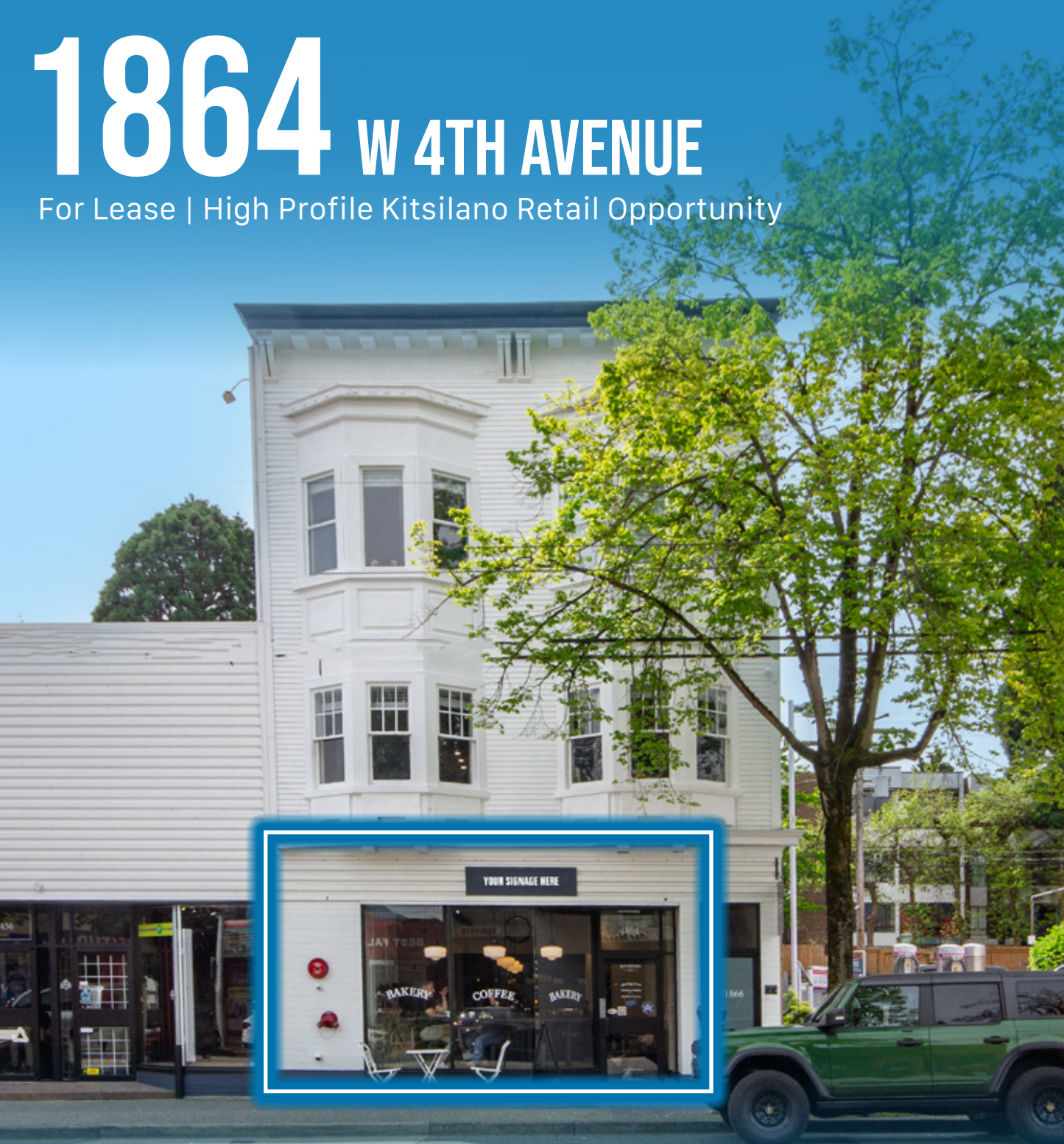


# 1864 W 4TH AVENUE

For Lease | High Profile Kitsilano Retail Opportunity







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



# THE LOCATION

1864 West 4th Ave is ideally situated near the corner of W 4th Avenue and Cypress Street, in the prestigious Kitsilano neighbourhood. Consistently voted Vancouver's Best Neighbourhood by Georgia Straight readers, Kitsilano is a premier destination known for its dynamic mix of residential, retail, dining, and recreational attractions.

This highly coveted area is home to some of the city's top beaches, restaurants, fitness studios, and the vibrant West 4th shopping district. Notable tenants in the immediate vicinity include Lululemon, Patagonia, Arc'teryx, and Reigning Champ, along with many acclaimed dining establishments. Offering exceptional retail exposure, this property is easily accessible by vehicle or transit, making it a prime opportunity in a thriving commercial corridor. This is a rare opportunity to lease a high-exposure, retail space in a thriving commercial district with significant future growth potential.







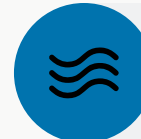
# THE FEATURES



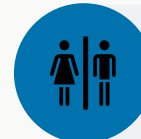
High exposure retail opportunity situated along the bustling street of West 4th Ave in Kitsilano



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



Fully distributed HVAC



Two washrooms

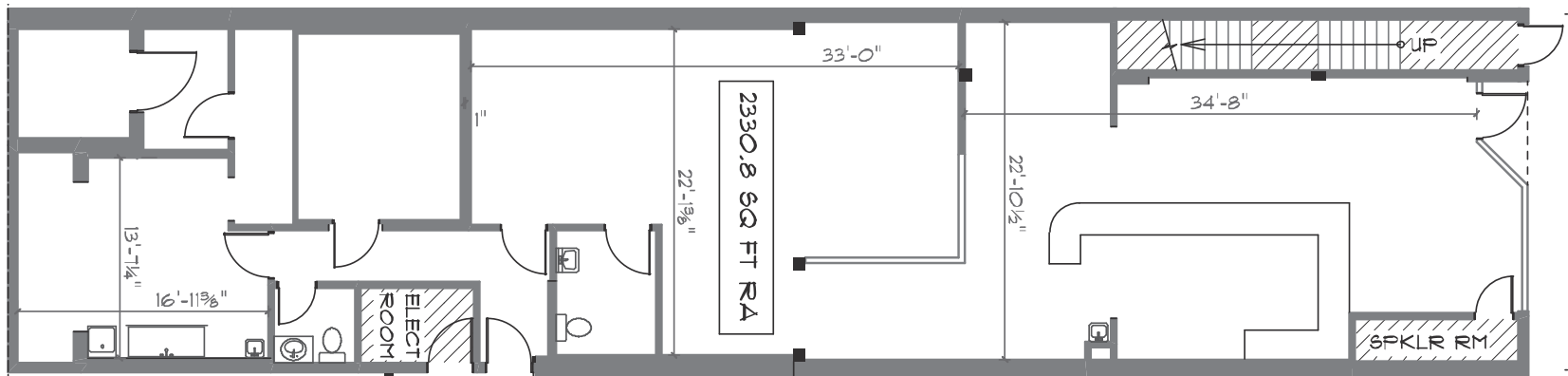


Numerous restaurants, premier shops and amenities in the immediate area with street parking and access to transit



Steps from the future Broadway Subway Station Line

# FLOOR PLAN & SALIENT FACTS



SIZE: <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	AVAILABILITY:
2,330.80 SF (Approx.)	\$85.00 PSFPA	\$21.23 (2025 est.)	Please contact agent

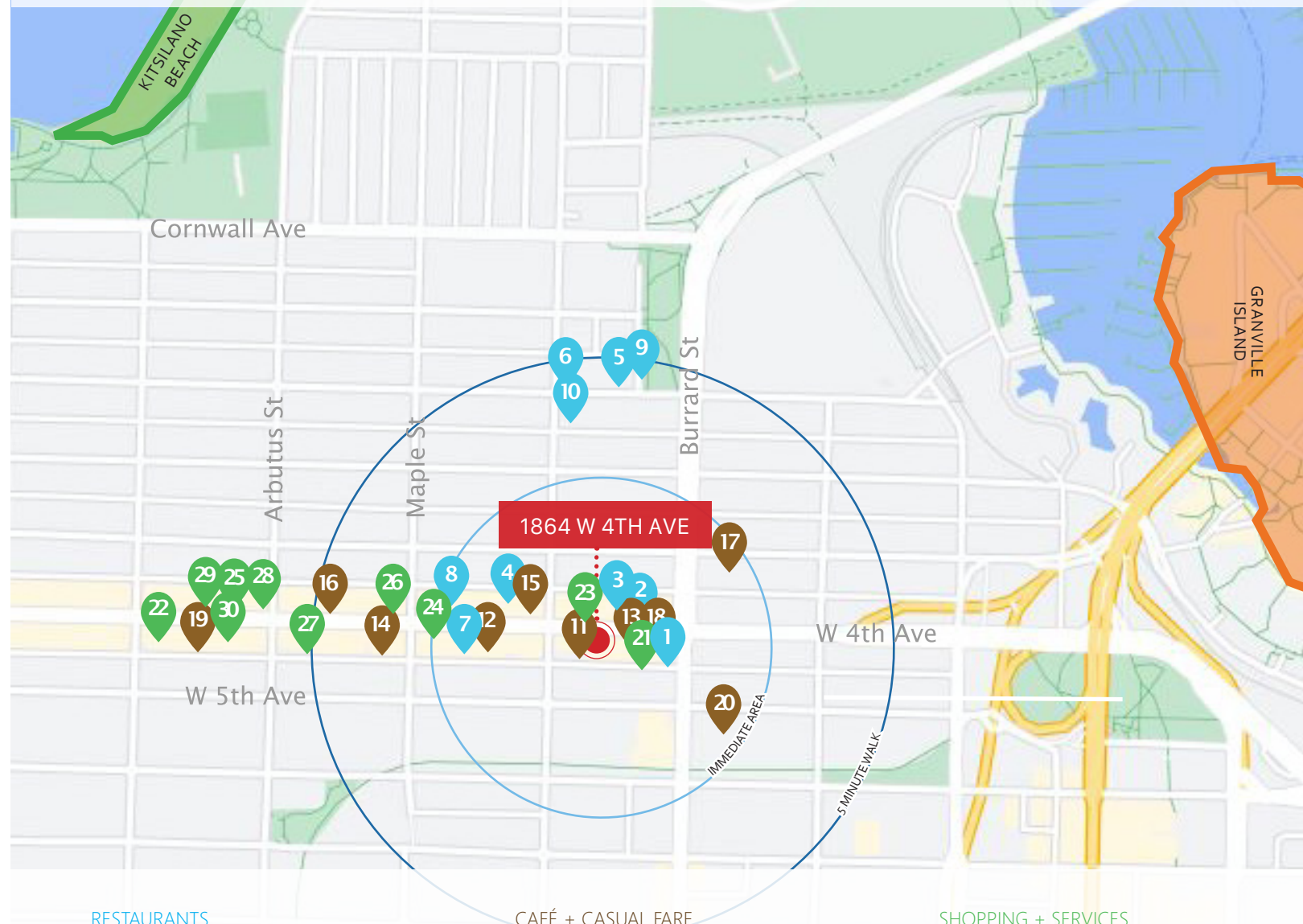
<sup>1</sup>All sizes are approximate and subject to verification  
<sup>2</sup>Gross rent currently equates to this amount plus GST. Lease to be fully triple net.  
<sup>\*</sup>Floor plan may not be 100% accurate and is subject to verification.





# 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



## CONTACT US

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