

FOR SALE

2708 W 4TH AVE

Premier Kitsilano Investment/Owner-User Opportunity



ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA
604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC
604.609.0882 Ext. 226
nathan@corbelcommercial.com



THE OPPORTUNITY

2708 West 4th Avenue presents a rare opportunity to acquire approximately 443 SF of retail strata space in the heart of Kitsilano, one of Vancouver's most established and sought-after retail destinations. Positioned along the vibrant West 4th Avenue corridor, the property is surrounded by a curated mix of independent boutiques, destination restaurants, cafés, wellness concepts, and everyday services that generate consistent pedestrian activity throughout the day.

Currently operating as a café, the premises feature an efficient layout with existing light food-service improvements, providing a practical foundation for an incoming operator, subject to the necessary approvals. Supported by Kitsilano's affluent residential population, proximity to Kitsilano Beach, and strong neighbourhood loyalty, the property offers an exceptional opportunity for both owner-users and investors to secure a retail ownership position in one of Vancouver's most recognizable shopping and dining districts.

SALIENT FACTS

Civic Address	2708 W 4th Avenue, Vancouver BC
Strata Lot Size¹	443 SF (Approx.)
Legal Description	SL 6, PLN LMS2397, DL 192, NWLD
PID	023-421-932
Zoning	C-2A (Commercial)
Strata Fee	\$304.00/month
Property Tax	\$7,020.00 (2025)
Availability	Immediately
Asking Price	\$625,000.00

¹All sizes are approximate and subject to verification.

THE FEATURES



Approximately 443 SF of retail strata premises located along West 4th Avenue in the heart of Kitsilano.



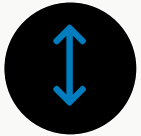
Currently improved and operating as a café/light food service premises with existing food-service infrastructure in place.



Prominent storefront exposure within one of Vancouver's premier shopping, dining, and lifestyle corridors.



Surrounded by a vibrant mix of independent retailers, cafés, restaurants, wellness concepts, and an affluent residential population.



Ideal for café, specialty food, quick-service restaurant, wellness, beauty, service retail, or boutique retail operators.



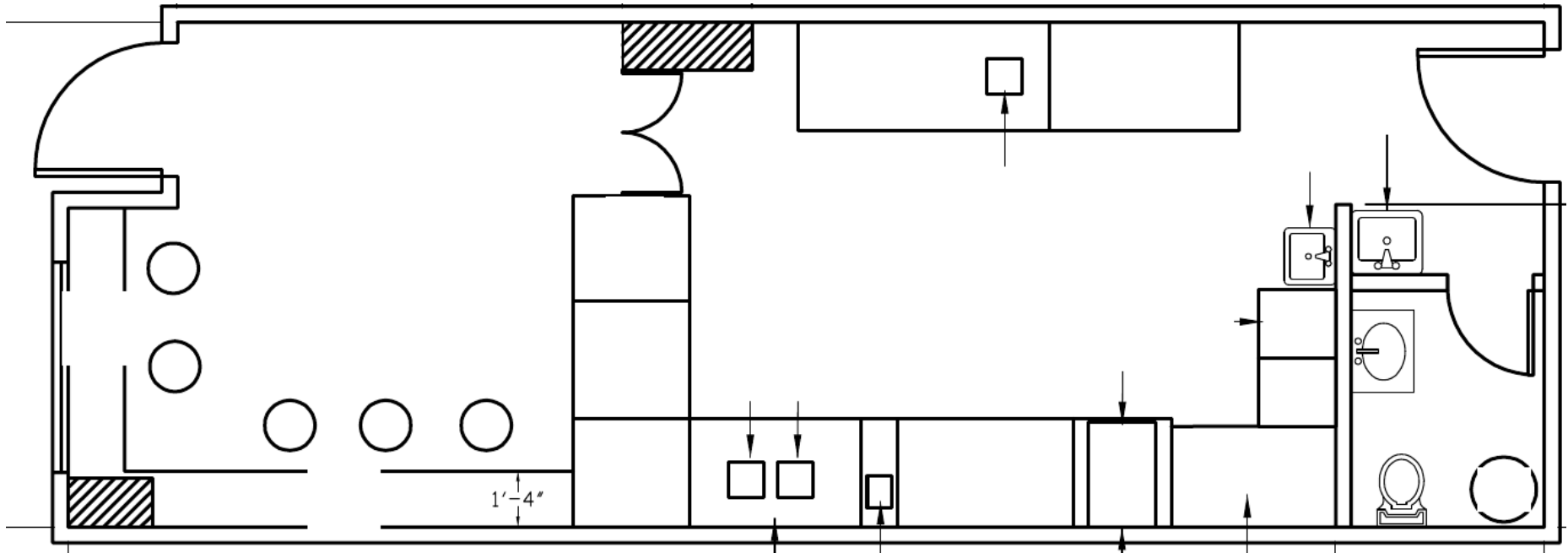
Compact, efficient floorplate well suited for owner-users or investors seeking a manageable West Side retail asset.



Rare opportunity to secure retail ownership in one of Vancouver's most recognized and tightly held neighbourhood commercial districts.



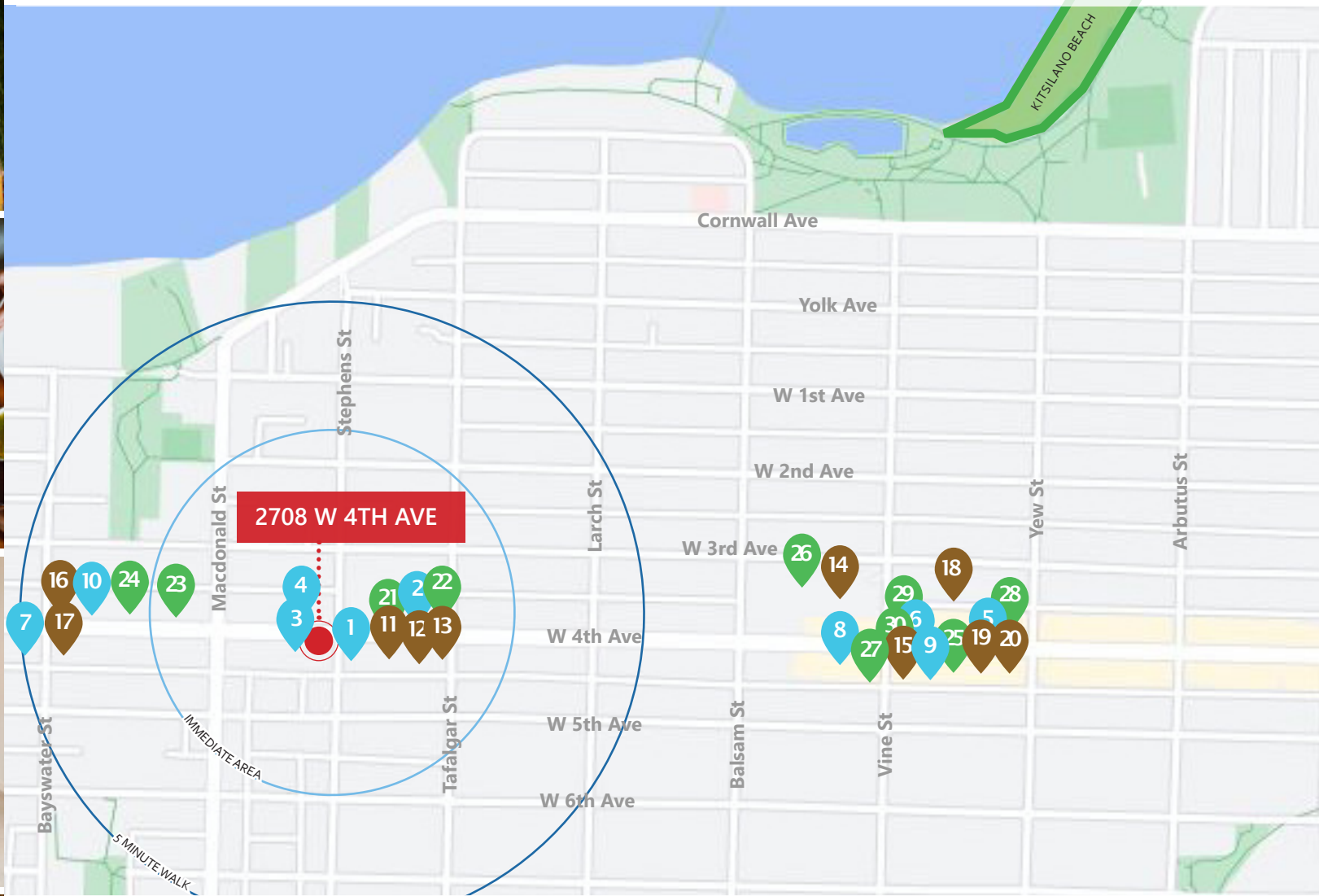
THE FLOORPLAN



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



SELECTION OF RETAILERS ALONG W 4TH AVENUE:



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

Contact Us

ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA
604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC
604.609.0882 Ext. 226
nathan@corbelcommercial.com

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.