



# FOR LEASE

# 2685 W 4TH AVENUE

## PRIME KITSILANO RETAIL OPPORTUNITY

**corbel**  
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### LOCATION

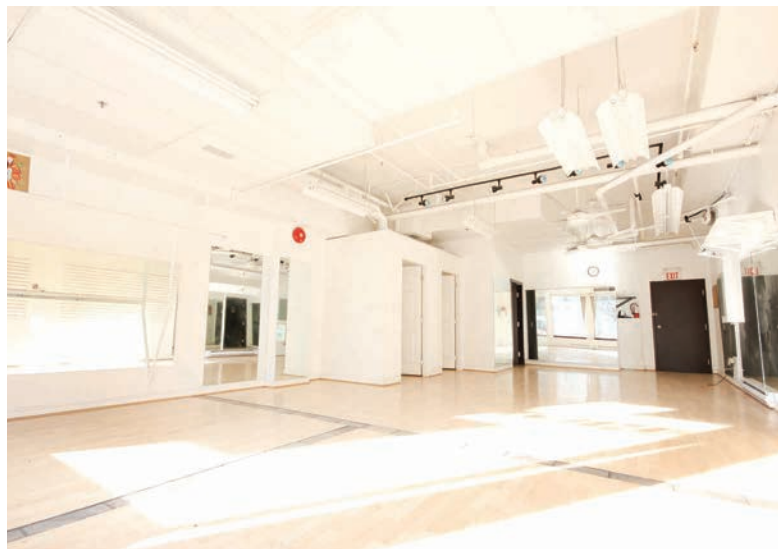
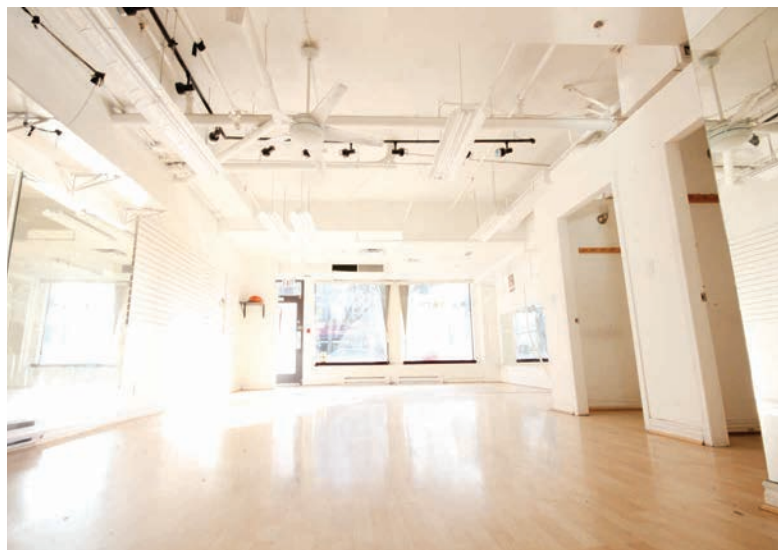
The subject property is located in Vancouver's thriving Kitsilano district, which is home to a wide variety of trendy fashion boutiques, restaurants, organic grocers and cafes. The vibrant neighbourhood is a hub for students, young families, and urban professionals for dining, fitness, and shopping.

The subject property is located one block east of Macdonald Street on busy West 4th Avenue in the heart of Kitsilano. The unit is situated in a well-maintained building and is surrounded by a variety of retailers, restaurants, and services. There is ample street parking in the area and excellent transit access.

### FEATURES

- Excellent street exposure with highly visible signage potential on busy West 4th Avenue
- Large retail windows providing excellent visibility and abundant natural light
- Bright and efficient unit with excellent ceiling heights
- Private accessible washroom at the rear of the unit
- Potential to secure a dedicated underground parking spot
- Option to combine with neighbouring unit 2675 for a total of 1,473.70 SF (approx.) of space
- Convenient location with excellent transit access and abundant street parking in the immediate area
- Favourable C-2 zoning allows for a wide variety of commercial uses

|                  |                     |
|------------------|---------------------|
| SIZE:*           | 725.7 SF (approx.)  |
| BASIC RENT:      | \$45.00 PSFPA       |
| ADDITIONAL RENT: | \$14.00 (2020 est.) |
| GROSS RENT:      | \$3,568/month + GST |
| ZONING:          | C-2 (Commercial)    |
| AVAILABILITY:    | Immediately         |



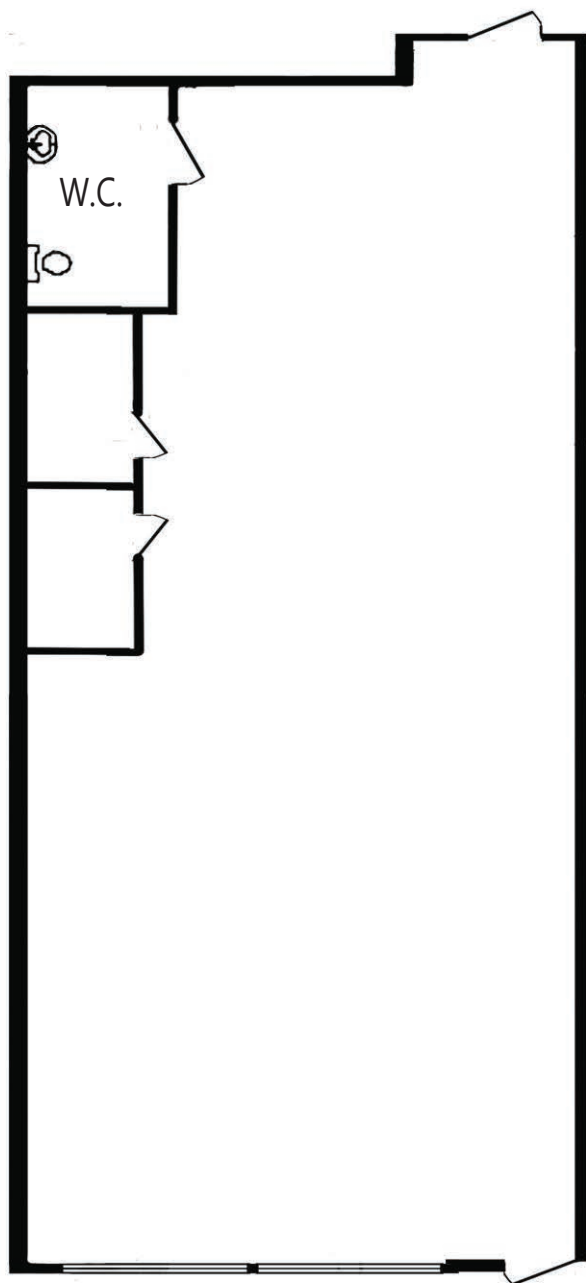
\*All sizes are approximate and subject to verification.

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### FLOOR PLAN\*



W 4th Avenue

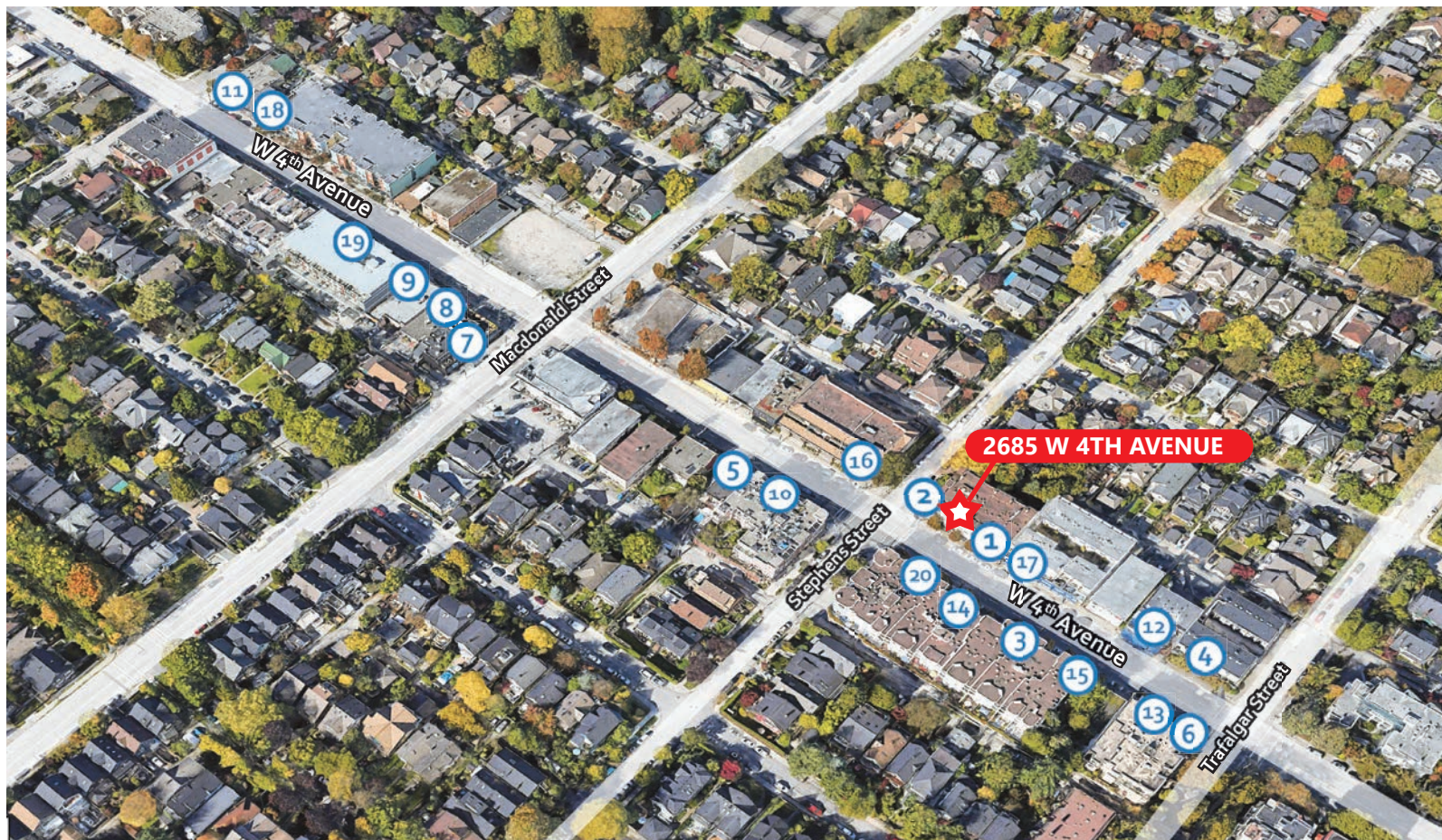


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### Walker's Paradise

Daily errands do not require a car

### Excellent Transit

Transit is convenient for most trips

### Biker's Paradise

No hills, excellent bike lanes

1. Bodypulse Fitness Studio
2. Hype Hair Studio
3. The Only Café
4. Dark Table
5. The Naam
6. Café Lokal
7. Darby's Public House
8. Chewie's Biscuit Co
9. Linh Café
10. Healthy Noodle House
11. Nishi Sushi
12. Lagree West
13. Speed Theory
14. Aria Florist Workshop
15. Yoga West
16. Kitsilano Dental Group
17. Kitsilano Animal Clinic
18. Bangkok City Café
19. Alive & Well Personal Training
20. Poppy Hair Salon



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