

# 1854 W 4TH AVENUE

For Lease | High Profile Kitsilano Retail Opportunity

**YOUR SIGNAGE HERE**



establish your business in one of the city's most **sought after retail corridors**.



# 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. This is a rare opportunity to lease a high-exposure, retail space in a thriving commercial district with significant future growth potential.



# THE FEATURES



High exposure retail opportunity situated along the bustling street of West 4th Ave in Kitsilano



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



Fully distributed HVAC



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



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



## SALIENT FACTS

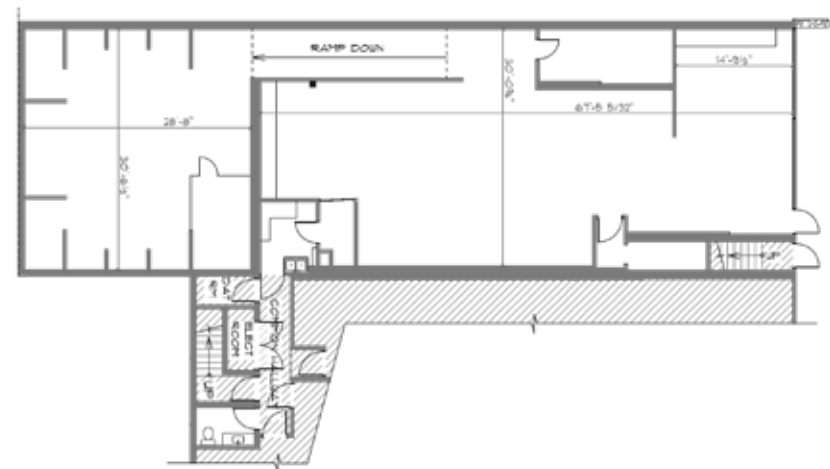
<b>Size<sup>1</sup></b>	3,219 SF (Approx.)
<b>Zoning</b>	C-2B (Commercial)
<b>Basic Rent</b>	\$85.00 PSFPA
<b>Additional Rent</b>	\$21.23 (2025 est.)
<b>Gross Rent<sup>2</sup></b>	\$28,496.20/month + GST
<b>Availability</b>	Please contact agent

<sup>1</sup>All sizes are approximate and subject to verification

<sup>2</sup>Gross rent currently equates to this amount plus GST. Lease to be fully triple net.

<sup>3</sup>Floor plan may not be 100% accurate and is subject to verification.

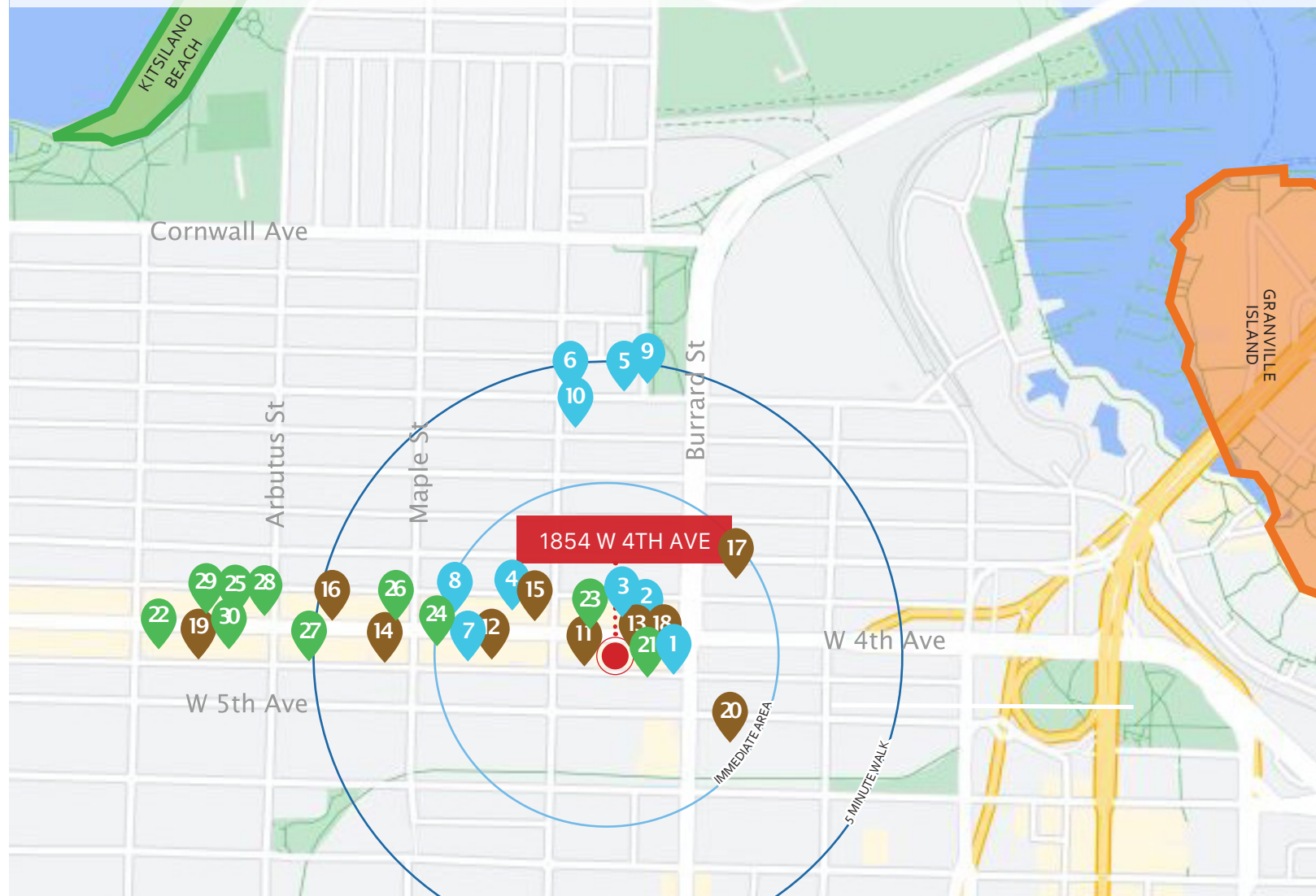
## FLOOR PLAN





## SELECTION OF RETAILERS ALONG W 4TH AVENUE:

patagonia  MEJURI  Aēsop. monos: knix  KOTN



### 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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