



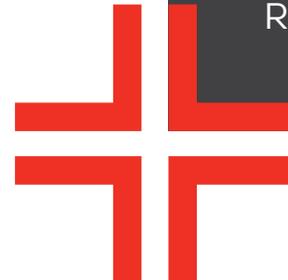
# CAFÉ SUBLEASE

111 W Broadway  
Vancouver, BC

RETAIL SUBLEASE

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# PROJECT SUMMARY

This exceptional sublease opportunity features a highly desirable fully fixtured café space, located at 111 W Broadway in Vancouver's vibrant Mount Pleasant/Fairview Slopes neighbourhood. This area is a dynamic and affluent urban hub, offering a compelling blend of residential density, robust commercial activity including a significant office/light industrial node generating great daytime work population, and convenient access to key transportation routes.



VIRTUAL TOUR

- **Excellent Accessibility:** Easy access via major routes and the nearby Broadway–City Hall SkyTrain station draws customers from across the city.
- **Established Café Location:** The former cafe space benefits from existing infrastructure and ready for easy takeover.



# DETAILS

✦ Size: Unit 1 & 3: 1,995 SF

✦ Available: Immediately, sublease expiring August 11, 2030  
+ 2X5 yr. options to renew

✦ Base Rent: \$48.00 PSF

✦ Parking: Street parking available

✦ Additional Rent: \$14.00 PSF (est.)

✦ Signage: Storefront - corner unit,  
2 elevations of signage and street mural

✦  VIRTUAL TOUR

# AREA TENANTS



# DEMOGRAPHICS

	3 MIN	5 MIN	10 MIN
2024 Population	37,791	133,213	492,688
2029 Population	40,975	143,198	538,724
2024 Daytime Population	54,438	164,486	589,634
2024 Average HH Income	\$128,874	\$133,392	\$130,699

# LISTING AGENTS

**BRANDON SIBAL**

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Personal Real Estate Corporation

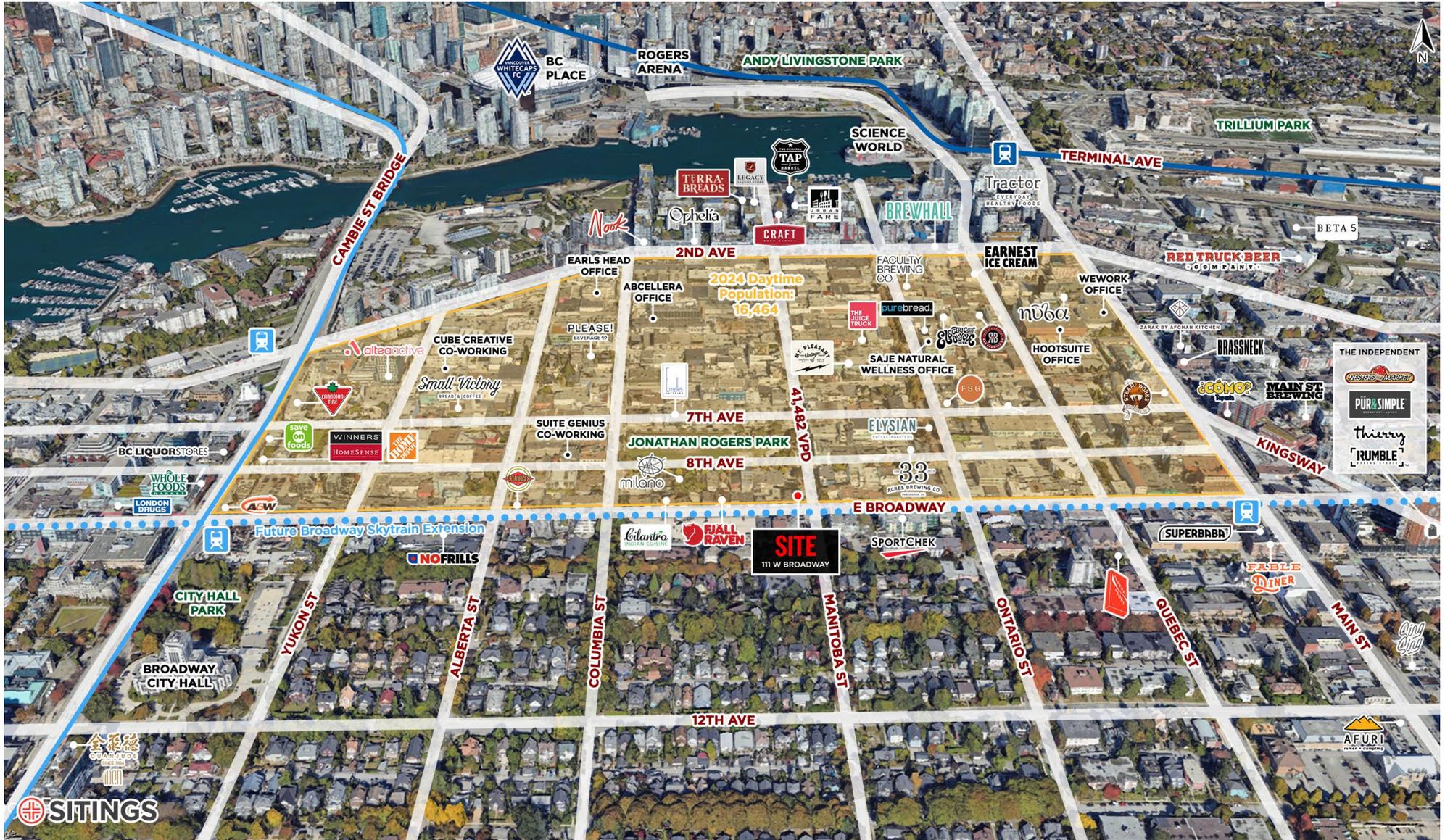
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# AERIAL



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# INTERIOR PHOTOS VIRTUAL TOUR



# EXTERIOR PHOTOS VIRTUAL TOUR

