



# THE HUB @ COMMERCIAL - BROADWAY STATION

2460 Commercial Drive  
Vancouver, BC

OFFICE LEASING BROCHURE



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# PROJECT SUMMARY

Rare opportunity to secure 2nd floor commercial at “The Hub” located at the Commercial-Broadway SkyTrain Station, one of the busiest stations on the network with over 90,000 daily trips on the Expo and Millennium Lines and 60,000 daily bus trips using the 99 B-Line and other frequent transit bus routes. The available unit is located on the 2nd floor of the north station house and benefits from direct exposure to SkyTrain riders and pedestrian/vehicle traffic on Commercial and Broadway. Co-tenants include Shoppers Drug Mart, A&W, Dental, PT Physio, and Tim Hortons. This SkyTrain station forms the “hub” of the Commercial-Broadway Station Precinct Plan developed by the City of Vancouver 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. In addition, this node is central hub for medical offices/services.



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# DETAILS

✚ Unit #201: 1,520 SF

✚ 2nd Floor with exposure on Commercial Dr

✚ Currently fixtured for medical office

✚ Available immediately

✚ Base Rent: Contact Listing Agent

✚ Additional Rent: \$21.23 PSF  
(CAM: \$15.14 PSF + Tax: \$6.09 PSF)

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

✚ Elevator/stair access through common lobby off Commercial Dr.

✚ Expo & Millenium SkyTrain Interchange

✚ Common washrooms on floor

✚ Available: Immediately

 [VIRTUAL TOUR](#)

# DEMOGRAPHICS

	1KM	3KM
2022 Population	21,907	187,352
2022 Daytime Population	17,130	182,624
2022 Avg HH Income	\$110,553	108,759

# AREA TENANTS



Robert and Lily Lee  
Community Health Centre



# CONTACT

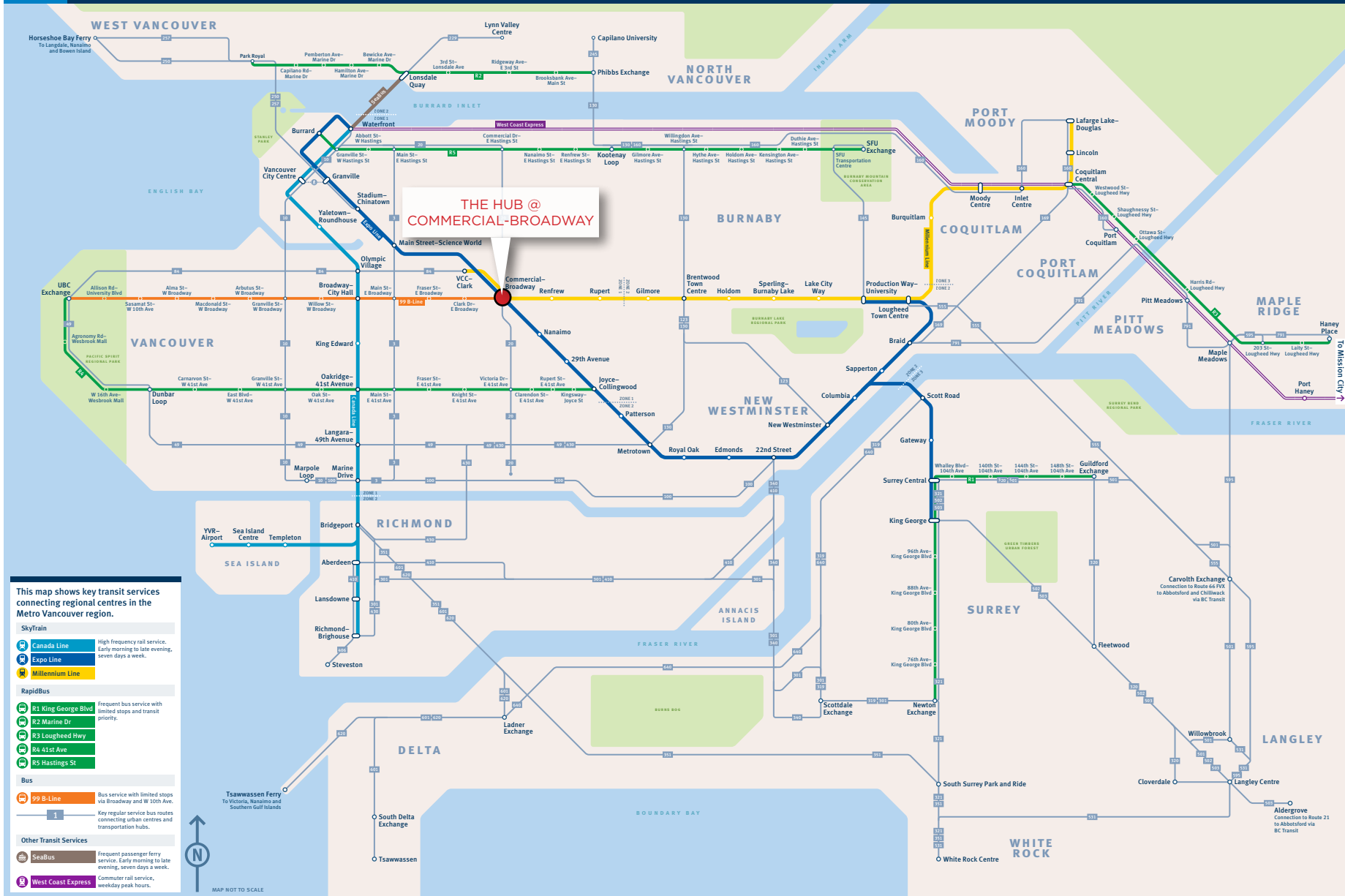
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# T Key Regional Transit Connections



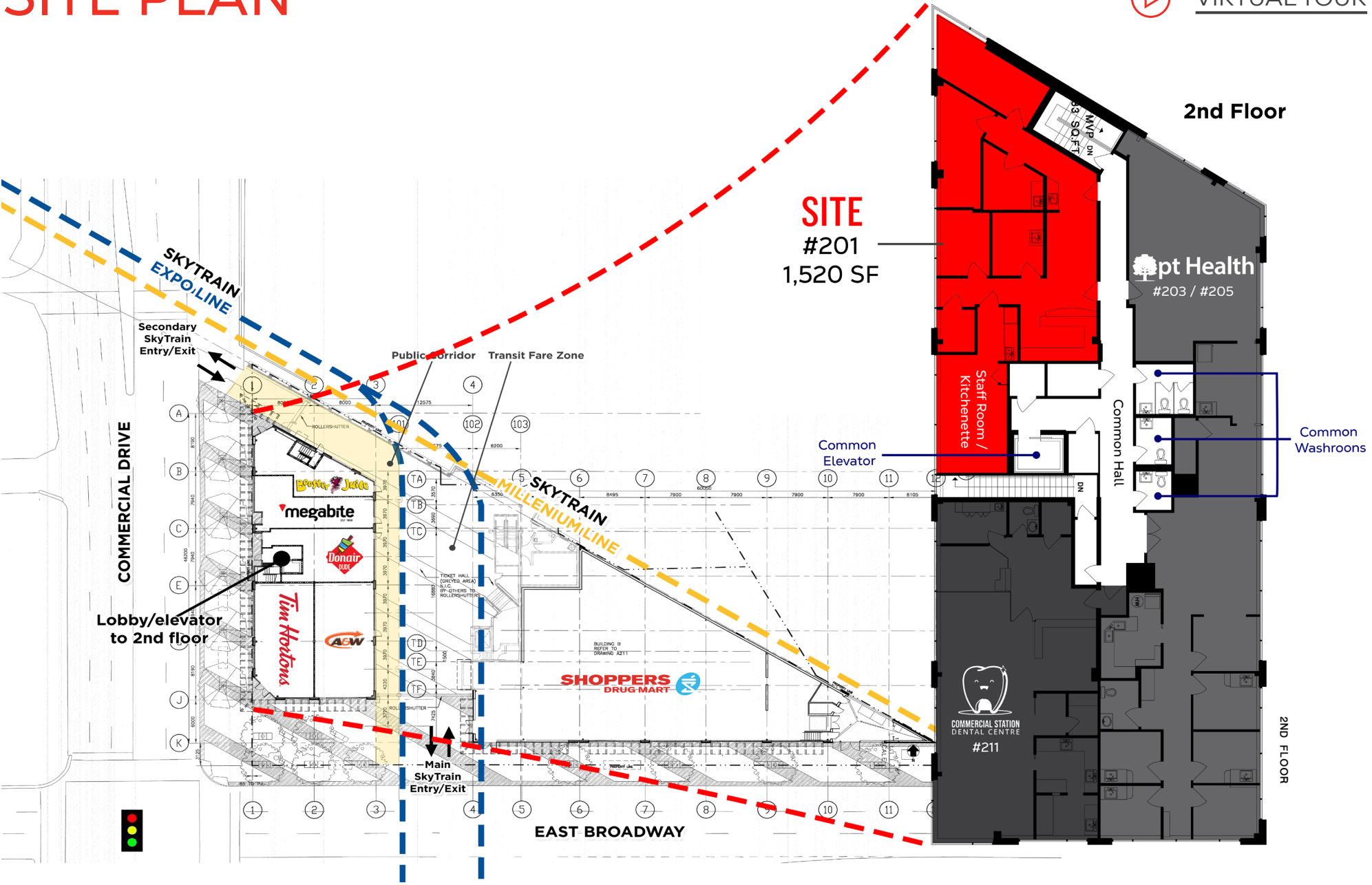
This map shows key transit services connecting regional centres in the Metro Vancouver region.

- SkyTrain**
  - Canada Line: High frequency rail service. Early morning to late evening, seven days a week.
  - Expo Line
  - Millennium Line
- RapidBus**
  - R1 King George Blvd: Frequent bus service with limited stops and transit priority.
  - R2 Marine Dr
  - R3 Loughheed Hwy
  - R4 41st Ave
  - R5 Hastings St
- Bus**
  - 99 B-Line: Bus service with limited stops via Broadway and W 103 Ave.
  - 1: Key regular service bus routes connecting urban centres and transportation hubs.
- Other Transit Services**
  - SeaBus: Frequent passenger ferry service. Early morning to late evening, seven days a week.
  - West Coast Express: Commuter rail service, weekday peak hours.

# SITE PLAN



VIRTUAL TOUR



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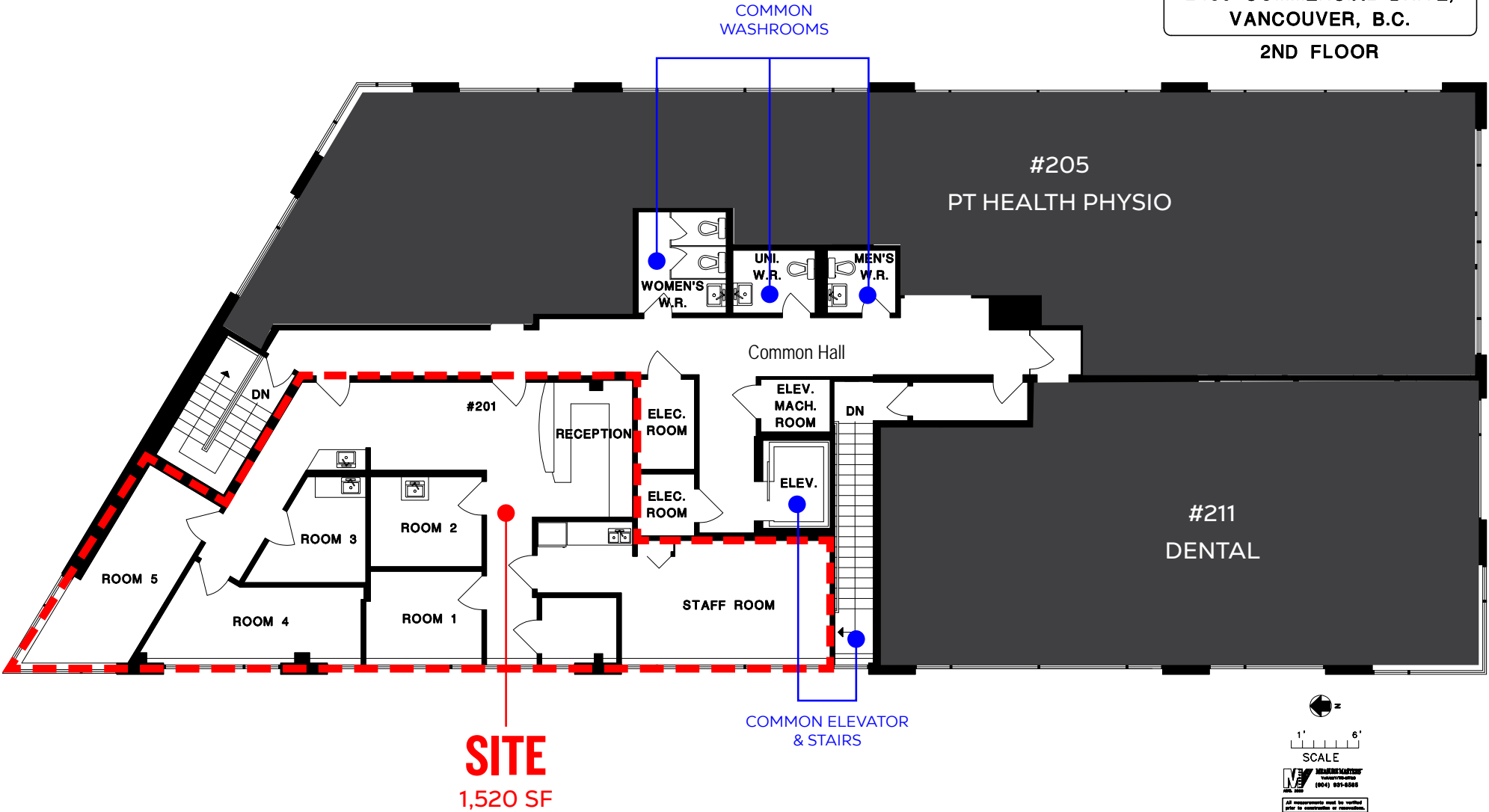
# FLOOR PLAN



VIRTUAL TOUR

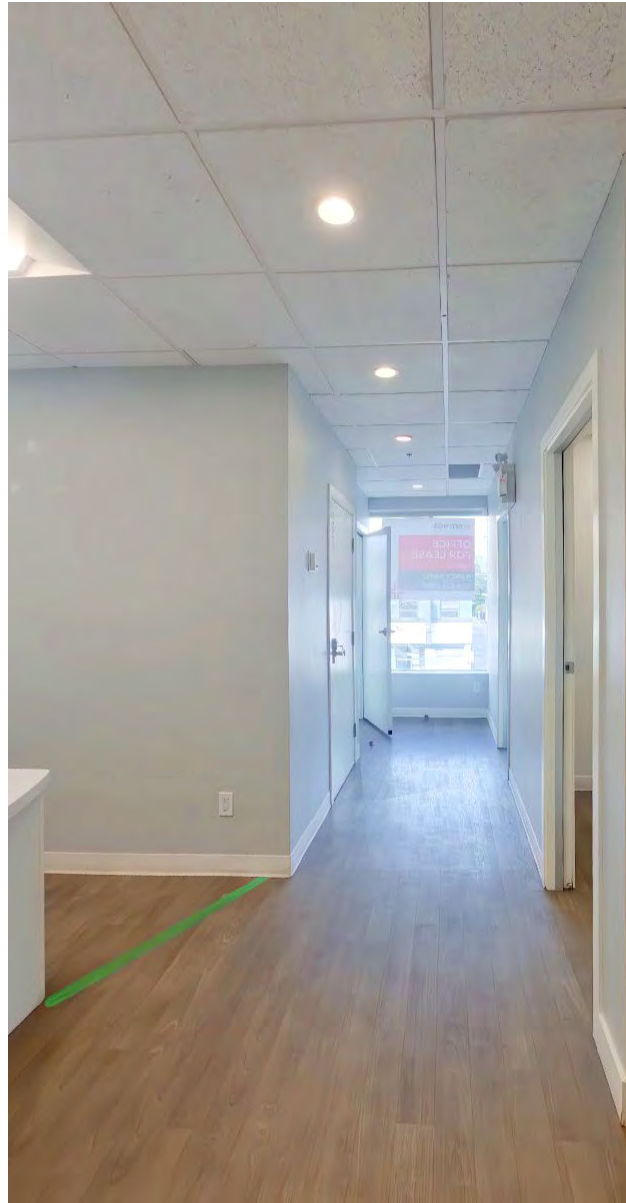
2460 COMMERCIAL DRIVE,  
VANCOUVER, B.C.

2ND FLOOR

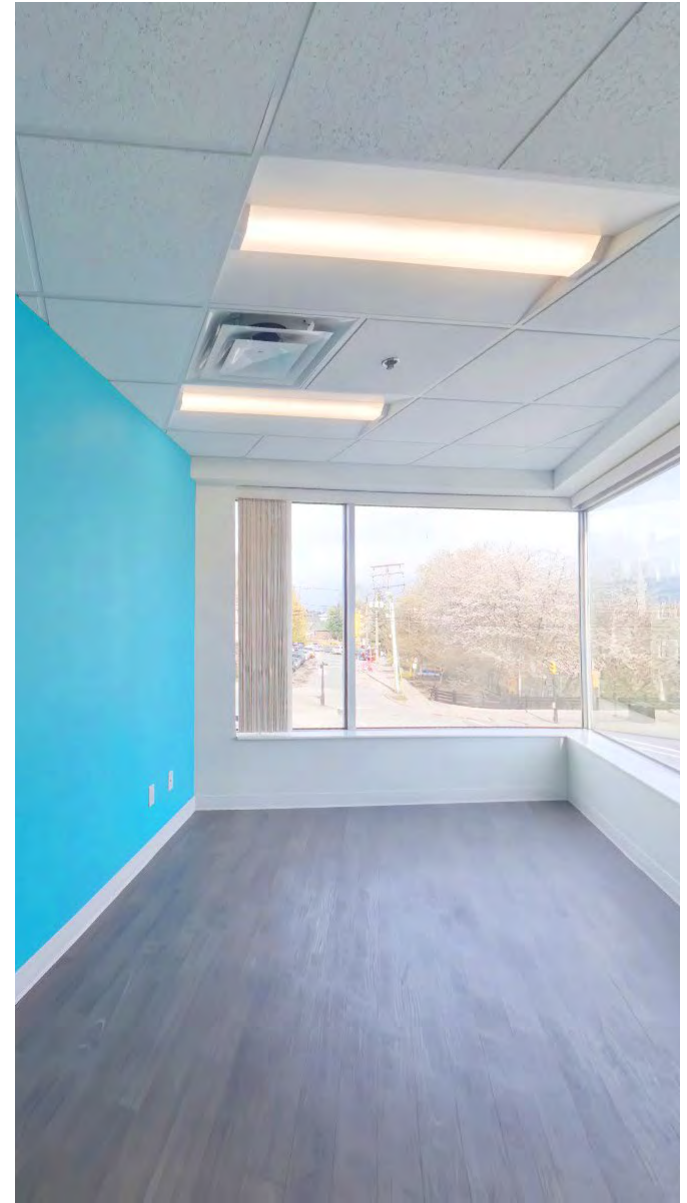
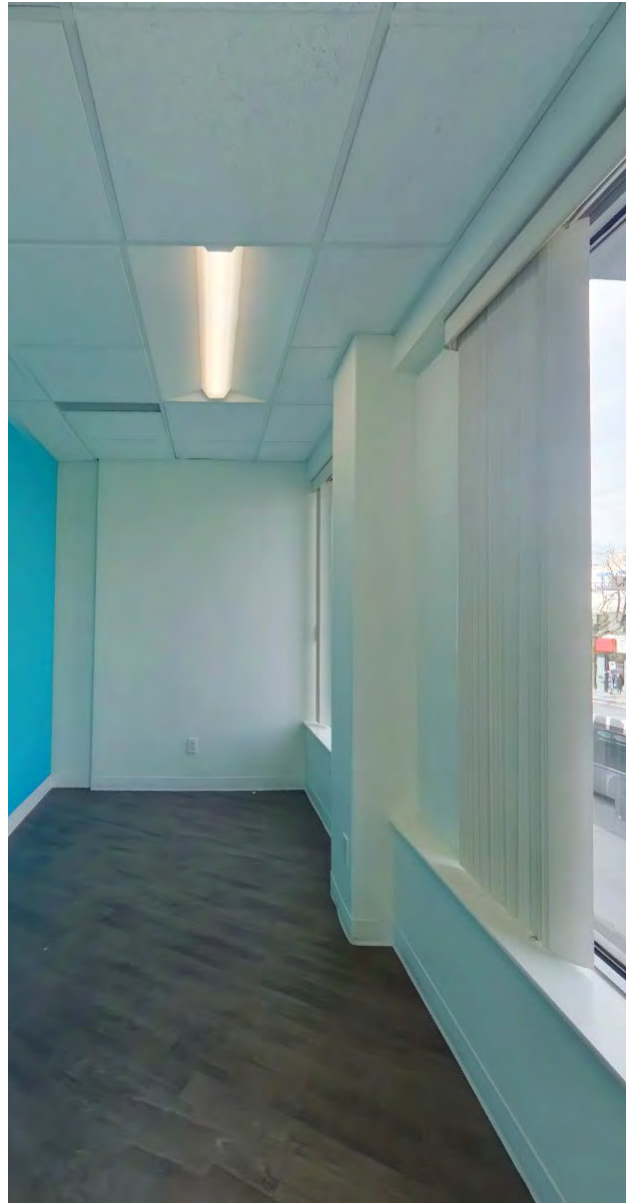


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# UNIT 201



# UNIT 201





# AREA MAP: GRANDVIEW - WOODLAND AREA PLAN

## Legend








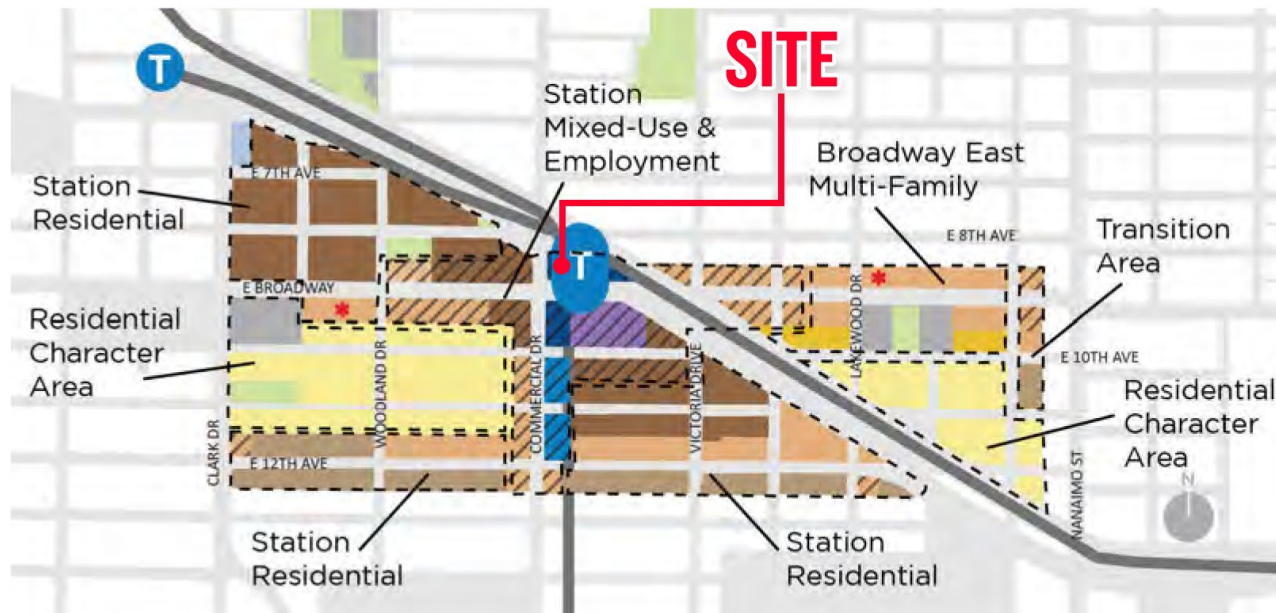
-  SkyTrain station
-  SkyTrain line
-  Park
-  School / Institutional
-  I - Light industrial
-  Office (10 storeys)
-  Office (6 storeys)
-  Apartment (10+ storeys)
-  Apartment (10 storeys)
-  Apartment (6 storeys)
-  Apartment (4 storeys)
-  Courtyard rowhouse / traditional rowhouse (3.5 storeys)
-  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.