

FOR LEASE

1829 W 4TH AVENUE

Rare High Profile Kitsilano Food Retail Opportunity | In-Place Commercial Venting



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



OVERVIEW

1829 West 4th Ave is ideally situated near the corner of 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.





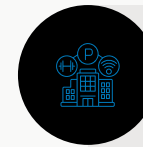
THE FEATURES



Prominent West 4th Avenue frontage providing strong visibility, signage opportunities, and access to consistent pedestrian and vehicular traffic



Currently improved and operating as Pizza Hut, with existing restaurant infrastructure including a commercial hood vent, exhaust system, walk-in cooler, HVAC, and food-service improvements in place



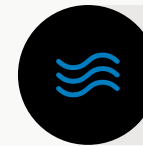
Positioned within one of Vancouver's most established West Side retail, restaurant, and service corridors, surrounded by a strong mix of national brands, independent retailers, cafés, restaurants, fitness operators, and everyday services



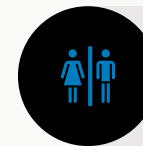
Excellent opportunity for quick-service restaurant, café, food and beverage, health and wellness, service retail, or specialty retail operators



Rear loading access and two dedicated parking stalls support efficient day-to-day operations and deliveries

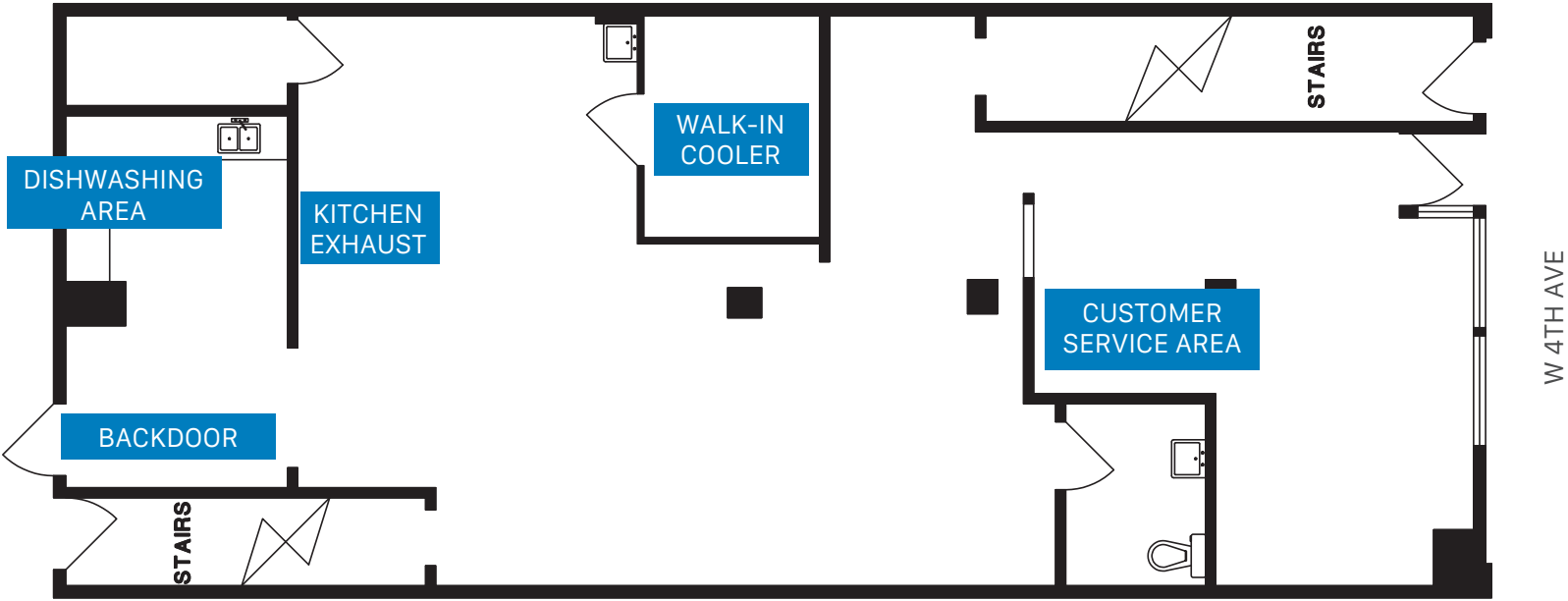


Fully distributed HVAC in place



1 private washroom

FLOOR PLAN & SALIENT FACTS



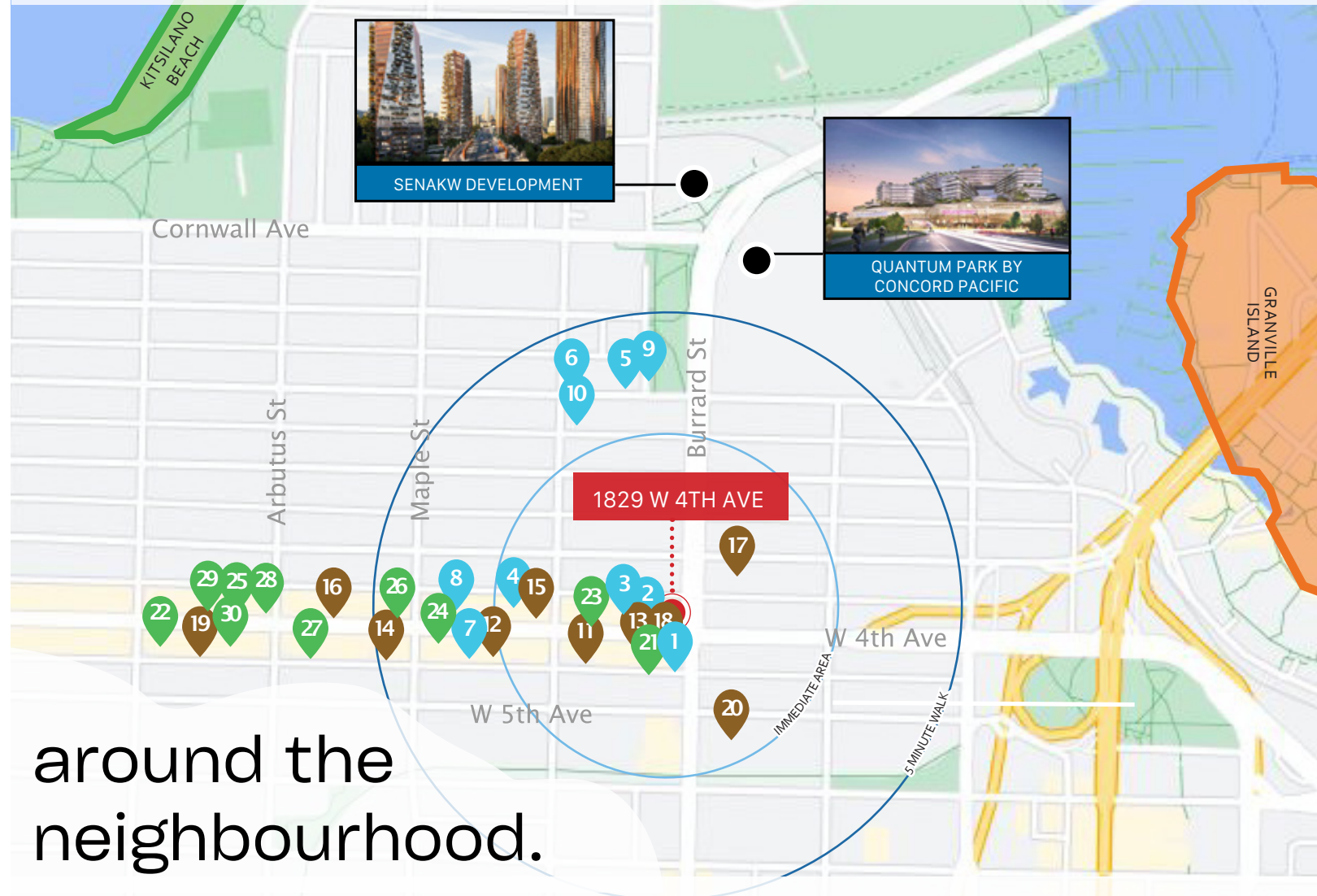
SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	ZONING:	AVAILABILITY:
1,500 SF (Approx.)	\$75.00 PSFPA	\$28.00 (2026 est.)	C-2B Commercial	November 1, 2026

¹All sizes are approximate and subject to verification.
*Floor plan may not be 100% accurate and is subject to verification.
*Basement area forms part of premises. Grease trap, hot water tank and dry storage is located here.



SELECTION OF RETAILERS ALONG W 4TH AVENUE:

patagonia  MEJURI  ARC'TERYX Aēsop. monos: knix  KOTN



around the
neighbourhood.

RESTAURANTS

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

CAFÉ + CASUAL FARE

11. Purebread
12. Rain or Shine Ice Cream
13. Oakberry
14. Their There
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. Arc'teryx
27. Aesop
28. Lululemon
29. Monos
30. Knix

Contact Us

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