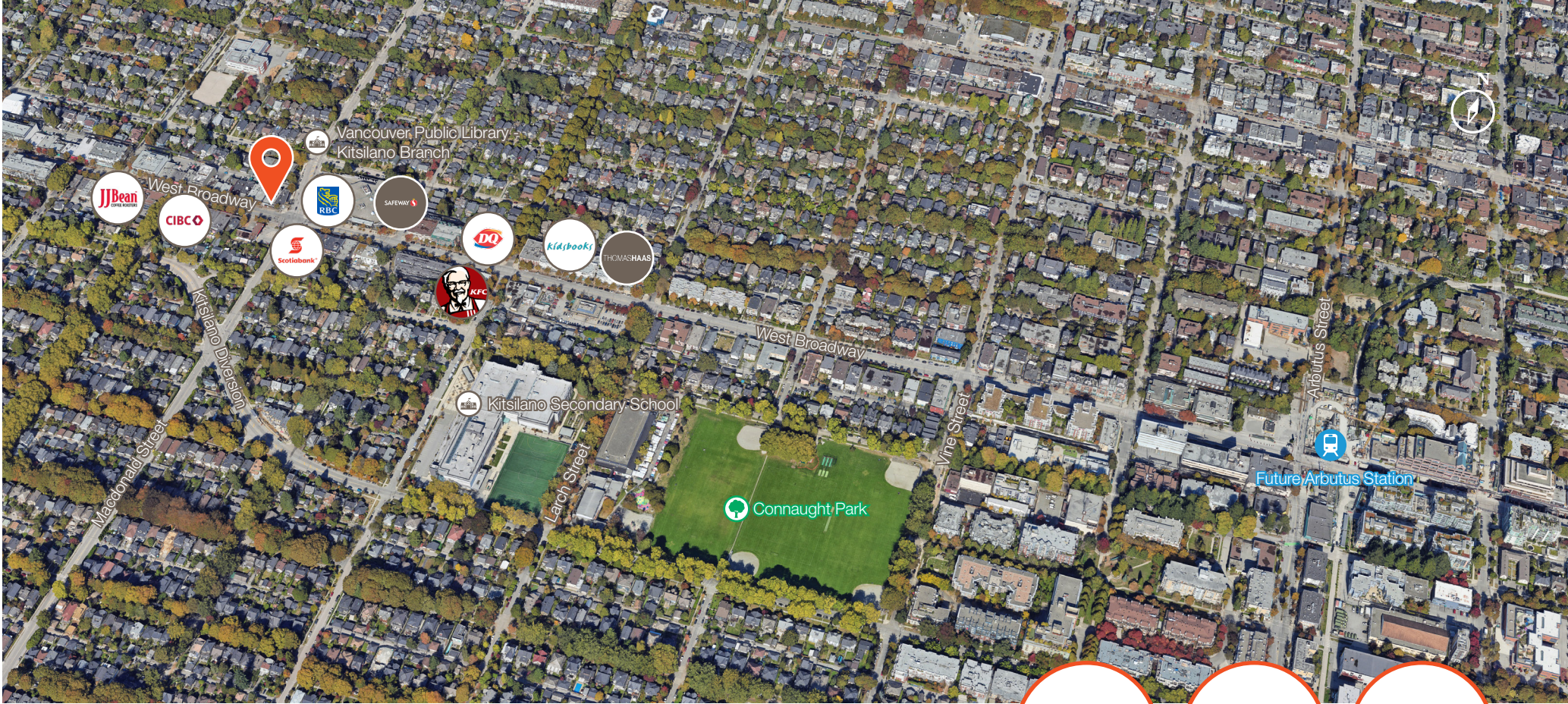
Vancouver

# Kitsilano

2803 West Broadway is situated in Kitsilano (“Kits”), one of Vancouver’s most famous and sought-after neighborhoods. This area is characterized by a high-energy, active, and distinctly beachy vibe. The specific location is right on a major commercial street, providing excellent access to transit and essential services.

The area is also getting a major transit upgrade! The Broadway Subway Project (an extension of the Millennium Line) is currently under construction and scheduled to open in 2027.

The nearest new station to 2803 West Broadway will be the Arbutus Station, located at Broadway and Arbutus Street.



## Amenities-Rich Location

Located in a key commercial node in Kitsilano, lined with boutiques, groceries, and restaurants.

## Historic Heritage Area

Historically known as Greektown, this area is multicultural and hosts the annual Greek Day event.

## Transit Friendly

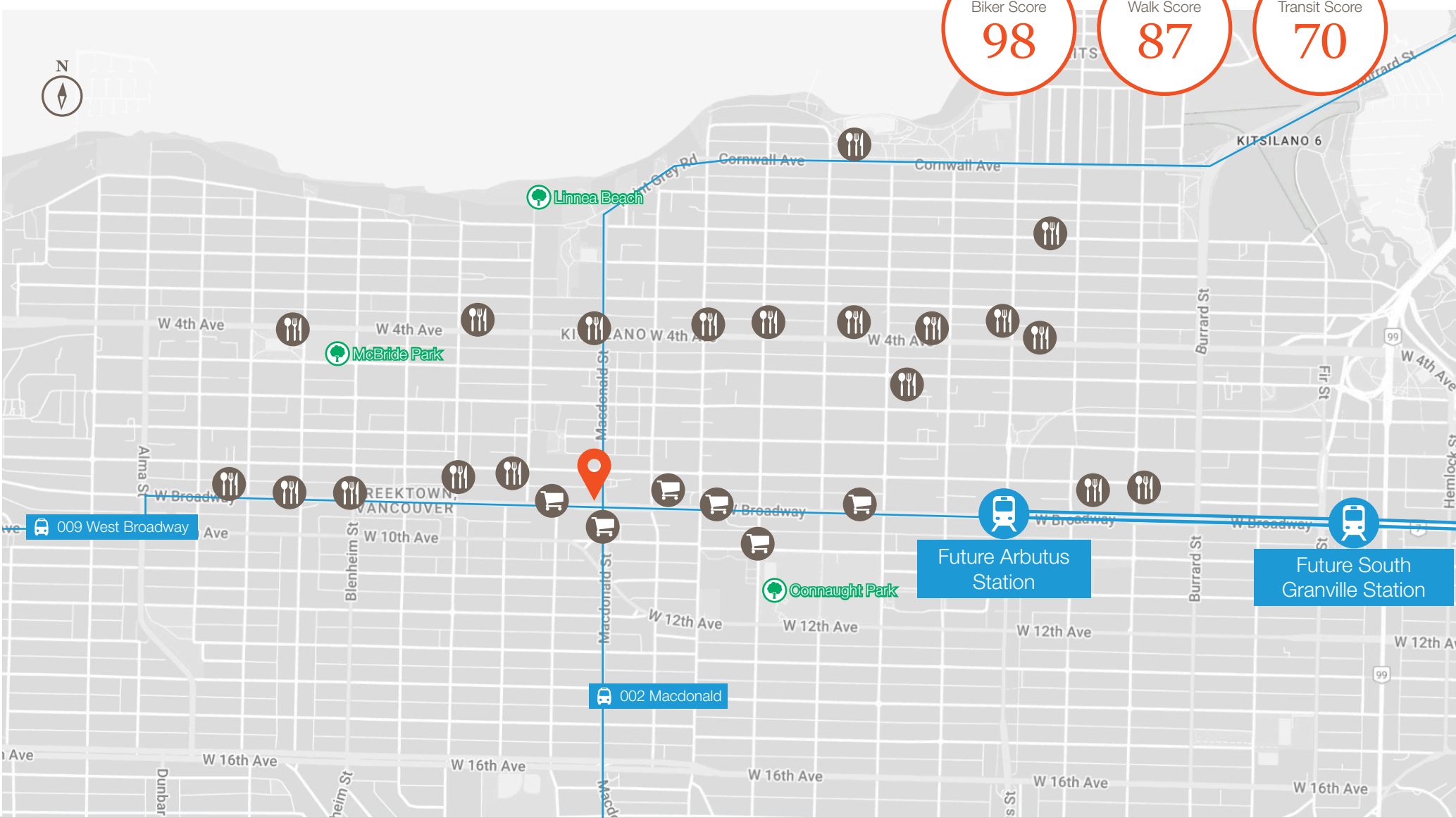
Highly walkable area with strong transit links; a future stop on the Broadway Subway Line is anticipated.

## Future Broadway Extension

The Broadway Subway Project is a 5.7 km extension of the Millennium Line, from VCC-Clark Station to Broadway and Arbutus.

Source: <https://www.broadwaysubway.ca/>

Lennard:







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