

FOR LEASE | RETAIL
4440 WEST 10TH AVENUE
VANCOUVER, BC



► **1,936 SF on Boutique Retail Strip in Point Grey Village**

Location

This property is located on the south side of West 10th Avenue between Sasamat and Trimble Street in the Point Grey district of Vancouver. This is a boutique retail strip in a wealthy neighborhood which also attracts many of the UBC students being the nearest retail strip to the campus. The area is surrounded by trendy retail stores, boutiques, spas, galleries, banks, cafes, and popular restaurants.

Howard Malchy

Personal Real Estate Corporation

D 604.895 2226 C 604.727.7117

howard.malchy@lee-associates.com

Building Description

This is a single storey retail building containing three retail tenants. The available space has approximately 50 feet of frontage and was at one time two retail stores that were combined.

Features

- ▶ On major bus service route and near UBC
- ▶ Parking in rear of premises and street parking available
- ▶ In the heart of the Point Grey Village Shopping District

Available Space

1,936 SF

Demographics	1 km	3 km	5 km
Population	9,320	65,345	146,274
Median Age	39.3	35.8	37.9
Households	3,480	25,885	62,732
Avg. Household Income	\$206,999	\$168,685	\$166,728
Total Daytime Population	7,484	60,832	147,654

Source: Environics Analytics 2023 Estimate

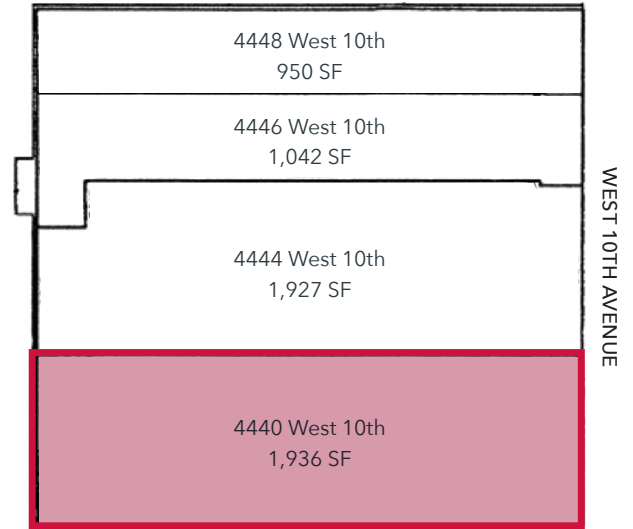
Lease Rate

\$35.00 PSF

Taxes & Operating Costs

\$17.30 PSF

Site Plan



Howard Malchy

Personal Real Estate Corporation

D 604.895 2226 C 604.727.7117

howard.malchy@lee-associates.com