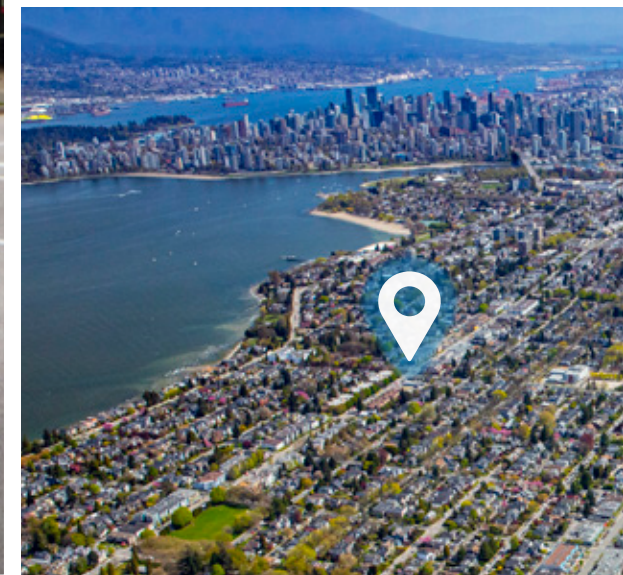
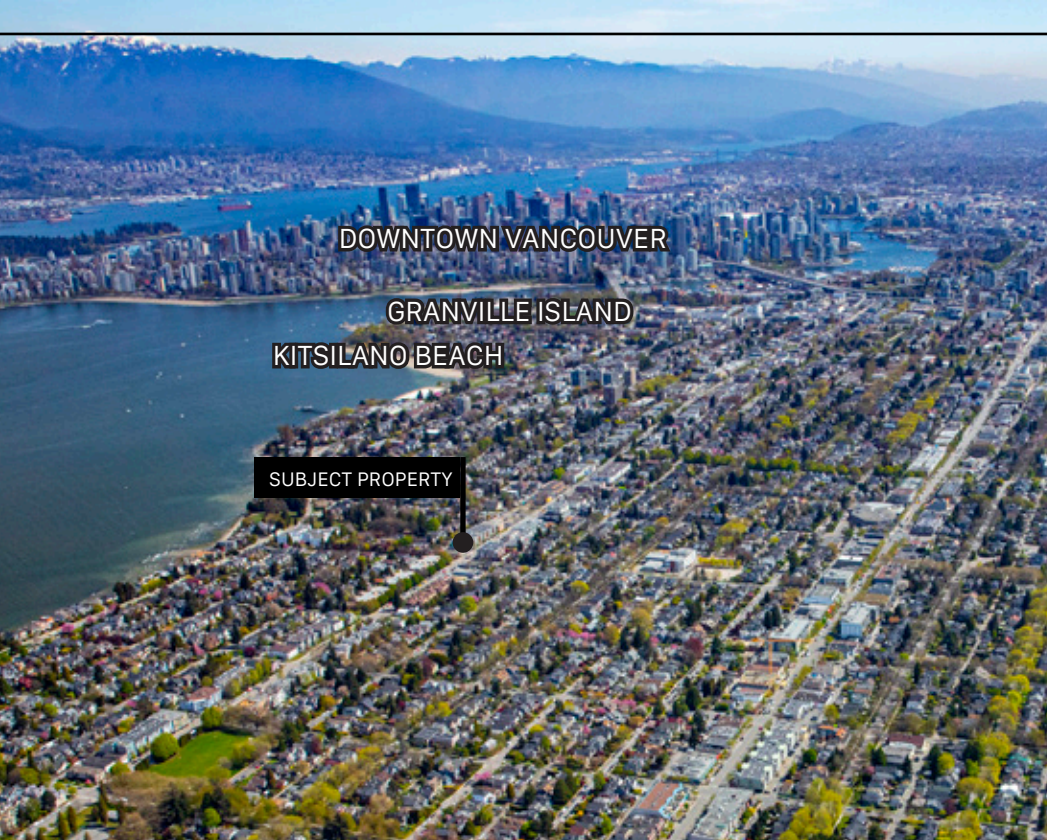


NEW RATE!

2955 W 4TH AVENUE

For Lease | High Profile Kitsilano Retail Opportunity





the location

The subject property is an exceptionally well-located building along W 4th Avenue and Bayswater Street in the heart of Kitsilano. The area has consistently been chosen as 'Vancouver's Best Neighbourhood' by Georgia Straight's annual reader survey and is a popular world-class destination for locals and tourists alike. This vibrant area combines a desirable residential district, parks, and a thriving commercial hub, bordered by beaches and waterfront to the north. Kitsilano is home to several boutique fitness studios, acclaimed restaurants like Tacofino, Jam Cafe, and Trattoria, and a thriving retail market featuring Lululemon, Patagonia, Arc'teryx, Monos, and Mejuri. The area's growth is further supported by new developments, including Kitsilano Block by Hathstauwk, 4th & Macdonald by Third Space, and Neighbour on 4th by Orr Development, which will further boost foot traffic and density.

This area has firmly established itself as the preferred destination for dining, fitness, and shopping on Vancouver's West Side, making this a strategic opportunity to lease a retail premise in a prime location with significant future growth potential.





THE FEATURES



High street exposure retail opportunity on busy W 4th Avenue.



Potential full building opportunity with exceptional corner visibility – please contact agent for more details.



Large retail display windows with excellent signage potential and abundant natural light.



Private washroom.



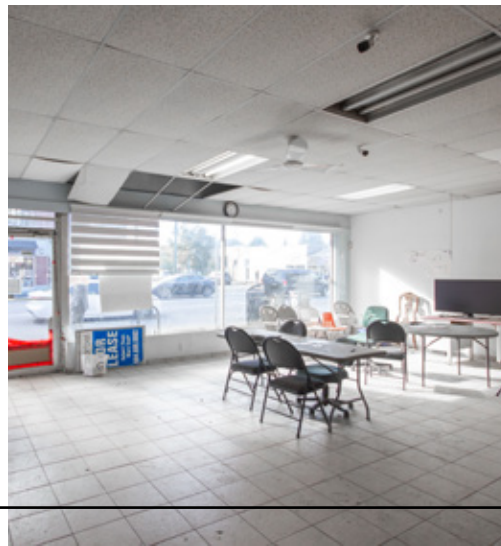
Within one block of three major multifamily developments: 4th and Macdonald by third.space (99 units), Kitsilano Block by Hathstauwk (59 units), and 2828 W 4th Ave by Hungerford Properties (68 units).



Strong vehicle and pedestrian traffic.



Numerous restaurants, shops and amenities in the immediate area with street parking and access to transit.

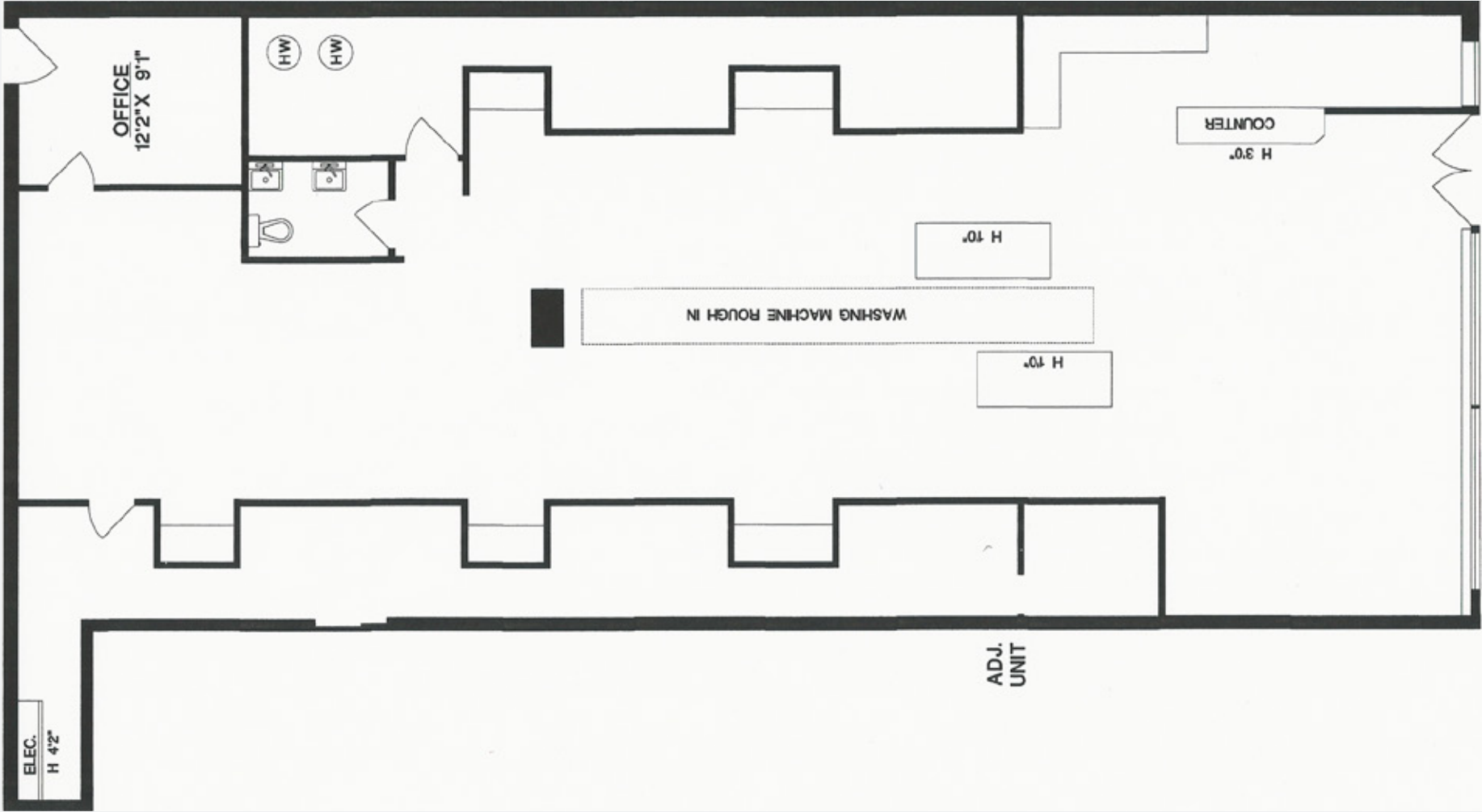


SALIENT FACTS

SIZE (approx.):¹	2,760 SF (potential full building opportunity - please contact agent)
ZONING:	C-2 Commercial
BASIC RENT:	\$48.00 \$39.00 PSFPA
ADDITIONAL RENT:	\$16.00 (2026 est.)
AVAILABILITY:	Immediately

¹All sizes are approximate and subject to verification.

floorplan



*Floor plan may not be 100% accurate and is subject to verification.



Little Bird Dim Sum



Kits Beach



Raisu



around the neighbourhood.

RESTAURANTS

1. Thai Ni Yom
2. Nishi Sushi
3. Jolly's Indian Bistro
4. Little Bird Dim Sum + Craft Beer
5. Darby's Public House
6. Karma Indian Bistros
7. The Naam
8. Sazon Mexican Cuisine
9. Dark Table
10. Charm by Zab Bite

CAFÉ + CASUAL FARE

11. Artistry Coffee Shop
12. C41 Coffee
13. Petite Forêt Play Café
14. Cafe Lokal
15. Corner Cup Coffee House
16. Starbucks
17. WFM Coffee Bar
18. Chewie's Chicken & Biscuits
19. Amberdo Cafe and Bakery
20. Puerto Mexico

SHOPPING + SERVICES

21. Fresh St. Market
22. Lena Market
23. TELUS
24. Vancity
25. 7 Seas Fish Market
26. Safeway
27. Shoppers Drug Mart
28. Whole Foods Market
29. Adidas
30. Lush



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