



Broadway & Alma Retail Opportunity



Project Summary

Introducing Broadway & Alma, a groundbreaking rental project nestled in Vancouver's coveted West Side, seamlessly blending the vibrant neighborhoods of Kitsilano and Point Grey, two of Vancouver's most affluent neighbourhoods. Also just a few minutes away from UBC, the site features 164 rental units and 5300 SF of retail space, forming an attractive hub for both residents and students in the surrounding areas.

- High average household income: \$160,570
- CRU 3 and 4 with venting capabilities
- 164 rental unit mixed use building
- Walk Score: 97
Transit Score: 70
- Double height retail units



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Details

✦ Available Sizes:

- ✦ CRU 1: 1,835 SF
- ✦ CRU 2: 948 SF
- ✦ CRU 3: 1,400 SF
- ✦ CRU 4: 1,173 SF

✦ Additional Rent: \$22.00 PSF

✦ Basic Rent: Please contact agents

✦ Available: Q1 2025

✦ Parking: 13 commercial stalls

Area Tenants



Demographics

	1 KM	3 KM	5 KM
2023 Population	16,990	88,000	259,558
2028 Population Projection	18,122	91,340	275,725
2023 Daytime Population	11,897	65,506	279,875
2023 Average HH Income	\$160,452	\$160,570	\$133,225

Contact

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Aerial

Neighbourhood

RESTAURANTS

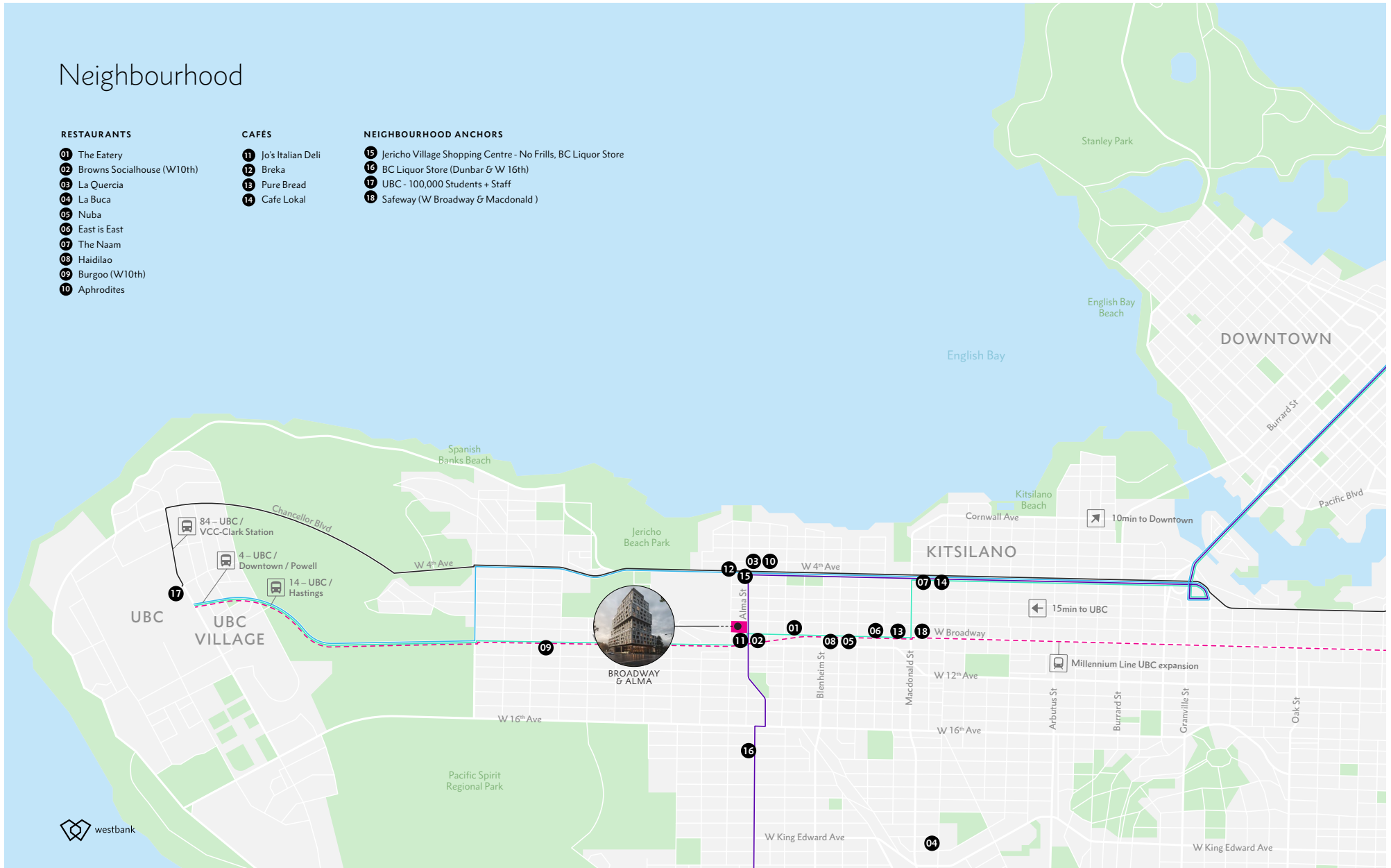
- 01 The Eatery
- 02 Browns Socialhouse (W10th)
- 03 La Quercia
- 04 La Buca
- 05 Nuba
- 06 East is East
- 07 The Naam
- 08 Haidilao
- 09 Burgoo (W10th)
- 10 Aphrodites

CAFÉS

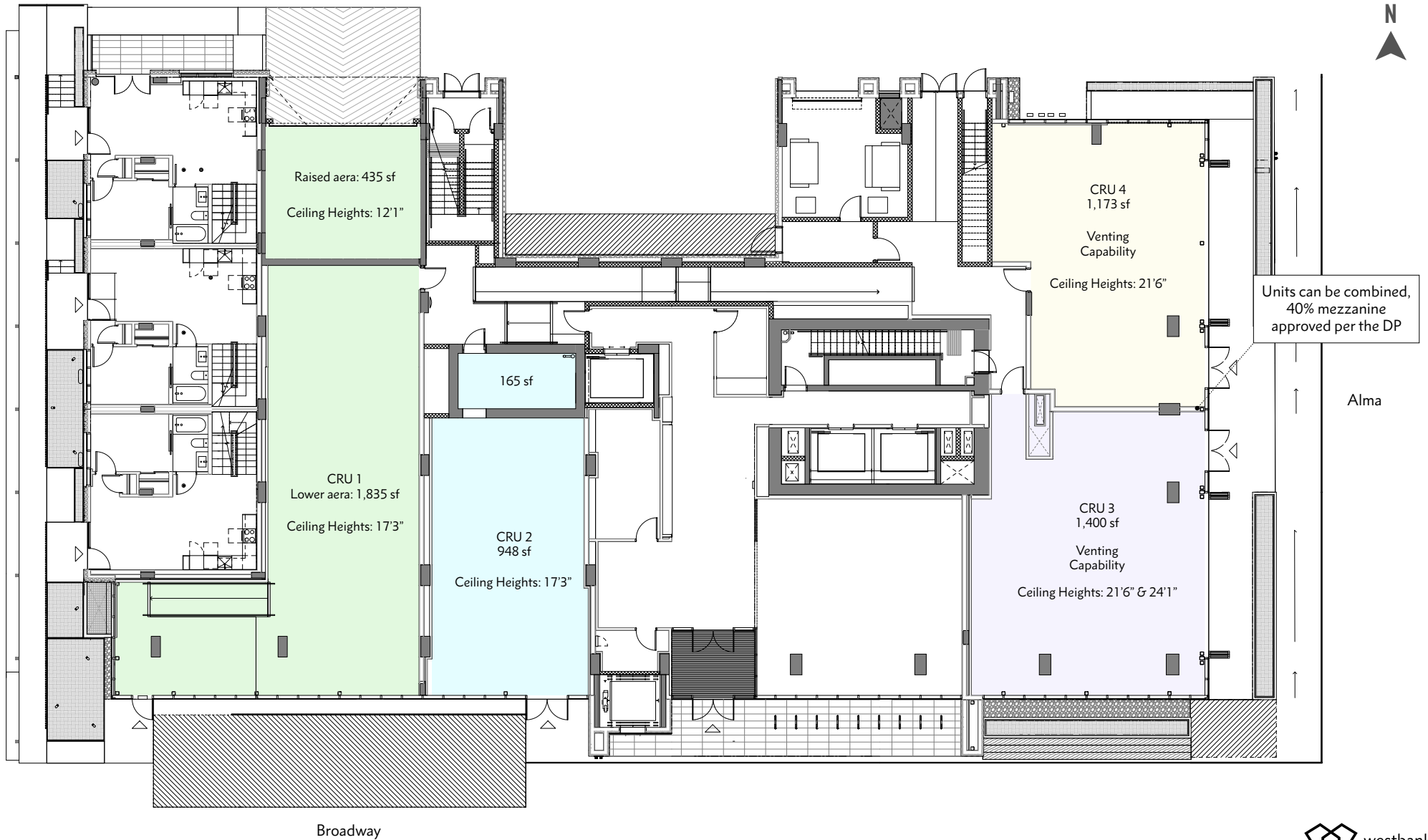
- 11 Jo's Italian Deli
- 12 Breka
- 13 Pure Bread
- 14 Cafe Lokal

NEIGHBOURHOOD ANCHORS

- 15 Jericho Village Shopping Centre - No Frills, BC Liquor Store
- 16 BC Liquor Store (Dunbar & W 16th)
- 17 UBC - 100,000 Students + Staff
- 18 Safeway (W Broadway & Macdonald)



Site Plan



Photos

