1854 W 4TH AVENUE

For Lease | High Profile Kitsilano Retail Opportunity





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

Size¹ 3,219 SF (Approx.)

Zoning C-2B (Commercial)

Basic Rent \$85.00 PSFPA

Additional Rent \$21.23 (2025 est.)

Gross Rent² \$28,496.20/month + GST

Availability Please contact agent



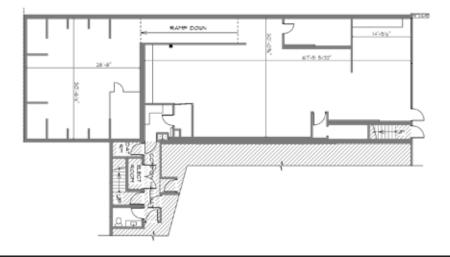








FLOOR PLAN











SELECTION OF RETAILERS ALONG W 4TH AVENUE:

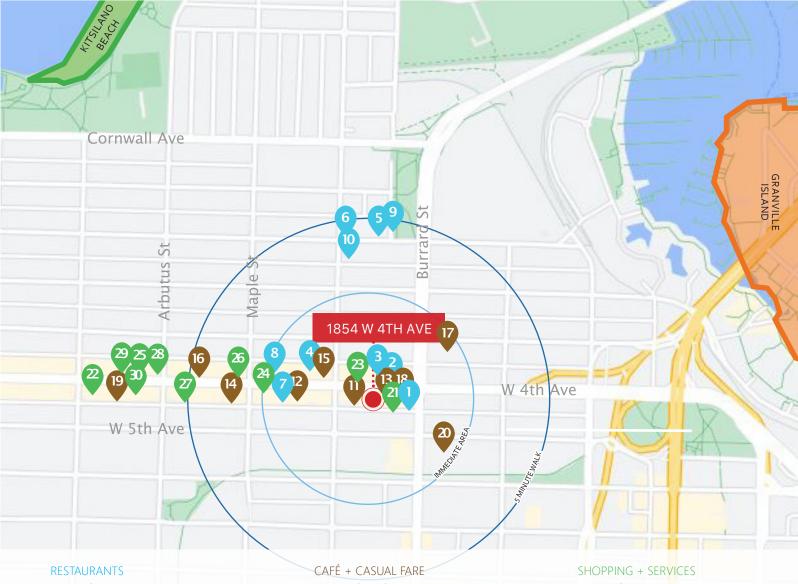
patagonia



ARCTERYX AEsop. Monos: knix



KOTN



- 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

- 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

- 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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