

FOR LEASE

# 1852 - 1854 W 4TH AVENUE

Rare Full Building Kitsilano Opportunity







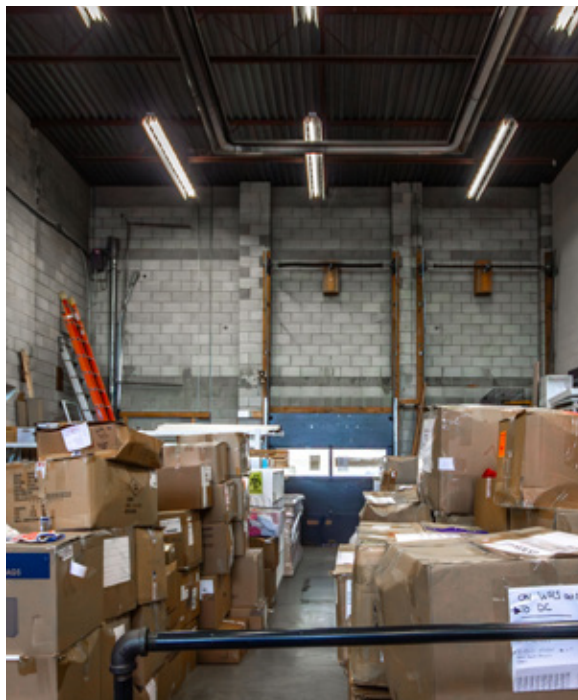
## THE LOCATION

Strategically positioned mid-block on W 4th Avenue between Cypress and Burrard Street, this prime retail space sits in the heart of Kitsilano—one of Vancouver's most sought-after neighborhoods. Consistently voted Vancouver's Best Neighborhood by Georgia Straight readers, Kitsilano is renowned for its vibrant mix of residential, retail, dining, and recreational attractions.

Surrounded by top-tier retailers like Lululemon, Patagonia, Arc'teryx, and Reigning Champ, as well as acclaimed restaurants such as Au Comptoir, and Mae Nam, this bustling retail corridor benefits from high foot traffic and strong local demographics. With seamless access to major routes like Burrard Street and W Broadway, the location offers exceptional connectivity to surrounding neighborhoods and downtown Vancouver.







# THE FEATURES



Rare full building opportunity along W 4th Ave in the heart of Kitsilano



Phenomenal frontage and exposure, featuring a beautifully improved design showroom premise with private offices



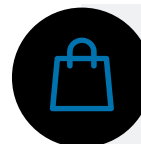
Dock level loading zone at rear



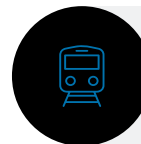
Ample parking available onsite



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

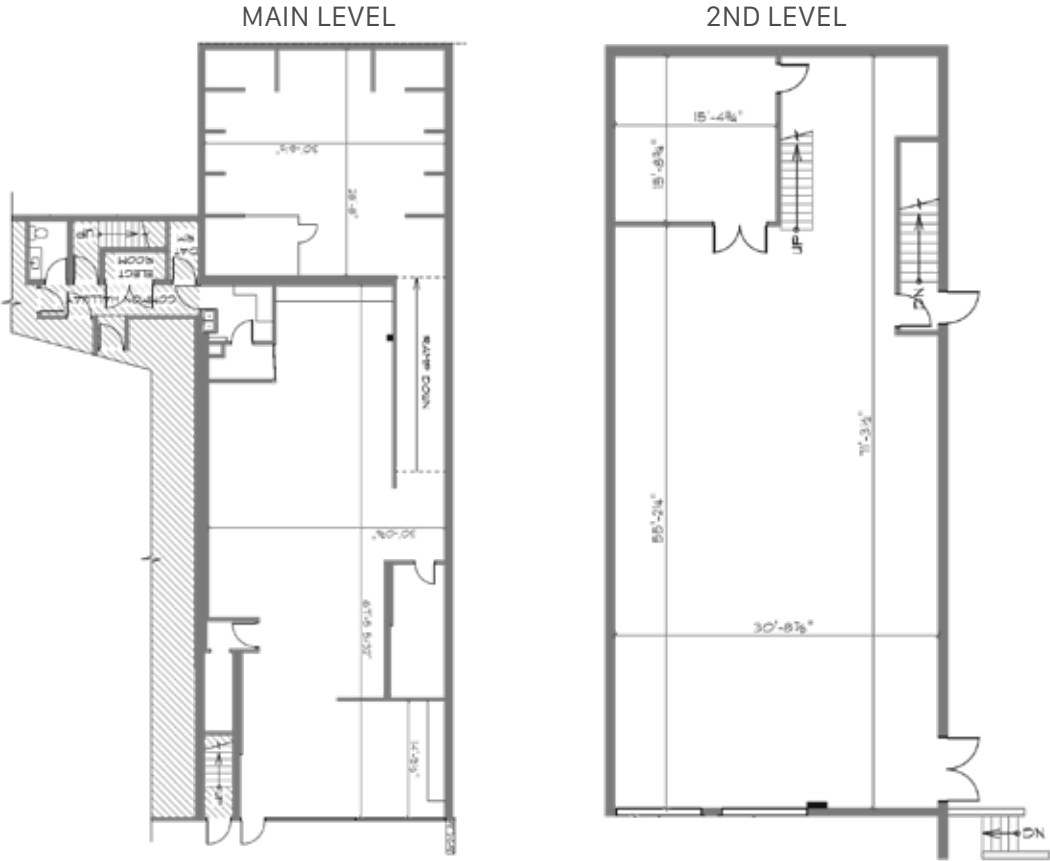


Numerous restaurants, premier shops and amenities in the immediate area with street parking and access to transit



Steps from the future Broadway Subway Station Line

# FLOOR PLAN & SALIENT FACTS



SIZE (Approx.): <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	AVAILABILITY
Main Level: 3,219 SF 2nd Level: 2,308 SF Total: <b>5,527 SF</b>	Please contact agent	\$21.23 (2025 est.)	Please contact agent

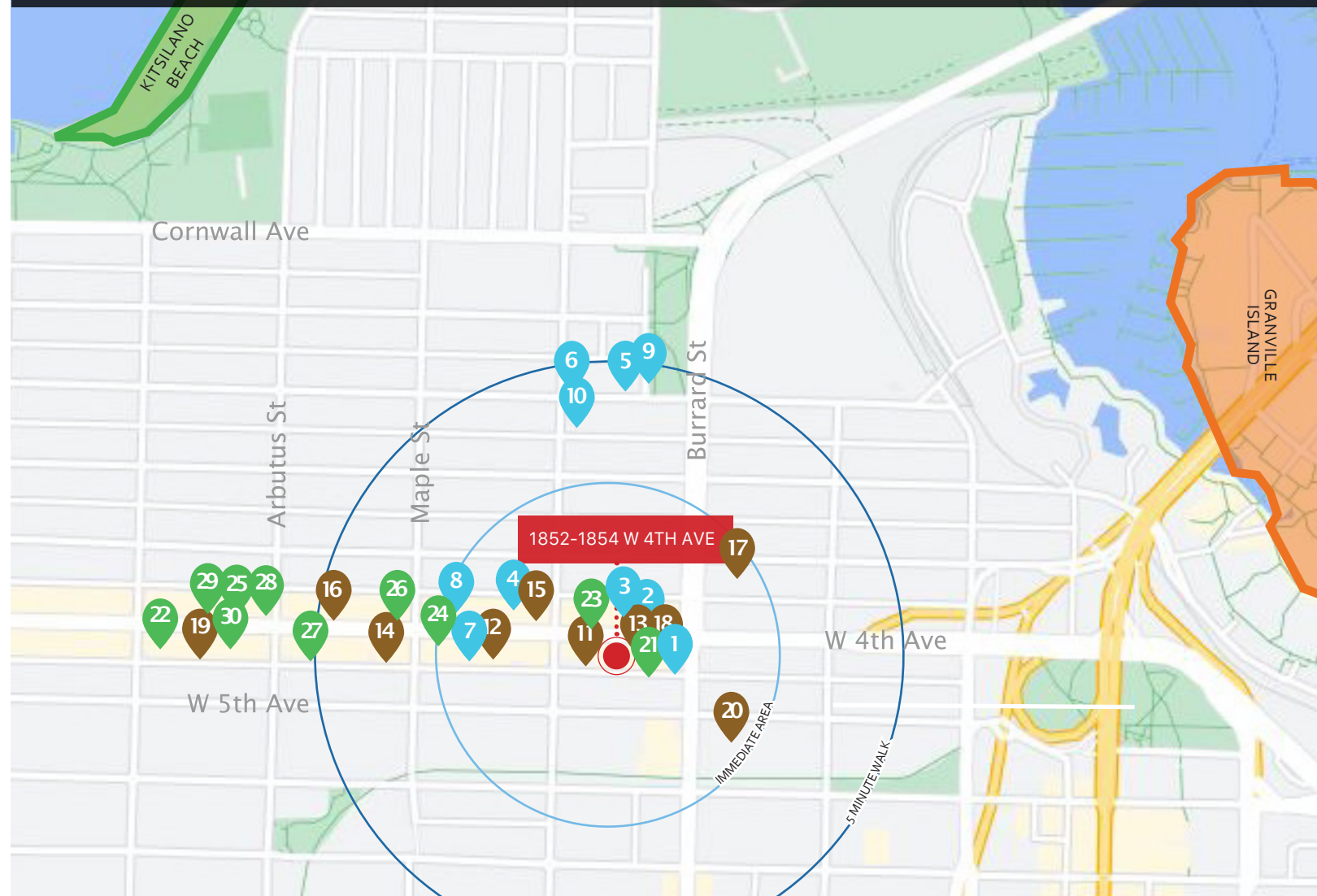
<sup>1</sup>All sizes are approximate and subject to verification  
\*Floor plan may not be 100% accurate and is subject to verification.





99 **Walker's Paradise**  
Daily errands do not require a car

74 **Excellent Transit**  
World-class public transportation



#### RESTAURANTS

1. Mi Casa Mexicana
2. Ramen Danbo
3. Kokoro Tokyo Mazesoba
4. Tacofino
5. Maenam
6. Oddfish Restaurant
7. Maenam
8. Chi Vegan
9. AnnaLena
10. Robba Da Matti

#### CAFÉ + CASUAL FARE

11. Purebread
12. Rain or Shine Ice Cream
13. Oakberry
14. Their There
15. Tractor
16. TurF
17. Bel Café
18. Oohlala Donuts
19. Body Energy Club
20. Elysian Coffee

#### SHOPPING + SERVICES

21. Be Bloom
22. Mejuri
23. Kin Culture
24. Patagonia
25. Reigning Champ
26. Arc'teryx
27. Aesop
28. Lululemon
29. Monos
30. Knix





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