



# THE HUB @ COMMERCIAL- BROADWAY STATION

2460 Commercial Drive  
Vancouver, BC

RETAIL LEASING BROCHURE



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# PROJECT SUMMARY

Secure a coveted retail unit at “The Hub” at Commercial–Broadway SkyTrain Station, one of the top three busiest SkyTrain stations in the TransLink network. This SkyTrain station serves as a major interchange for the Expo and Millennium Lines and is a nexus for key bus routes, including the 99 B-Line to UBC. Positioned on the exterior of the north station house, the available unit boasts visibility to both SkyTrain passengers and the bustling foot and vehicle traffic on Commercial and Broadway. Join co-tenants like Shoppers Drug Mart, Tim Hortons, A&W, Donair Dude, and Megabite. This station anchors the Commercial-Broadway Station Precinct Plan, which calls for a new civic plaza as part of a renewed Safeway site with ground-floor commercial uses and new housing in buildings ranging from 12 to 24 storeys, ensuring a steady growth of the urban core. This retail opportunity offers access to a high-traffic area, perfectly suited for retailers looking to tap into a vibrant, growing market.



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# T Key Regional Transit Connections



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## DETAILS

- ✚ Unit #104: 851 SF
  - ✚ Dual storefront on Commercial Dr. & SkyTrain Plaza
  - ✚ Currently fixtured for Food & Beverage (no existing venting)
  - ✚ Available: Nov. 1st, 2024

- ✚ Rent:
  - ✚ Base Rent: Contact Listing Agent
  - ✚ Additional Rent: \$34.04 PSF (2024 est.)

- ✚ Zoning: CD-1 (250) - [CLICK HERE](#)

- ✚ Expo & Millennium SkyTrain Interchange

## AREA TENANTS



Robert and Lily Lee  
Community Health Centre

## AREA FEATURES



3rd busiest SkyTrain station with over 8 million annual boardings



Major interchange for the Expo and Millennium Lines and key bus routes



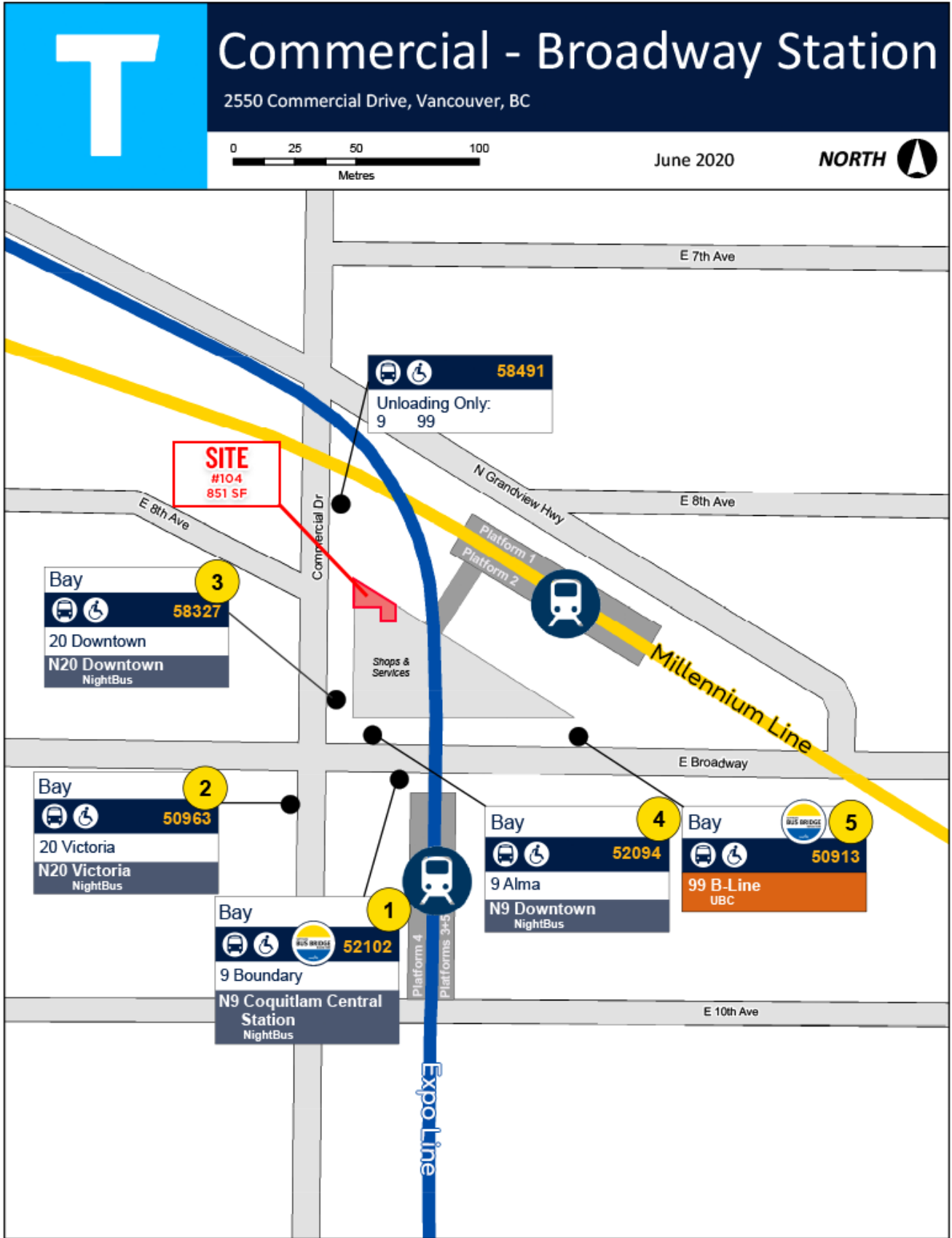
Area plans call for medium-high density redevelopment surrounding the site

## CONTACT

NANCY BAYLY

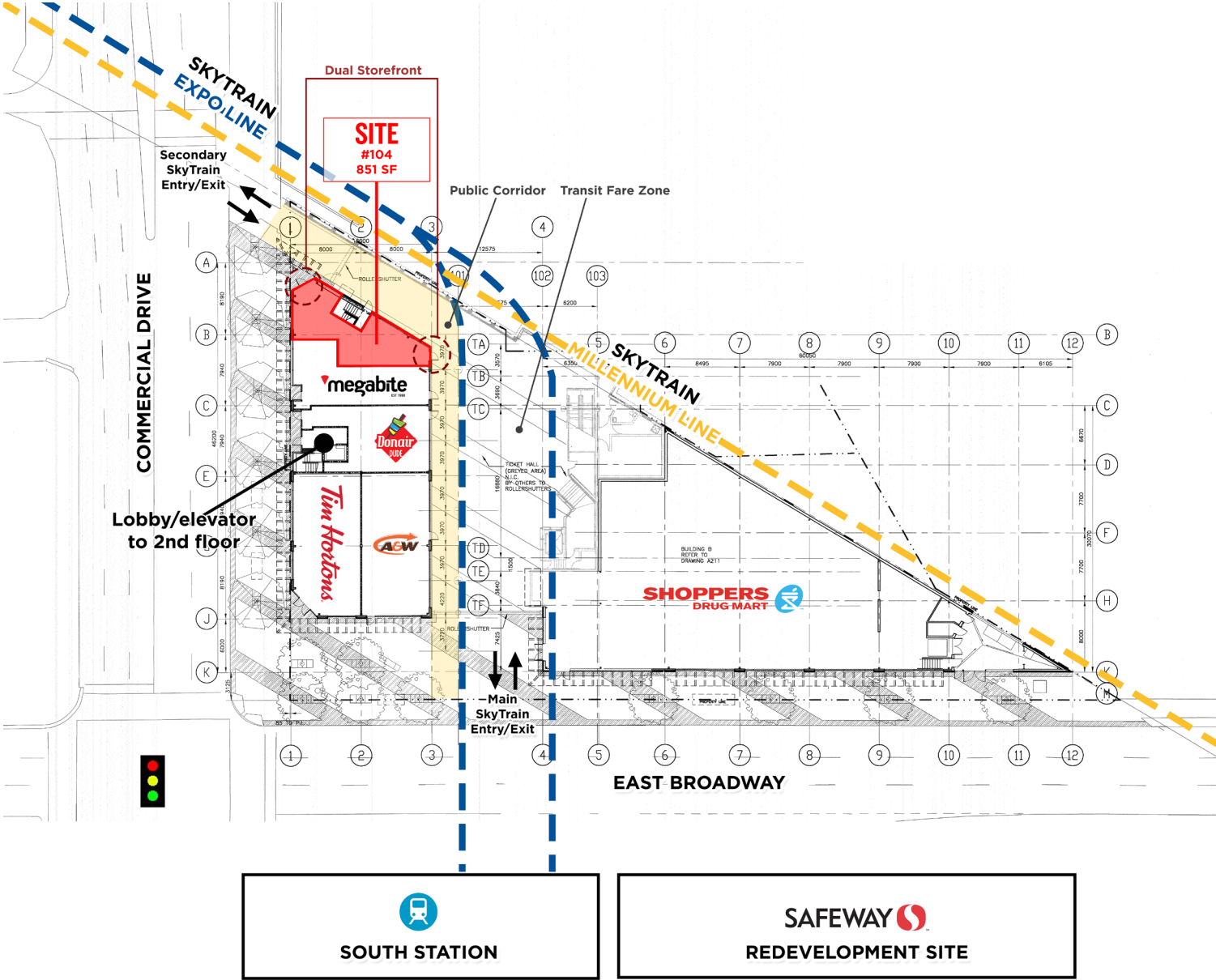
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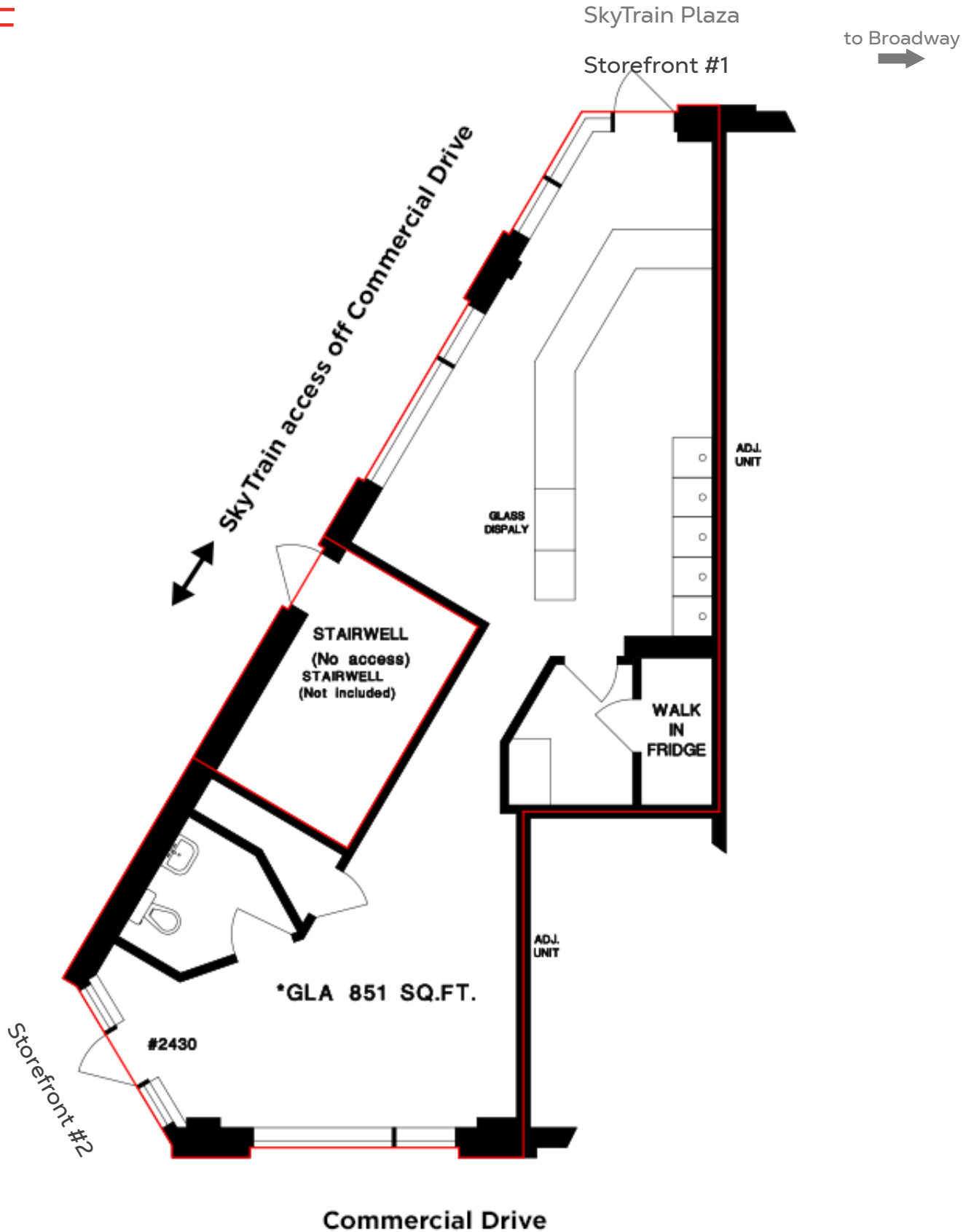
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# SITE PLAN



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UNIT 104  
851 SF



# UNIT 104 851 SF

SkyTrain Plaza  
Storefront #1



Commercial Drive  
Storefront #2



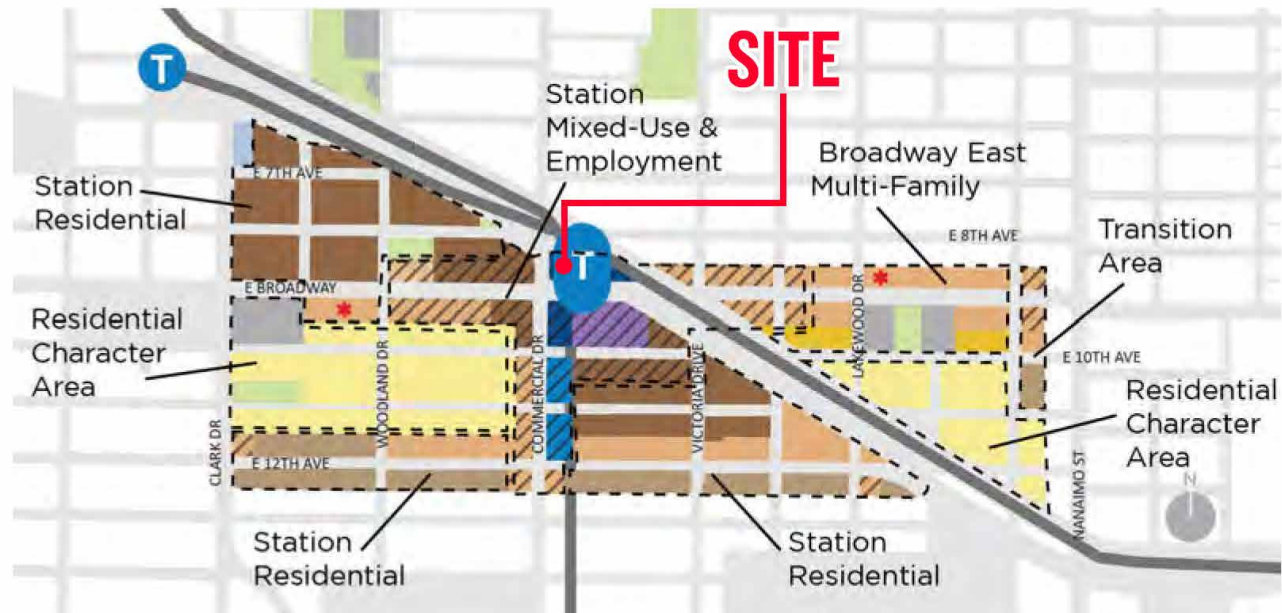


# AREA MAP: GRANDVIEW - WOODLAND

## Legend

-  SkyTrain station
-  SkyTrain line
-  Park
-  School / Institutional
-  I - Light industrial
-  Office (10 storeys)
-  Office (6 storeys)
-  Apartment (10+ storeys)
-  Apartment (10 storeys)
-  Apartment (6 storeys)
-  Apartment (4 storeys)
-  Courtyard rowhouse / traditional rowhouse (3.5 storeys)
-  Duplex
-  At-grade commercial
-  Local-serving retail site

Figure 6.46: Commercial-Broadway Station Precinct (CBSP) Land Use Map and Character Areas



The OCP plan surrounding the site envisions a vibrant mixed-use community centered around the SkyTrain Station. Key features include:

- Create a new social heart for the community with a new civic plaza as part of a renewed Safeway site with ground-floor commercial uses and new housing in buildings ranging from 12 to 24 storeys.
- Near the station, allow mixed-use and mixed-tenure buildings ranging from 6 to 10 storeys.
- Create new office space close to the rapid transit station.

Through the lifespan of the overall Grandview Woodland Area Plan, it is anticipated that the policies and management strategies set out will result in population growth of about 9,500 people by 2041. This represents a 28% increase to the community's current population. The plan anticipates the development of an additional 2,800 units of rental housing (1,400 units of non-market housing as well as an estimated 1,400 units of new secured market rental housing). More than one-third of all new housing supply will be suitable for families.

# Grandview-Woodland Community Plan

An inclusive, thriving future for a unique, diverse community

## GOALS FOR THE NEXT 30 YEARS:

**AFFORDABLE HOUSING**  
**4,350**  
MORE  
**AFFORDABLE**  
HOME OWNERSHIP  
OPTIONS

**1,400**  
SECURED  
MARKET  
**RENTAL**  
HOMES



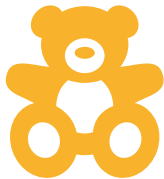
**MAINTAIN A MIX OF HOUSING  
TYPES & ADD FAMILY HOUSING**

NEW  
**JOB SPACE  
& HOUSING**  
- AT -  
**BROADWAY/  
COMMERCIAL  
STATION PRECINCT**



**PRESERVE & RENEW  
ARTS &  
CULTURAL  
SPACES**

**CHILDCARE**  
**430**  
NEW  
CHILDCARE SPACES



**KEEP THE VIBE  
OF THE DRIVE**  
RETAIN ITS UNIQUE FEEL AND IDENTITY

**PRESERVE  
HERITAGE &  
CHARACTER  
ASSETS**



## COMMUNITY FACILITIES

RENEWAL OR  
EXPANSION OF:

ABORIGINAL &  
SOCIAL FACILITIES

BRITANNIA  
COMMUNITY  
COMPLEX

FIREHALL #9

COMMUNITY  
POLICING OFFICE

## TRANSPORTATION

IMPROVED ROUTES AND SAFETY  
FOR WALKING AND CYCLING



NEW SIDEWALKS

INTERSECTION SAFETY  
IMPROVEMENTS



**YOUR VOICE**  
**PUBLIC INPUT HELPED  
SHAPE THIS PLAN**

WE HEARD FROM YOU THROUGH:

85 OPEN HOUSES, WORKSHOPS,  
MEETINGS, WALKING TOURS

9 QUESTIONNAIRES

THE WORK OF CANADA'S  
FIRST CITIZENS' ASSEMBLY FOR  
A COMMUNITY PLAN



**PUBLIC  
SPACE**

**9**

IMPROVED PARKS

**5**

NEW OR  
IMPROVED PLAZAS