



For Lease | West Point Grey Retail Units

3734 West 10th Avenue, Vancouver, B.C.

Marcus & Millichap



Opportunity Overview

Located in Vancouver's West Point Grey neighbourhood, the property benefits from a high walk score, ensuring excellent foot traffic and accessibility. It's also well served by multiple bus lines, enhancing transit connectivity. The vicinity boasts a variety of shops, restaurants, parks, and educational institutions, contributing to a vibrant community atmosphere and potential customer base.

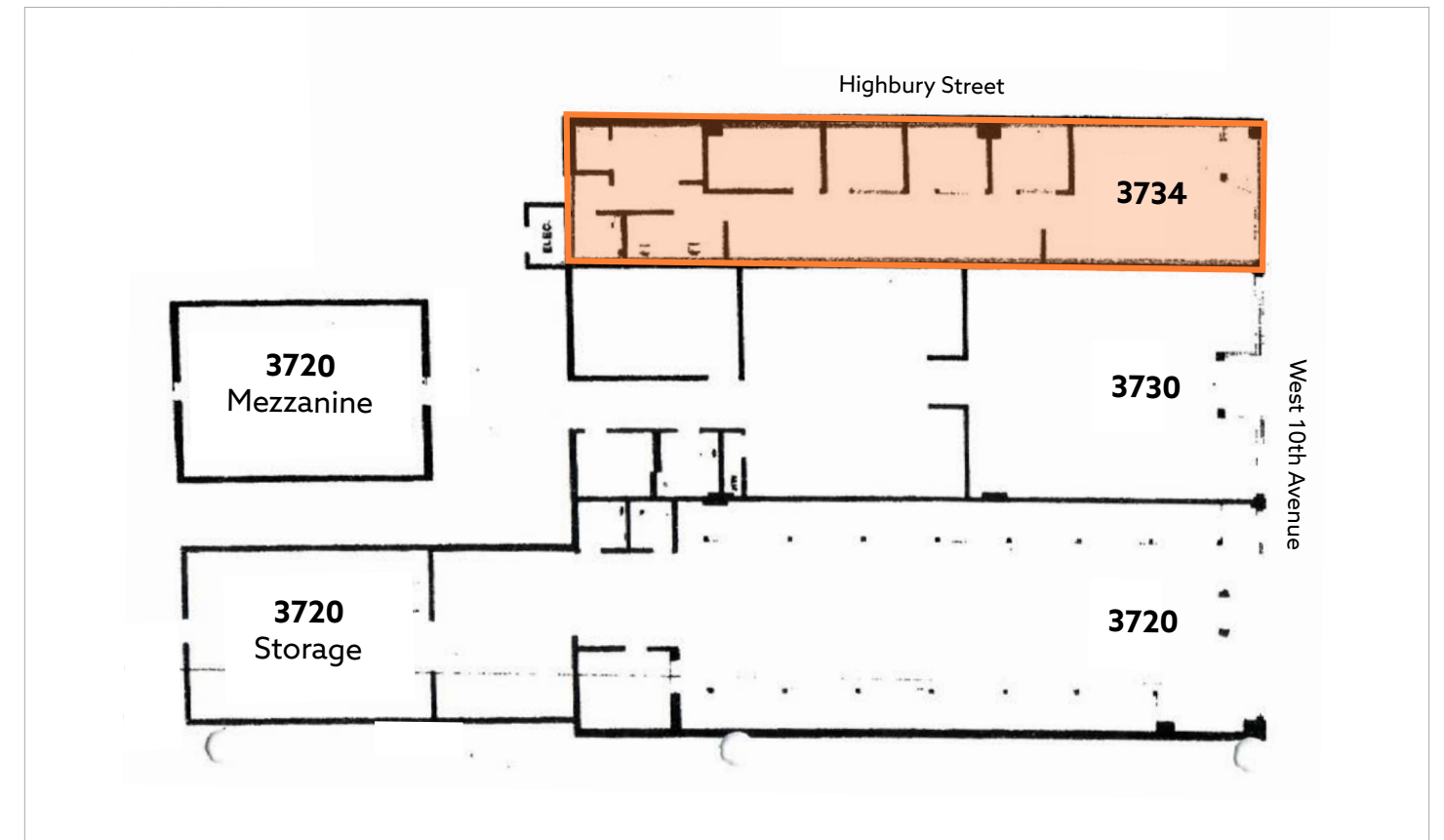
Salient Details

Available Area:	1,143 SF
Asking Rent:	\$42.00 PSF
Additional Rent:	\$18.00 PSF (2025 estimate)*
Zoning:	C-2**
Available:	Immediately



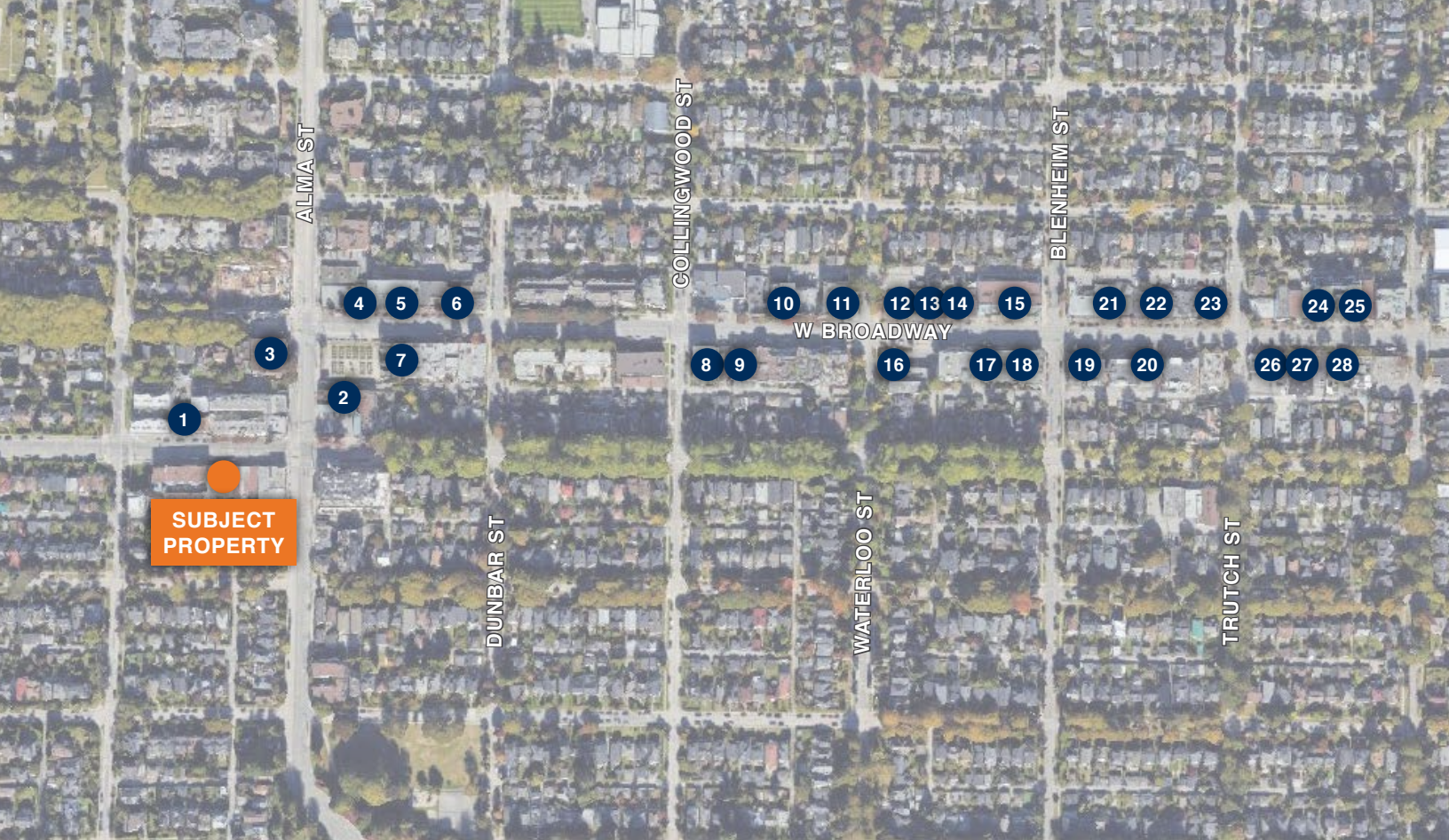
*Approximate and subject to change from time to time.
 **Tenant is responsible for verifying permissible uses as per the zoning.

Floor Plan



Property Highlights

- Located within Vancouver's vibrant West Point Grey neighbourhood, offering a blend of increased residential density and urban convenience.
- Conveniently located half-block away from the 99-B line bus stop, one of the highest usage bus lines in North America servicing UBC to East Vancouver.
- Area retailers include: Grounds for Coffee, Jo's Italian Deli, Browns Social House, Little Kitchen Academy, and 4Cats.
- Exceptional street level exposure and signage opportunities.



Neighbourhood Tenants

- | | | | |
|--------------------------------|-----------------------|------------------------|---------------------------|
| 1. Rajio Japanese Public House | 8. True Confections | 15. Rep1 Fitness | 22. Good Co. Kits |
| 2. Browns Socialhouse | 9. Hynes' Irish Pub | 16. TD | 23. Olympia Pizza |
| 3. Jo's Italian Deli | 10. The Eatery | 17. Angry Otter Liquor | 24. Oakberry |
| 4. Mainichi Sushi | 11. Storm City Coffee | 18. McDonalds | 25. Yum Ice Creamery |
| 5. Point Grey Nail & Spa | 12. Vancity | 19. Sleep Country | 26. Canadian Western Bank |
| 6. The Wolf and Hound | 13. Elwoods | 20. Lola Kid's Clothes | 27. Nostos Taverna |
| 7. Caffe W | 14. Salon Kanako | 21. Ca Croustille | 28. Branches & Knots |

Contact Information

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