

2164 West 41st Ave

Vancouver, BC

7,993 SF Retail/Office Space Available for Sublease or Assignment (Former Bank Branch)



Banking client has undertaken a comprehensive analysis of its retail network and has flagged that there is excess market coverage in certain retail nodes. This excess market coverage has allowed the Bank the opportunity to bring prime real estate space to market for sublease or assignment.

Surrounding Retailers

Starbucks
Scotiabank
LensCrafter
McDonalds
Shop N Save
Cobs Bread Bakery

TD Bank
Dairy Queen
BlueShore Financial
BC Liquor
London Drugs

For More Information

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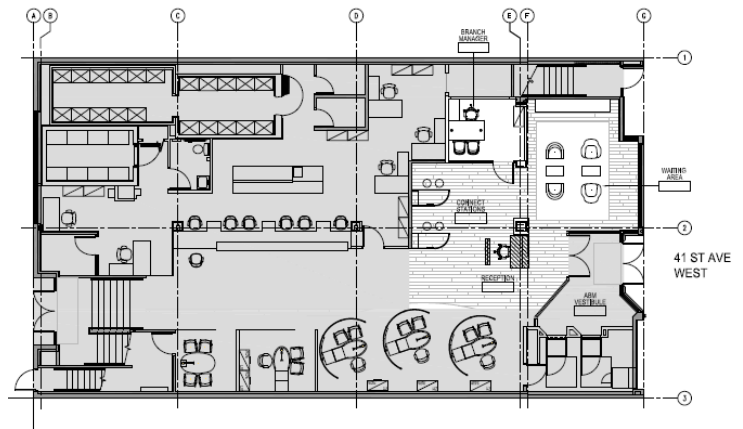
SITE DETAILS

Area:	7,993 SF (4,420 SF Main / 3,573 SF 2 nd)
Asking Net:	Call Listing Agent
Operating CAM Costs:	Gross Rent
Sublease Term:	August 14, 2026

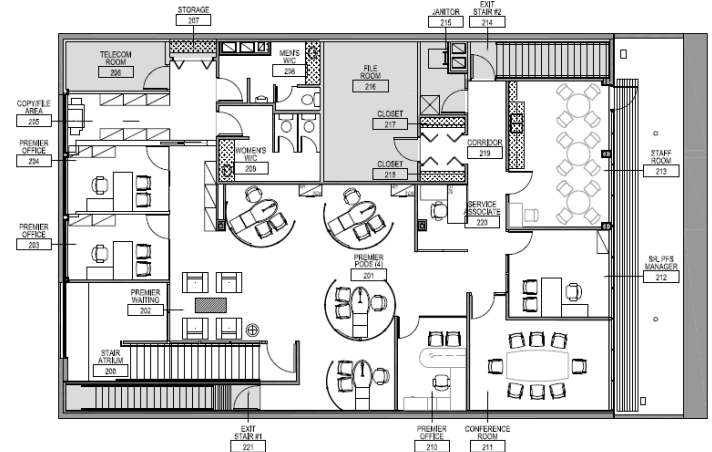
PROPERTY HIGHLIGHTS

- Excellent exposure to both vehicular and pedestrian traffic
- Prime location in the heart of the affluent "Kerrisdale Village"
- A thriving business community comprised of numerous fashion boutiques, restaurants, cafes, specialty retailers and services
- Built-Out space

Ground Floor



2nd Floor



Demographics



**Avg. Household
Income**
\$137,388



**Household
Population**
9,813



**Daytime
Population**
11,785