

FOR LEASE

1823 W 4TH AVENUE

High Profile Kitsilano Retail Opportunity

Your Signage Here



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



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



THE LOCATION

1823 West 4th Ave is ideally situated along W 4th Avenue and Burrard 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



Exceptional retail opportunity situated along bustling W 4th Avenue in the heart of Kitsilano



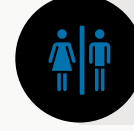
Phenomenal exposure and visibility along W 4th Avenue with prominent signage potential



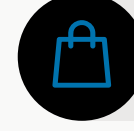
Large retail display windows, with excellent signage potential and abundant natural light



Generous ceiling heights with modern track lighting



Private washroom



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

SALIENT FACTS

Size¹	985 SF (Approx.)
Basic Rent	\$85.00 PSFPA
Additional Rent	\$33.00 (2026 est.)
Zoning	C-3A Commercial
Availability	With 60 days notice

¹All sizes are approximate and subject to verification.



SELECTION OF RETAILERS ALONG W 4TH AVENUE:

patagonia



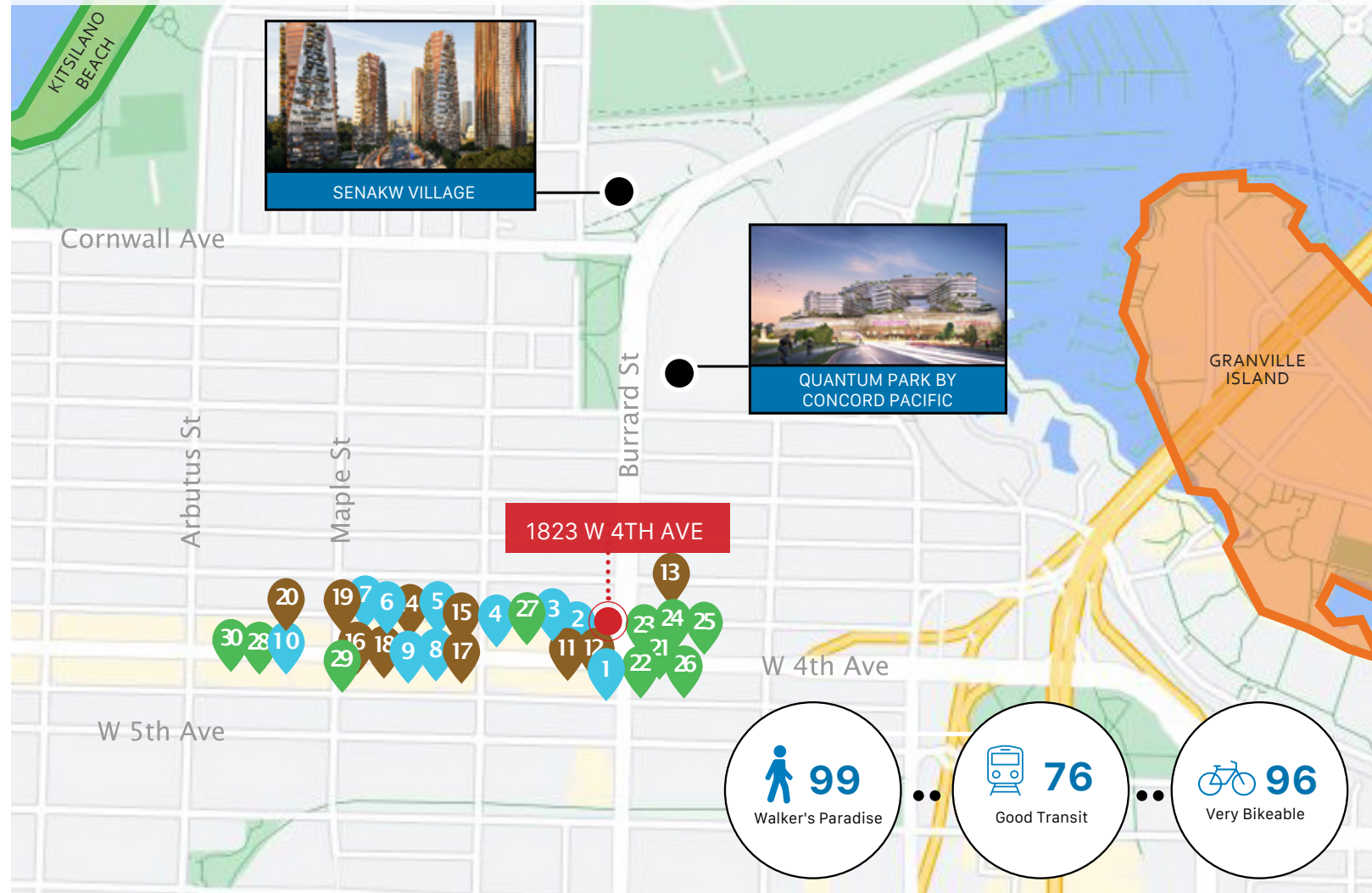
MEJURI



Aēsop. monos: knix



KOTN



RESTAURANTS

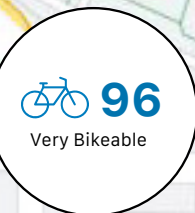
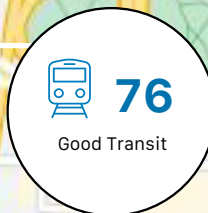
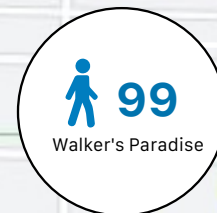
1. Mi Casa Mexicana
2. Ramen Danbo
3. Kokoro Tokyo Mazesoba
4. Fred's
5. Tacofino
6. GlassHouse
7. Lavidas Restaurant
8. Maenam
9. Fable Kitchen
10. Kagura Hand Roll Bar

CAFÉ + CASUAL FARE

11. Oakberry
12. Oohlala Donuts
13. TV Dinner
14. cowdog
15. Tractor
16. Lokal Sekondo
17. Rain or Shine Ice Cream
18. NUTTEA
19. Lumine Coffee
20. TurF

SHOPPING + SERVICES

21. Land Rover
22. Jaguar
23. Comor
24. Pacific Boarder
25. DUER
26. J'adore Nails & Spa
27. Westside
28. Kotn
29. Patagonia
30. Aesop



Your Signage Here

Contact Us

ROBERT THAM
Principal

604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
Principal

604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA
Brokerage Coordinator

604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC
Senior Associate

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.