

2140 W 4TH AVENUE

For Lease | Prime Kitsilano Commercial Space Opportunity



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THE LOCATION

2140 W 4th Avenue is ideally situated along W 4th Avenue between Arbutus and Yew Streets, 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, Aritzia, 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 premises in a thriving commercial district with significant future growth potential.





THE FEATURES



Unique upper-level premise ideal for fitness, service, office, and showroom uses along W 4th's core retail block



Exceptionally prominent signage and branding opportunities



Concrete floor



15' plus clear span ceiling heights throughout



Dedicated onsite parking available



Private entrance from W 4th Ave



Concrete construction with north facing windows, offering inspiring North Shore and English Bay views



Dedicated private in-suite washroom



Co-tenancy with the brand new Westbeach flagship store slated for a late 2025 opening



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

SALIENT FACTS

Size¹	3,657 SF (Approx.)
Zoning	C-2B (Commercial)
Basic Rent	\$40.00 PSFPA
Additional Rent	\$20.00 (2025 est.)
Gross Rent²	\$18,285.00/month + GST
Availability	Immediately

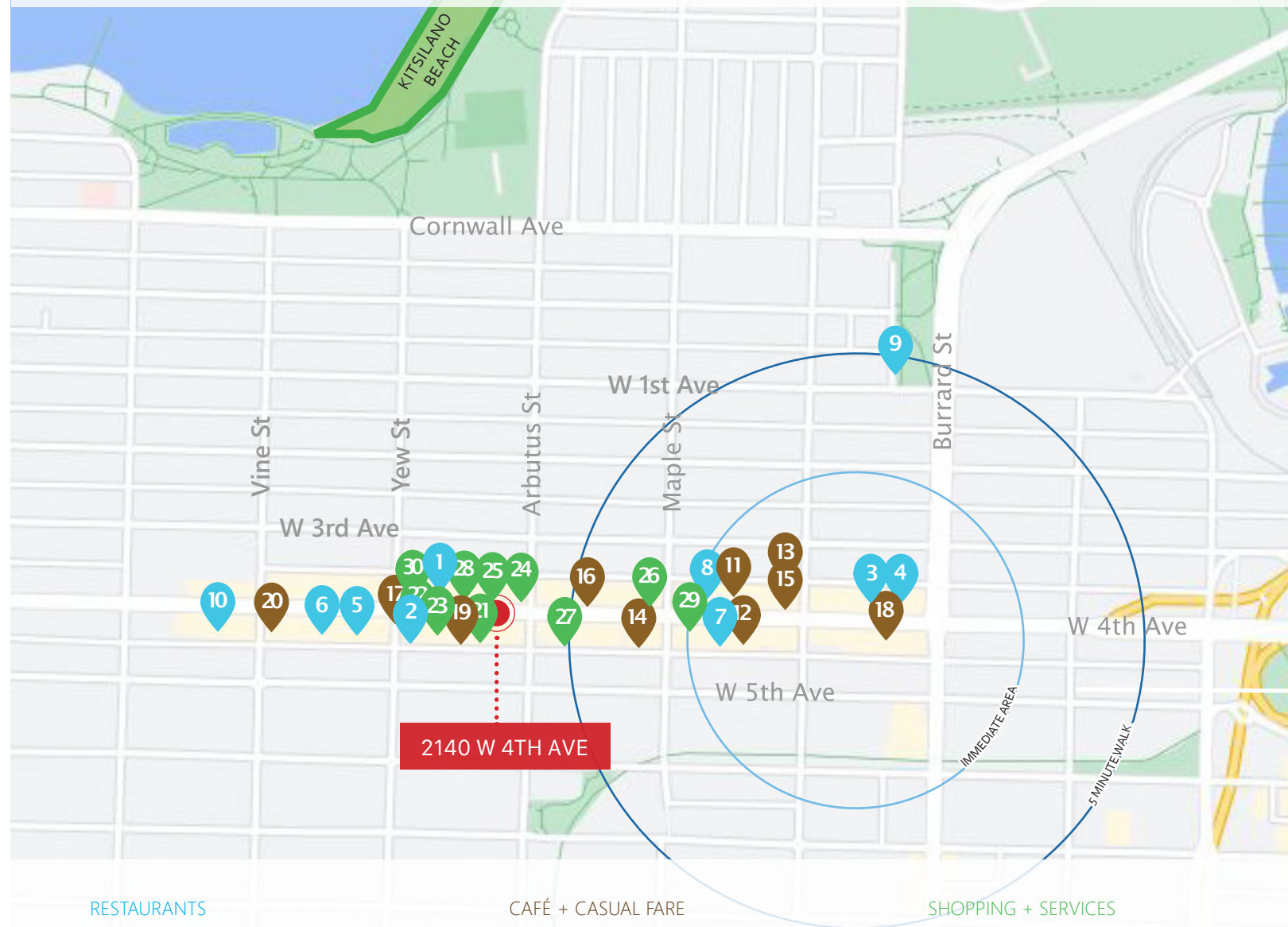
¹All sizes are approximate and subject to verification

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



SELECTION OF RETAILERS ALONG W 4TH AVENUE:

patagonia  MEJURI  ARC'TERYX Aēsop. monos: knix  KOTN



RESTAURANTS

- Jam Cafe
- Don
- Kokoro Tokyo Mazesoba
- Ramen Danbo
- Delara
- Au Comptoir
- Maenam
- Chi Vegan
- AnnaLena
- Raisu

CAFÉ + CASUAL FARE

- cowdog
- Rain or Shine Ice Cream
- Tacofino
- Their There
- Tractor
- TurF
- 49th Parallel
- Oakberry
- Body Energy Club
- Provisions

SHOPPING + SERVICES

- Knix
- Mejuri
- John Fluevog
- Lululemon
- Reigning Champ
- Arc'teryx
- Aesop
- Monos
- Patagonia
- Aritzia

CONTACT US

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