FOR SUBLEASE

2695 W 4TH AVENUE

High Profile Corner Kitsilano Retail Opportunity









corbel
COMMERCIAL REAL ESTATE SERVICES



THE LOCATION

2695 West 4th Ave is ideally situated along the corner of W 4th Avenue and Stephens 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 vicinity include Arc'teryx, Reformation, The Latest Scoop, and Fresh St. Market, 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.

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















THE FEATURES

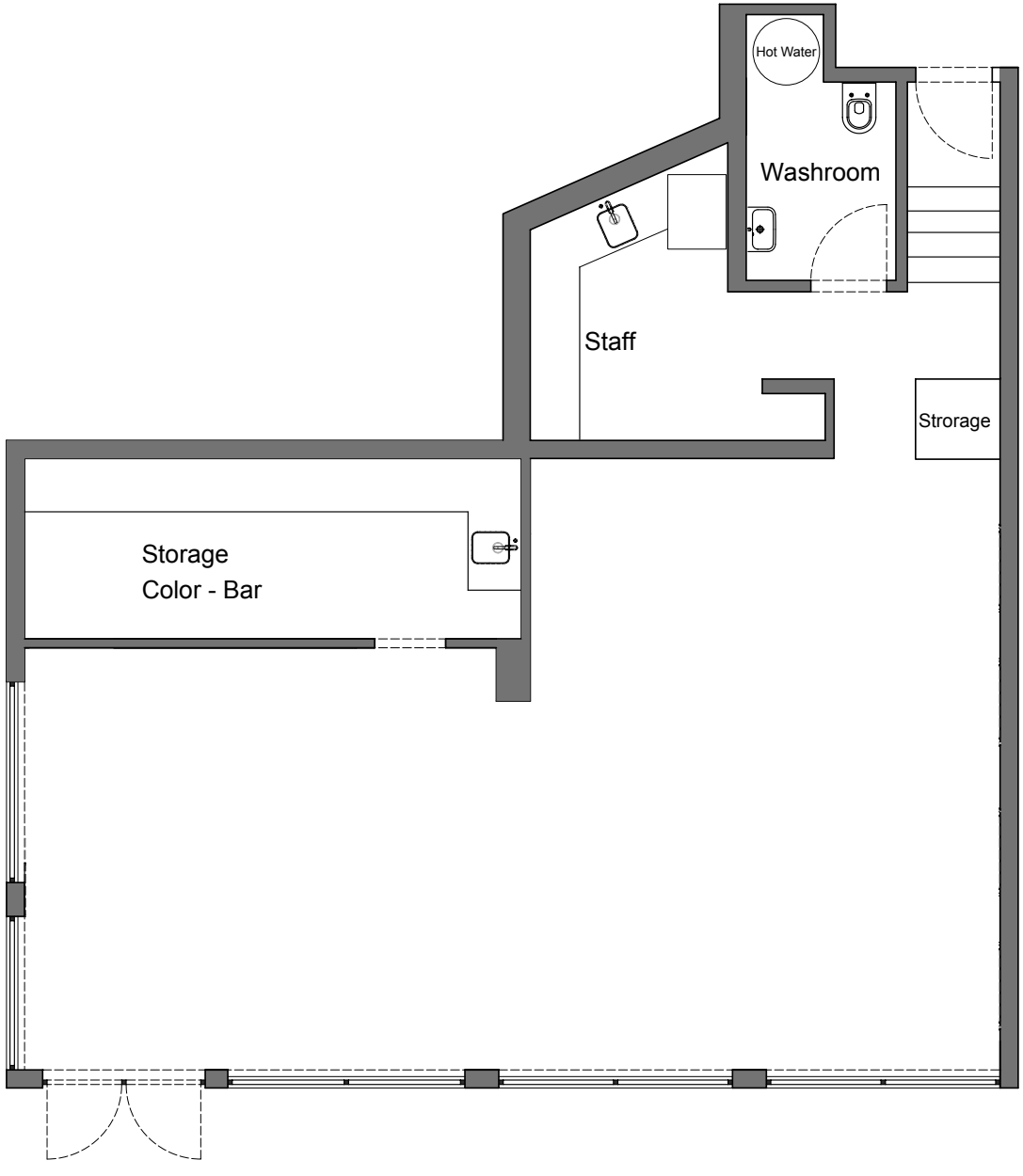
- Exceptional corner retail opportunity situated along bustling W 4th Avenue in the heart of Kitsilano
- Large retail display windows providing prominent signage and abundant natural light
- Fully distributed HVAC
- Private washroom
- Kitchenette area
- Abundant street parking available
- Numerous restaurants, premier shops and amenities in the immediate area

salient facts

Size[1]	1,145 SF (Approx.)
Basic Rent	Please contact agent
Additional Rent	$19.00 (2026 est.)
Zoning	C-2 (Commercial)
Headlease Expiry	May 31, 2029
Availability	Immediately

[1]All sizes are approximate and subject to verification.

THE FLOORPLAN



*Floor plan may not be 100% accurate and is subject to verification.



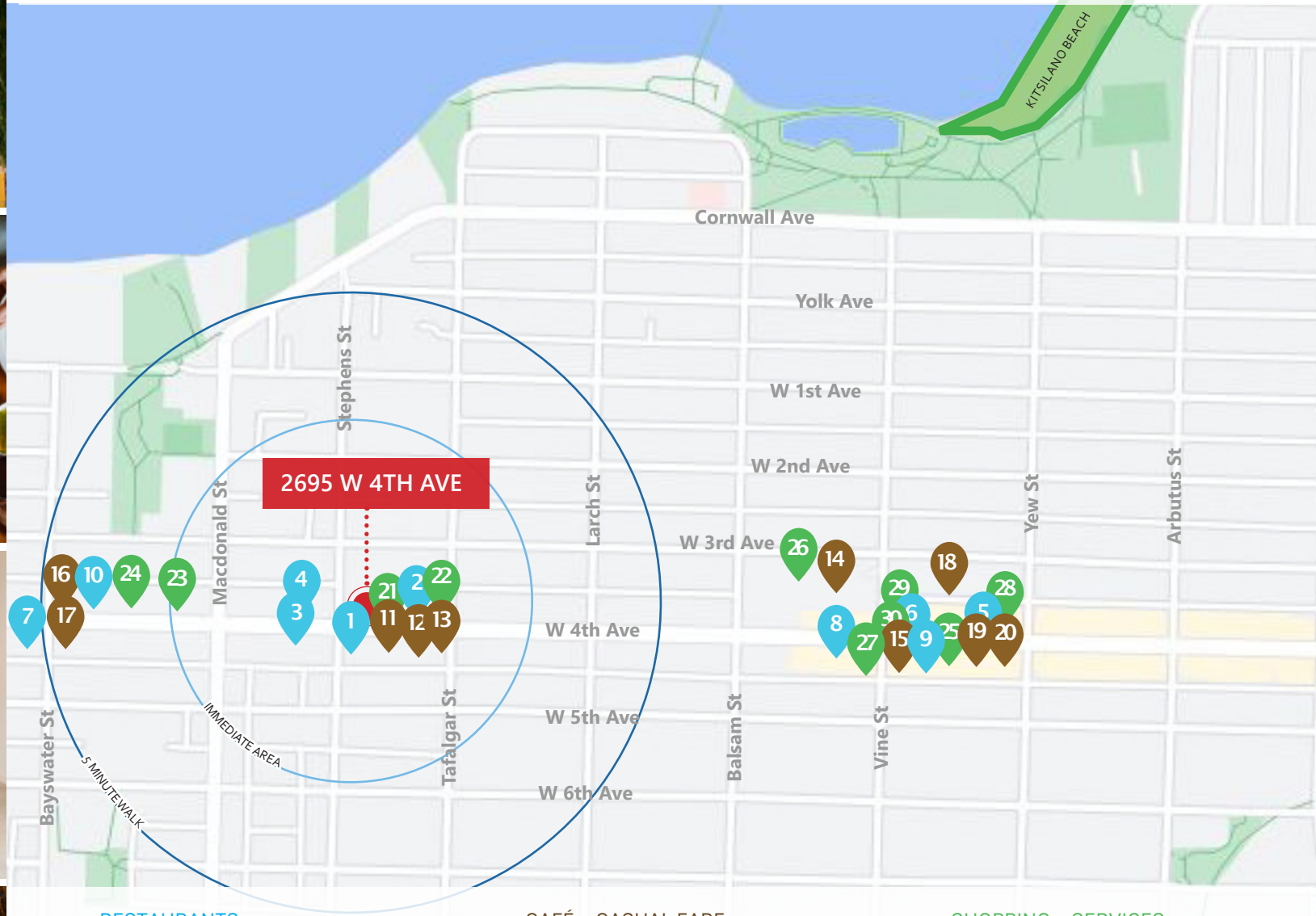






SELECTION OF RETAILERS ALONG W 4TH AVENUE:

Reformation · MEJURI · ARC'TERYX · Aēsop. · monos: · knix · KOTN



RESTAURANTS

1. Sazon Mexican Cuisine
2. Dark Table
3. The Naam
4. Karma Indian Bistro
5. Simpatico Ristorante
6. Delara
7. Little Bird Dim Sum + Craft Beer
8. Raisu
9. Au Comptoir
10. Thai Ni Yom

CAFÉ + CASUAL FARE

11. Amberdo Cafe
12. Petite Forêt Play Café
13. Cafe Lokal
14. Starbucks
15. Kokomo
16. Artistry Coffee Shop
17. C41 Coffee
18. WFM Coffee Bar
19. Simit Bakery Cafe
20. O5 Tea

SHOPPING + SERVICES

21. BodyPulse
22. Lagree West
23. Fresh St. Market
24. Wet Coast Wools
25. Reformation
26. Safeway
27. Shoppers Drug Mart
28. Arc'teryx
29. Whole Foods
30. Casper



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