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# New Premium Retail Strata Units For Sale

**KITSILANO - VANCOUVER'S MOST COVETED URBAN VILLAGE**

2501-2509 West Broadway, Vancouver, BC  
(West Broadway & Larch Street)

**EDC** | BUILDING  
TODAY FOR  
TOMORROW







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OPPORTUNITY

Monument is an exclusive boutique mixed-use development by Epta Development Corporation (EDC) located in Vancouver’s most coveted urban village, Kitsilano, featuring three retail strata units at street level and a limited collection of twenty-two upscale contemporary homes.

HIGHLIGHTS

- Prominent location on the northwest corner of West Broadway and Larch Street
- Designed by Vancouver-based Yamamoto Architecture
- 500 meters from the proposed future transit station at Macdonald Street and West Broadway
- Two exclusive parking stalls per unit and ample street parking
- Unit sizes available: 1,235 SF, 1,860 SF & 2,240 SF

DEMOGRAPHICS



TOTAL POPULATION

26,188



DEMOGRAPHIC  
PROJECTION

23.2%

GRWOTH FROM  
2019 TO 2025



AVERAGE HOUSEHOLD  
INCOME

\$100,356



MEDIAN AGE

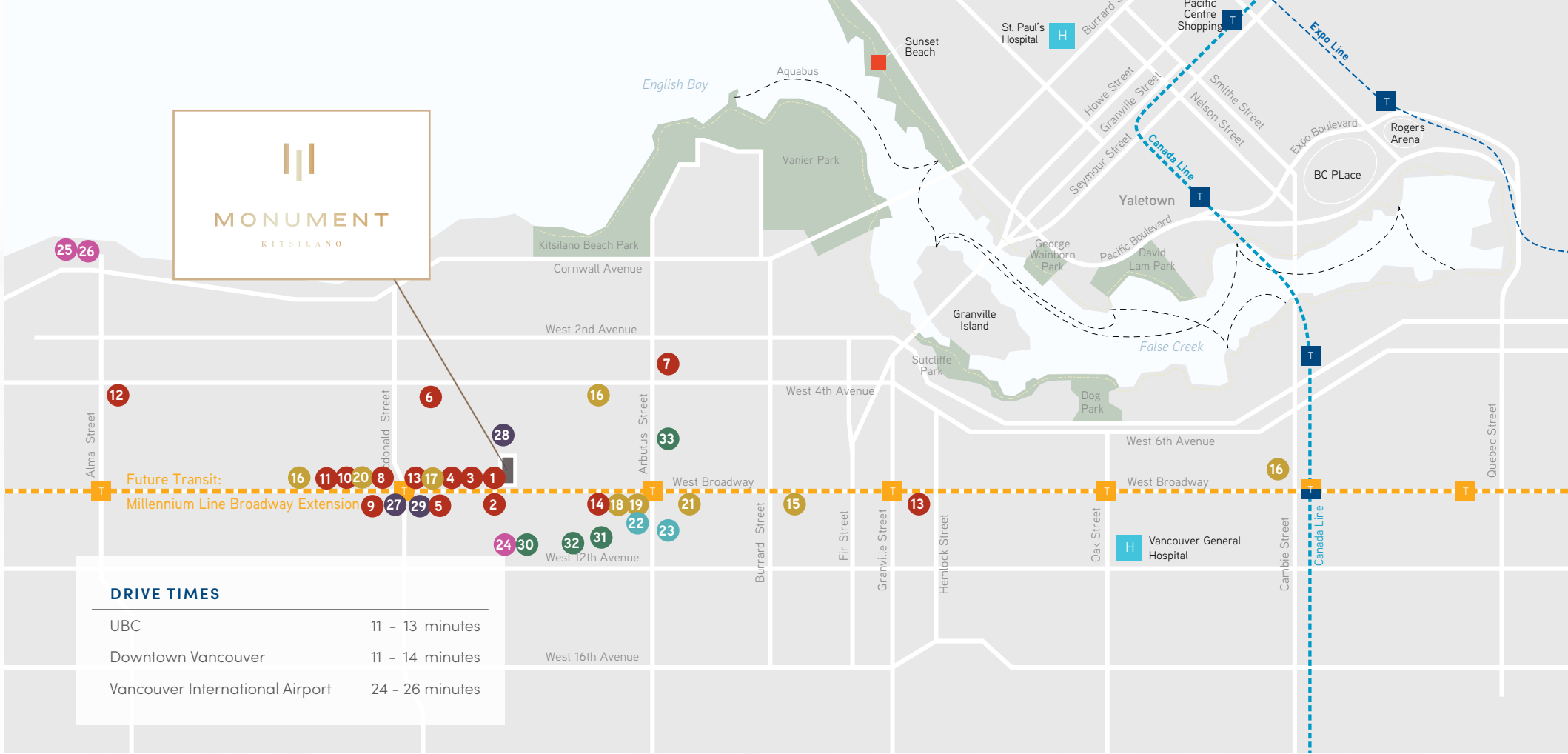
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LOCATION

Kitsilano is known as one of Vancouver’s most prestigious residential districts and offers extensive restaurants and retail along West 4th Avenue and West Broadway. Surrounded by beautiful beaches, tree-lined streets and vibrant parks, the area attracts many urban professionals, families and students for its stunning natural surroundings and amenities.

The proposed future Broadway Subway Extension is just a few steps away, making this location extremely accessible by all modes of transportation. This highly visible location offers convenient access to downtown Vancouver, UBC, Granville Island, and the Vancouver International Airport.



AMENITIES



WALK  
SCORE

96



TRANSIT  
SCORE

75



BIKE  
SCORE

71

RESTAURANTS/CAFÉS

1. Thomas Haas
2. White Spot
3. Dairy Queen
4. Starbucks
5. Bellissima
6. The Naam
7. Las Margaritas
8. Banana Leaf
9. Dominos
10. Tera V Burger

RETAIL

11. East is East
12. Blenz
13. Subway
14. Platform 7
15. Shoppers Drug Mart
16. Whole Foods Market
17. Safeway Pharmacy
18. IGA
19. London Drugs

HEALTH/FITNESS

20. Steve Nash Fitness World
21. Innovative Fitness
22. Bosleys by Pet Valu
23. BC Liquor Store
24. Kitsilano Community Centre
25. Jericho Tennis Club
26. Royal Vancouver Yacht Club

SERVICES

27. Bank of Nova Scotia
28. RBC Royal Bank
29. Petro Canada

PARKS

30. Connaught Park
31. Arbutus Greenway park
32. Rosemary Brown Park
33. Delamont Park



PROJECT TEAM



EDC is a privately-owned, second generation family builder and developer focused on crafting exceptional communities, that are a reflection of our values as a family. With a diversified investment and development portfolio in both Canada and the U.S., EDC is well positioned to build on it’s growing legacy in the years ahead, with projects ranging from master-planned communities to purpose-built apartment rental projects.



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**MONUMENT**

KITSILANO

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