



HIGH EXPOSURE KITSILANO RETAIL SPACE FOR LEASE

1804 WEST 4TH AVENUE, VANCOUVER BC

Marcus & Millichap

LOCATION OVERVIEW

1804 West 4th Avenue is ideally located at the corner of West 4th Avenue and Burrard Street at the start of Kitsilano. Kitsilano is a coveted neighbourhood in Vancouver and home to the city's top beaches, parks as well as the vibrant West 4th Avenue shopping district. West 4th Avenue is comprised of a diverse and unique array of retailers, restaurants, cafes, fitness studios and more. The property is located on the corner of one of the busiest vehicular intersections in Vancouver and is conveniently accessible via vehicle, walking or transit.

SALIENT DETAILS

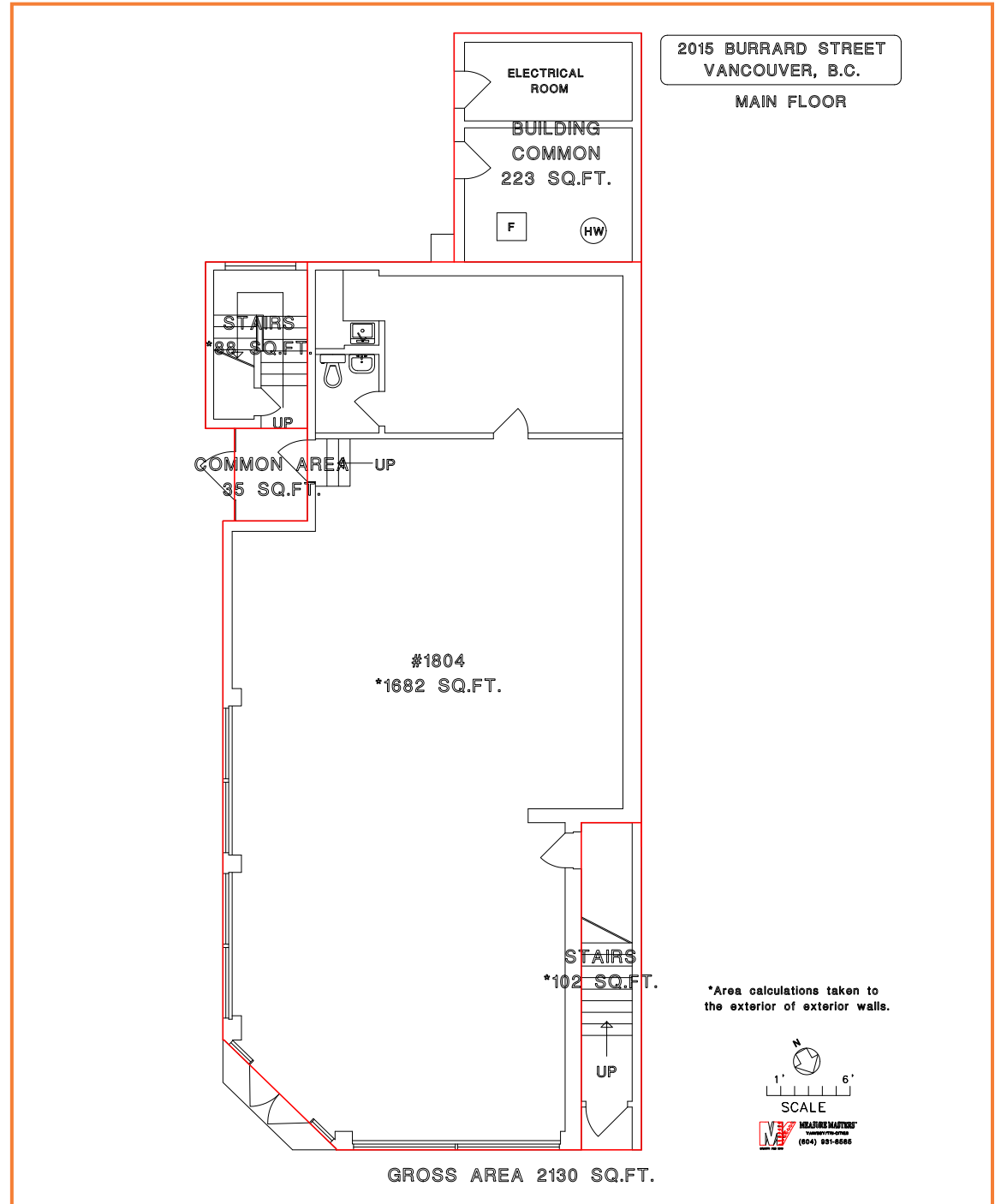
Available Area:	1,682 SF
Net Rent:	\$90.00 PSF
Additional Rent:	\$30.00 PSF (2025 estimate)*
Zoning:	C-3A**
Available:	May 1st, 2025

*Approximate and subject to change from time to time.

**Tenant is responsible for verifying permissible uses as per the zoning.



FLOOR PLAN



AERIAL MAP



FOR LEASE

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