

FOR LEASE

2,228 SF – 6,028 SF IN KITSILANO'S COVETED WEST 4TH AVENUE CORRIDOR WITH UNPARALLELED FRONTAGE

2346 – 2356 WEST 4TH AVENUE, VANCOUVER, B.C.



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OPPORTUNITY

To secure newly built, high-profile retail space in Vancouver West's highly sought-after West 4th corridor. Located at the epicenter of Kitsilano's iconic high street, the subject property benefits greatly from being shadow-anchored by Whole Foods, Safeway, and a long list of strong national, regional, and local retailers.

SALIENT DETAILS

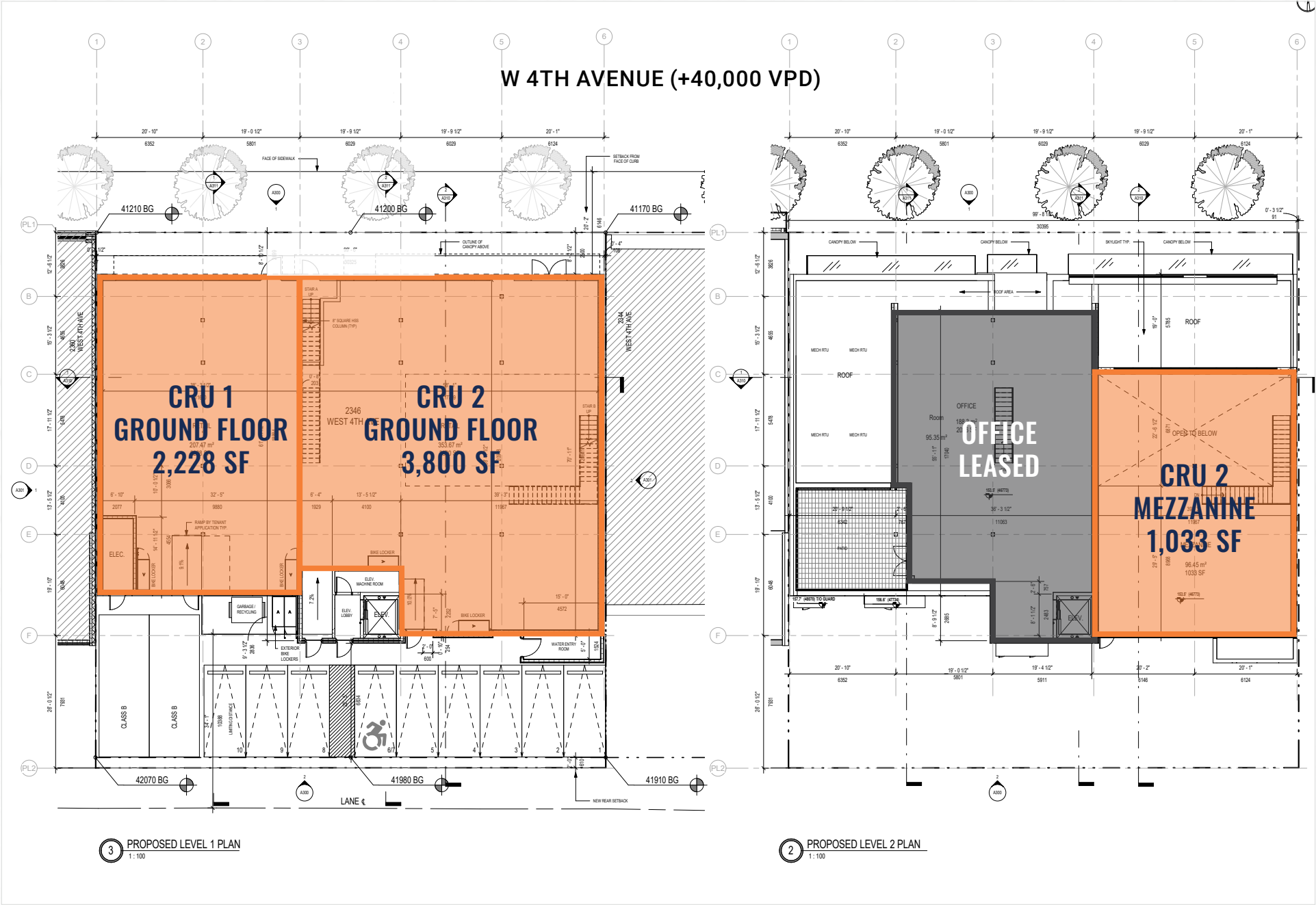
Available SF:	Ground Floor: 2,228 SF - 6,028 SF Mezzanine: 1,033 SF
Parking:	6 non-exclusive stalls allocated to retail at the rear of the building
Zoning:	C2-B (Mixed-Use Residential)
Timing:	Q1/Q2 2026
Asking Rent:	Please Contact Listing Agents
Additional Rent:	Please Contact Listing Agents



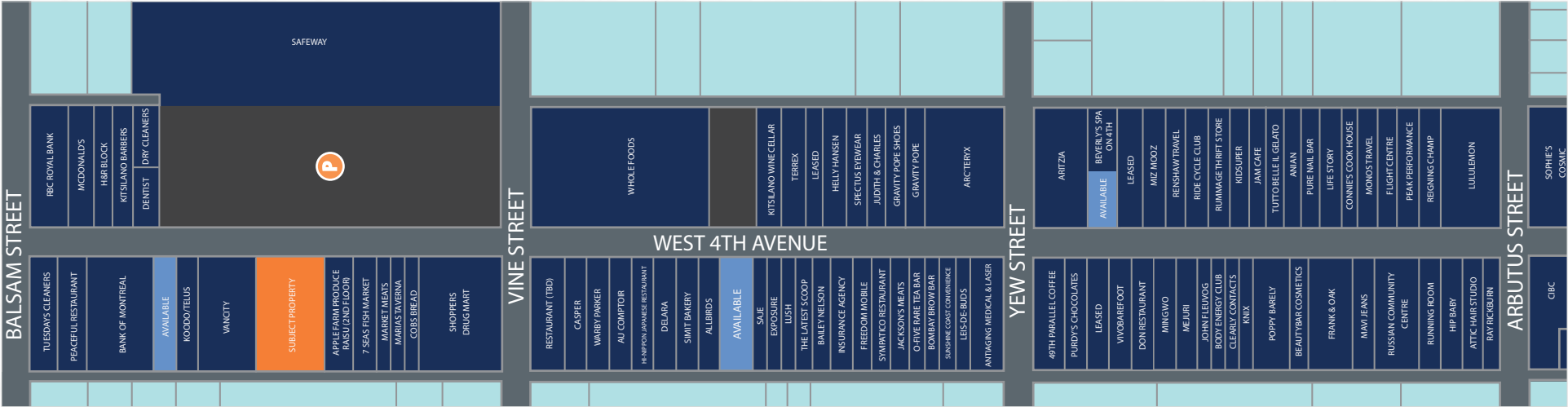
SUBJECT PROPERTY

W 4TH AVENUE (+40,000 VPD)

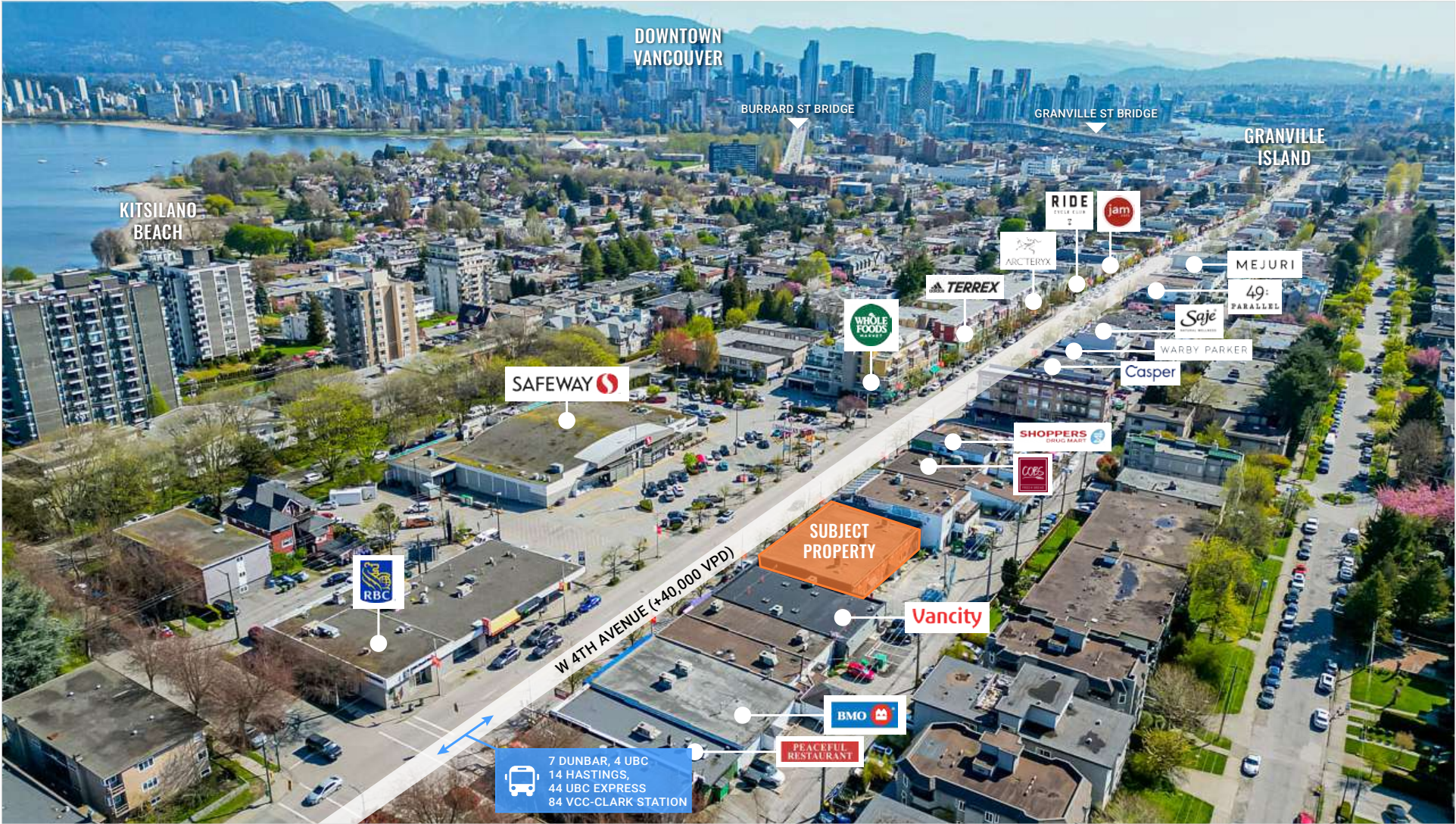
SITE PLAN



LOCATION OVERVIEW



LOCATION OVERVIEW



Demographics	5-Minute Drive Radius	8-Minute Drive Radius	12-Minute Drive Radius
2024 Population	70,723	228,098	429,797
Avg. Household Income	\$153,653	\$144,711	\$140,711
2024 Households	35,327	114,876	206,986
Population Growth (2024-2029)	5.0%	7.1%	10.2%

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