FOR LEASE

105 E BROADWAY

High Exposure Retail Opportunity in the Heart of Mount Pleasant

corbel
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the location

105 E Broadway is located on the north side of East Broadway, steps from the highly active intersection of Broadway, Main Street, and Kingsway, in the heart of Mount Pleasant. Positioned within the South Main (SoMa) district, the area is known for its strong pedestrian activity, independent retailers, destination restaurants, creative offices, and a growing residential population that supports all-day demand.

The property benefits from proximity to the future Mount Pleasant SkyTrain Station, improving accessibility for both customers and staff. Backed by the City of Vancouver's Broadway Plan, the neighbourhood is evolving into a more transit-oriented, higher-density corridor with continued growth in employment and housing.

Recent residential developments have introduced over 500 new strata units nearby, further strengthening the local customer base. With excellent visibility, transit access, and an active streetscape, 105 E Broadway offers retailers a prime opportunity to establish a presence in one of Vancouver's most vibrant and growing urban neighbourhoods.

salient facts

Size[1,2]
1,309 SF - 4,412 SF (Approx.)

Zoning
C-3A

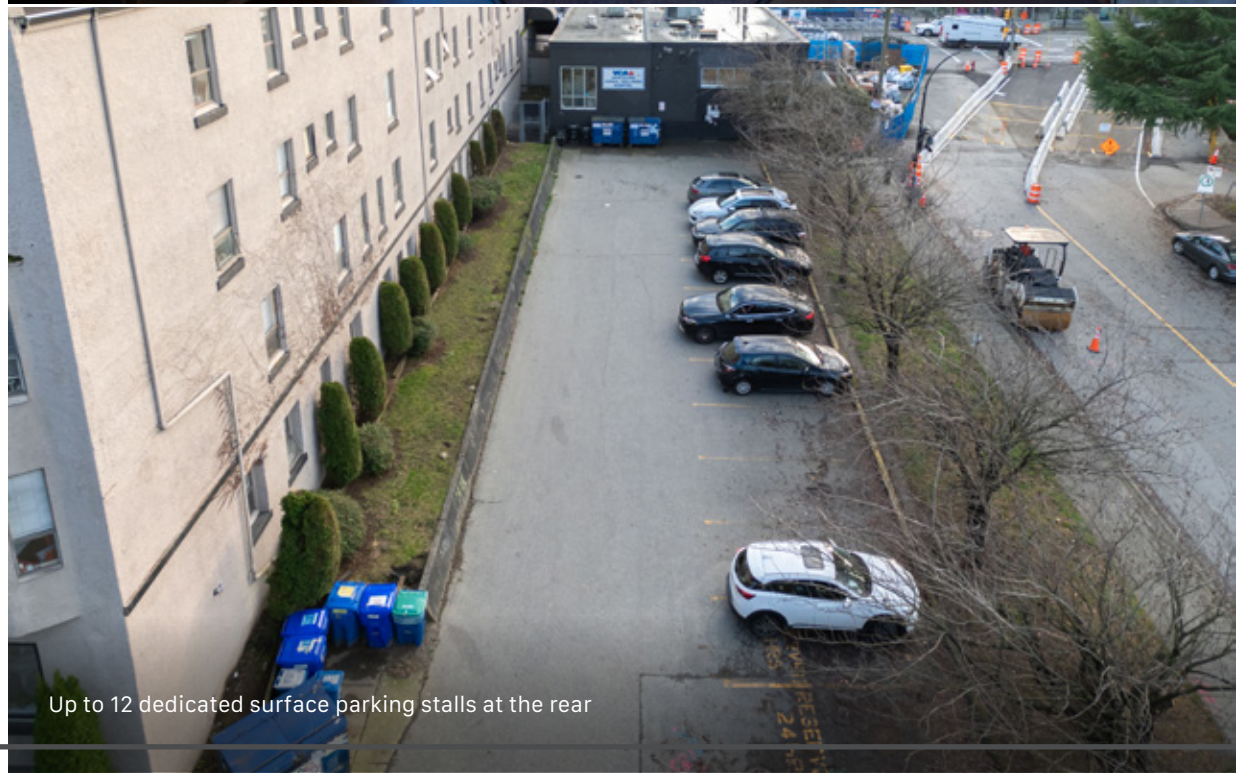
Basic Rent
$50.00 PSFPA

Additional Rent
$19.00 (2026 est.)

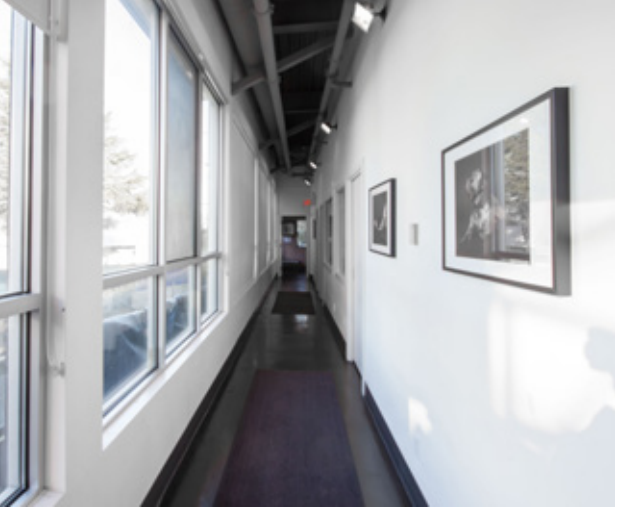
Parking
Twelve (12) dedicated stalls

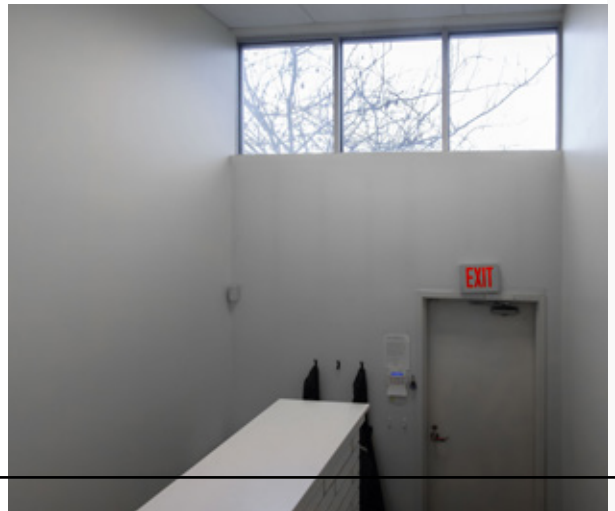
Availability
June 1, 2027

Large windows providing abundant natural light


Up to 12 dedicated surface parking stalls at the rear

[1]All sizes are approximate and subject to verification.
[2]Space is demisable Please contact agent for more information.



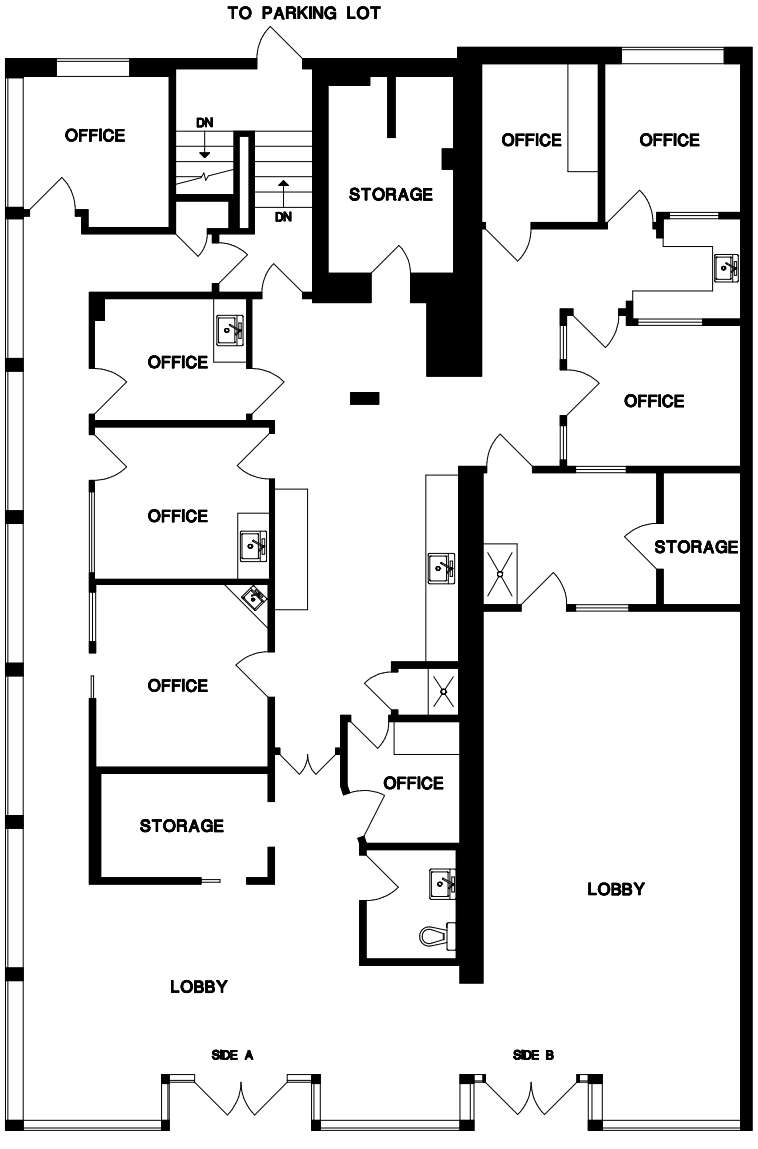


the features

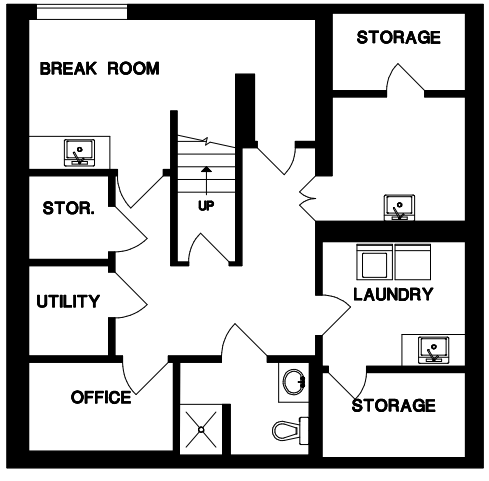
- Rare retail opportunity with prime frontage along East Broadway in trendy Mount Pleasant
- Large retail windows with highly visible storefront allowing for prominent signage potential
- Steps from the future Mount Pleasant SkyTrain Station, positioning the property at the centre of the Broadway Plan growth corridor
- Large windows providing abundant natural light
- Flexible size options ranging from 1,309 SF - 4,412 SF (Approx.)
- Outstanding ceiling heights throughout
- Up to 12 dedicated surface parking stalls at the rear, a rare and valuable amenity for urban retail users
- Private kitchenette and washrooms
- Flexible C-3A zoning, accommodating a wide range of retail, showroom, medical, wellness, and lifestyle-oriented uses

floor plan

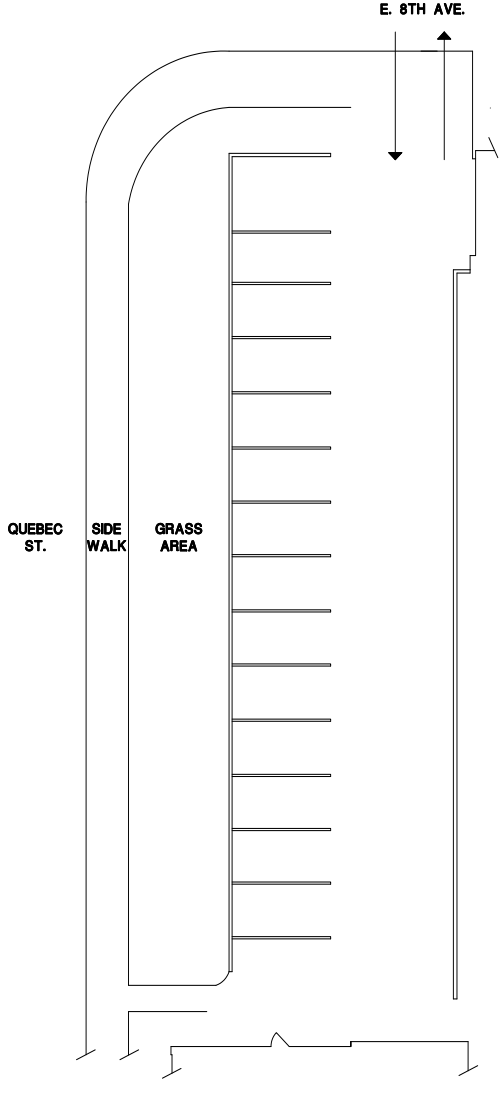
Main Floor



Lower Level



Parking Lot



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*Floor plan may not be 100% accurate and is subject to verification.

broadway plan

A City-Shaping Growth Corridor

The City of Vancouver's Broadway Plan is transforming the Broadway Corridor into one of the city's most significant growth areas. Council has approved rezonings across portions of the corridor, introducing new low-rise, mid-rise, and high-rise residential district schedules to support long-term intensification.

Anchored by the Broadway Subway and new SkyTrain stations, the plan will deliver substantial residential and employment growth, enhanced transit access, and a more active, pedestrian-oriented streetscape. For retailers along East Broadway, this evolution translates into a rapidly expanding customer base, sustained foot traffic, and long-term visibility within one of Vancouver's most dynamic urban corridors.

Rendered detail of the Broadway Plan area. From east to west from Clark Drive to Vine Street, and south to north from 16th Avenue to First Avenue. *Image Source: City of Vancouver*

Image Source: broadwaysubway.ca

Vancouver City Council has approved a framework plan for the next 30 years of development of a massive surrounding the Broadway Subway currently under construction. *Image Source: consturctconnect*

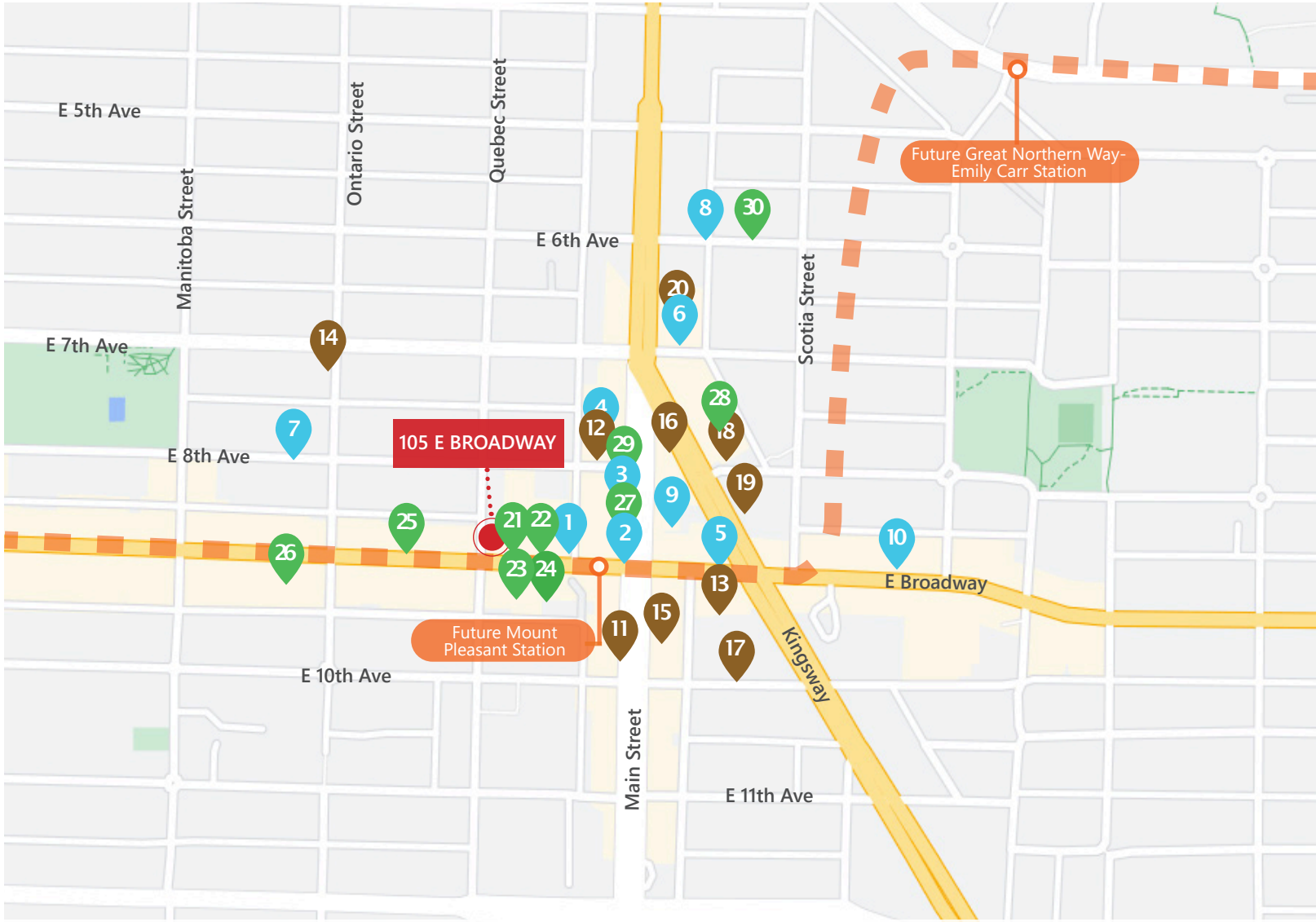
Image Source: City of Vancouver

1 Michelin Star: Sumibiyaki Arashi Restaurant

Michelin Guide: ELEM Resturant

Courtside

Future Mount Pleasant Station



RESTAURANTS & BARS

1. Old Durbar
2. Sushi Kaido
3. Courtside on Main
4. Osteria Otto
5. Murmur
6. Como Taperia
7. 33 Acres Brewing
8. Giusti
9. The Pleasant
10. Sumibiyaki Arashi

CAFÉ + CASUAL FARE

11. KOBO Ice Cream
12. Melo Patisserie
13. Starbucks
14. Elysian Coffee
15. Bean Around The World
16. Gene Coffee Bar
17. Thierry
18. Whisk Matcha Cafe
19. La Petite Cuillère
20. Cultivate Tea

SHOPPING + SERVICES

21. Gather The Shop
22. Dollarama
23. DAUB
24. Portside Interiors
25. Murata
26. Sport Chek
27. F as in Frank
28. Mt Pleasant Community Centre
29. 8th & Main
30. ITSUMO

Millenium Line Broadway Extension

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