

FOR LEASE

1852 W 4TH AVENUE

Prime Kitsilano Warehouse Opportunity

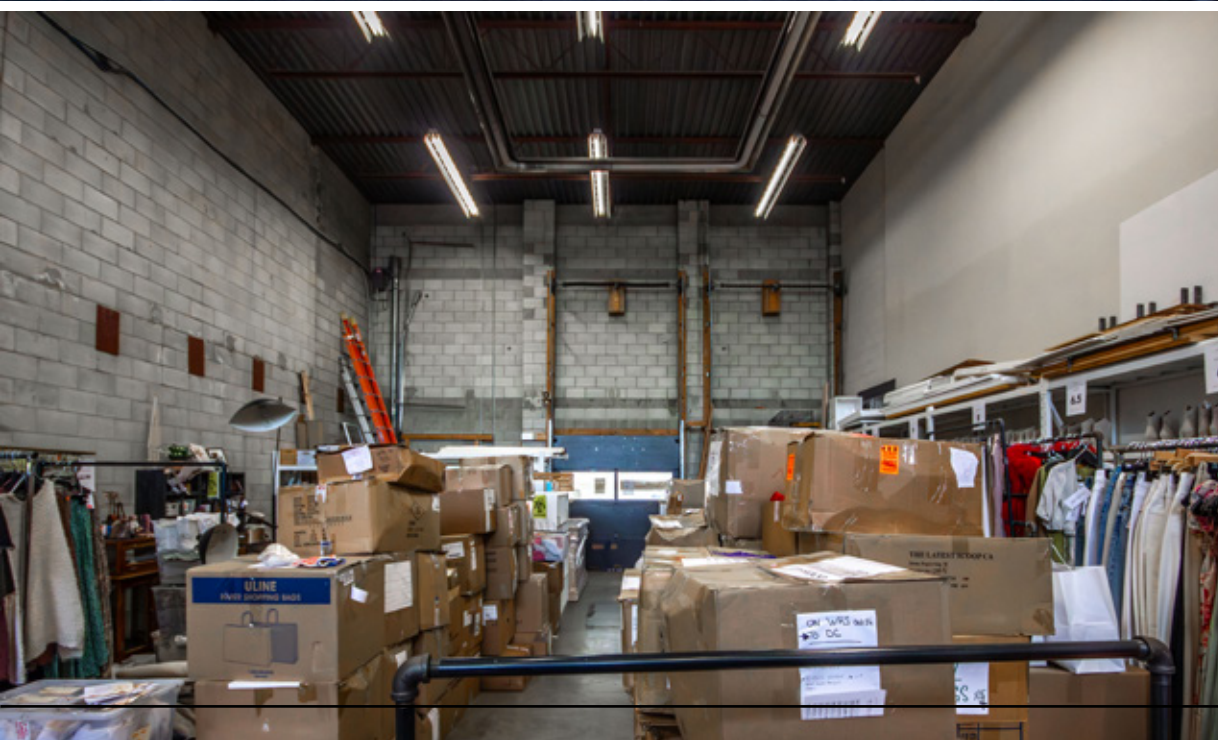




THE LOCATION

Strategically positioned mid-block on W 4th Avenue between Cypress and Burrard Street, this prime retail space sits in the heart of Kitsilano—one of Vancouver's most sought-after neighborhoods. Consistently voted Vancouver's Best Neighborhood by Georgia Straight readers, Kitsilano is renowned for its vibrant mix of residential, retail, dining, and recreational attractions.

Surrounded by top-tier retailers like Lululemon, Patagonia, Arc'teryx, and Reigning Champ, as well as acclaimed restaurants such as Au Comptoir, and Mae Nam, this bustling retail corridor benefits from high foot traffic and strong local demographics. With seamless access to major routes like Burrard Street and W Broadway, the location offers exceptional connectivity to surrounding neighborhoods and downtown Vancouver.



THE FEATURES



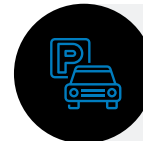
Prime second level commercial premise situated along W 4th Ave in Kitsilano, featuring a private dedicated main level entry



Dock level loading zone at rear



Soaring ceiling heights with clear span space



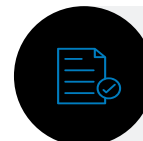
Ample parking available onsite



Exceptional high visibility signage potential

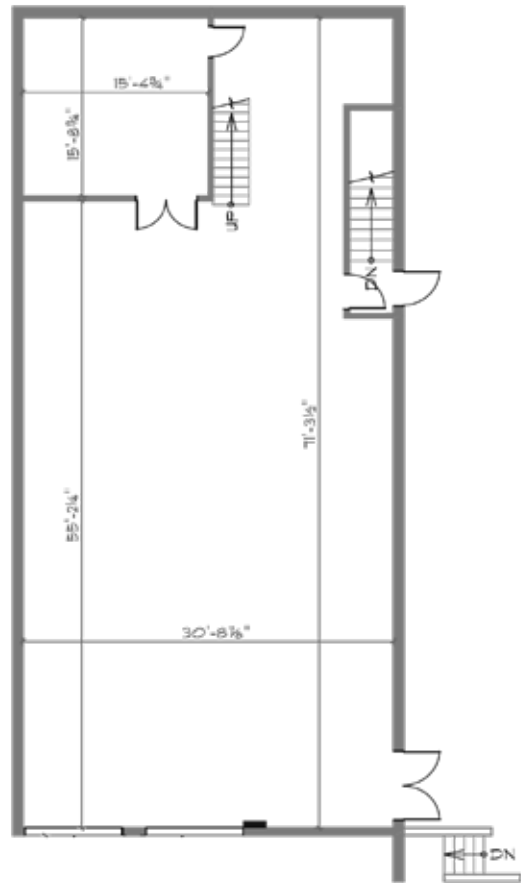


Numerous restaurants, premier shops and amenities in the immediate area with street parking and access to transit



Ideal for potential fitness and wellness services uses

FLOOR PLAN & SALIENT FACTS



SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	AVAILABILITY
2,308 SF (Approx.)	Please contact agent	\$21.23 (2025 est.)	Immediately

¹All sizes are approximate and subject to verification
*Floor plan may not be 100% accurate and is subject to verification.



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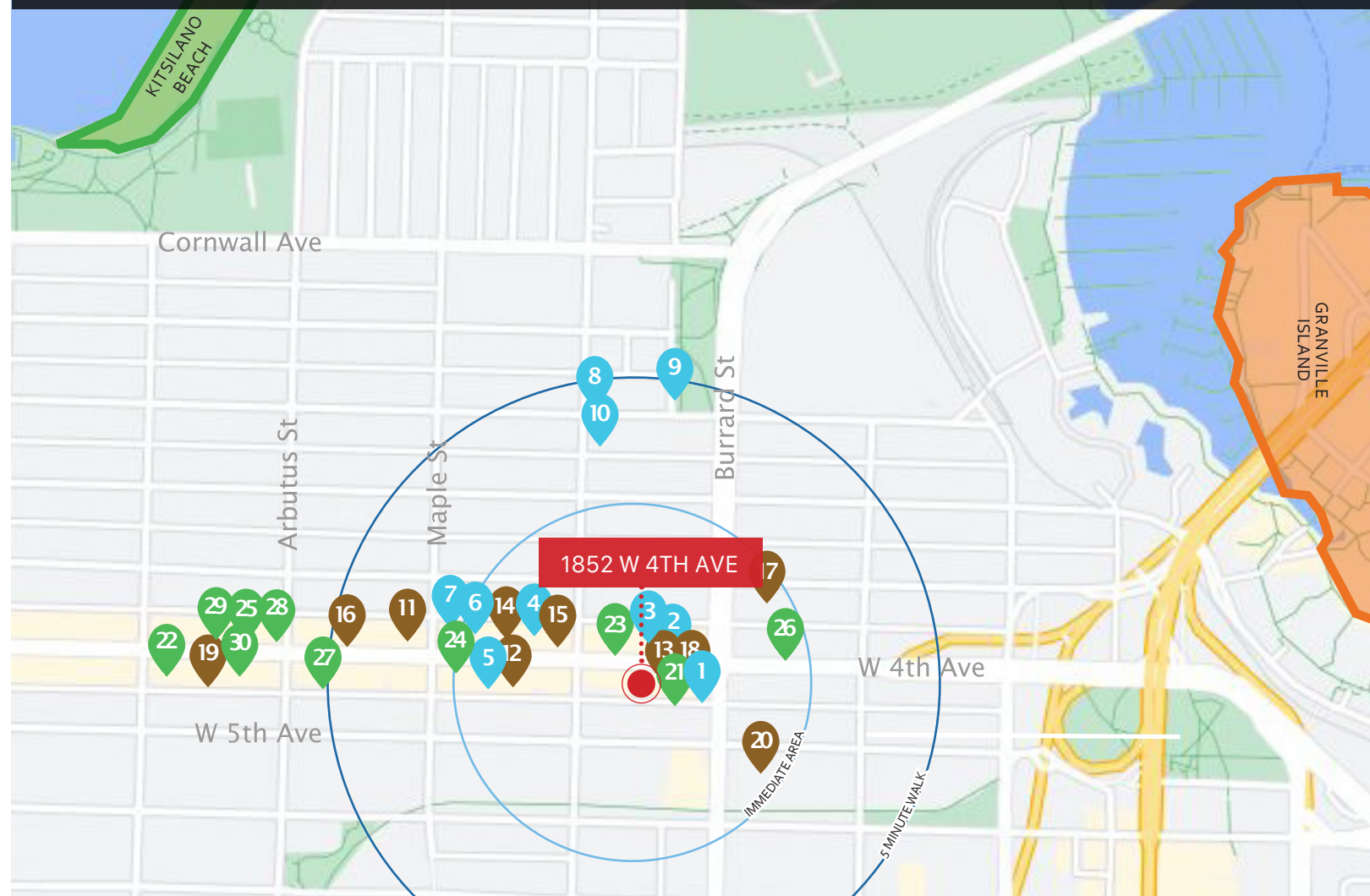
Walker's Paradise

Daily errands do not require a car

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Excellent Transit

World-class public transportation



RESTAURANTS

1. Mi Casa Mexicana
2. Ramen Danbo
3. Kokoro Tokyo Mazesoba
4. Tacofino
5. Maenam
6. GlassHouse
7. Lavidas Restaurant
8. Oddfish Restaurant
9. AnnaLena
10. Robba Da Matti

CAFÉ + CASUAL FARE

11. Goldie's Donuts
12. Rain or Shine Ice Cream
13. Oakberry
14. cowdog
15. Tractor
16. TurF
17. Bel Café
18. Oohlala Donuts
19. Body Energy Club
20. Elysian Coffee

SHOPPING + SERVICES

21. Be Bloom
22. Mejuri
23. Kin Culture
24. Patagonia
25. Reigning Champ
26. DUER
27. Aesop
28. Lululemon
29. Monos
30. Knix

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