



## For Lease | Prime Kitsilano Retail Space

3698 West 4th Avenue, Vancouver, B.C.

### *Contact Information*

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Opportunity Overview

Prime opportunity in a high-profile intersection of West 4th and Alma in Kitsilano. Positioned within one of Vancouver’s most established and sought-after neighbourhoods, the property benefits from a dynamic mix of young professionals, families, and steady daytime traffic generated by nearby UBC residents. The surrounding area is co-anchored by a diverse mix of national and local tenants including No Frills, IGA, BC Liquor Store, Breka Bakery, La Quercia, Beyond Bread, and an array of other cafes, restaurants and boutique retailers.

The West 4th corridor is recognized as one of Vancouver’s premier lifestyle and service-oriented retail destinations, offering operators a built-in customer base and strong brand visibility. With its prominent corner exposure and proven surrounding co-tenancy, this location represents a unique and strategic opportunity for retailers and service providers looking to establish themselves in one of the city’s most vibrant west side communities.

Salient Details





Available Area:	1,265 SF
Asking Rent:	\$60.00 PSF
Additional Rent:	\$29.00 PSF
Zoning:	C-2
Available:	Contact Listing Agents



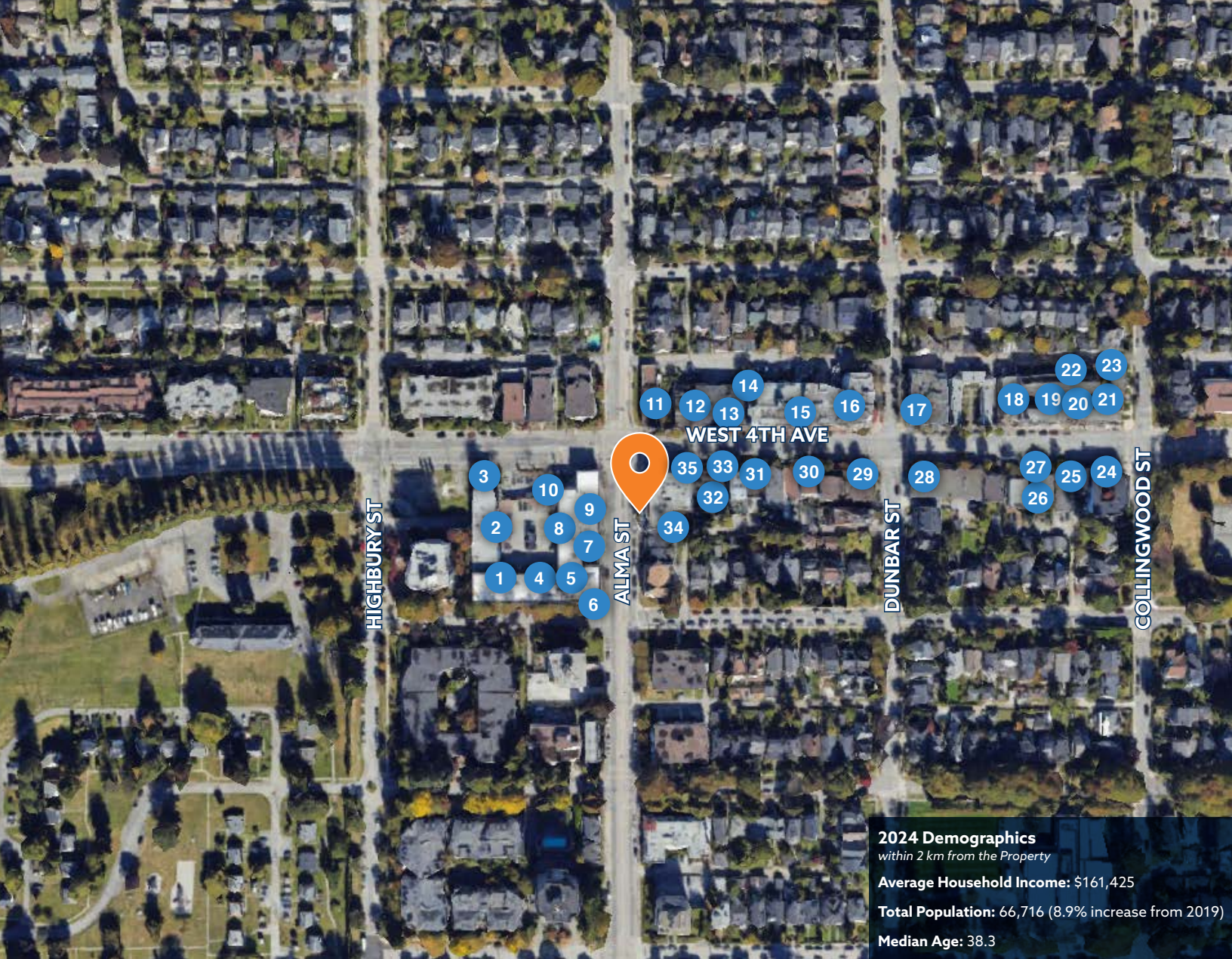
Floor Plan



Property Highlights

-  Ideal location on the southeast corner of West 4th and Alma Street in Kitsilano.
-  High visibility due to significant pedestrian and vehicular traffic.
-  Fully renovated coffee shop.
-  Area tenants include No Frills, IGA, BC Liquor Store, Breka Bakery, La Quercia, Beyond Bread, and more.





#### 2024 Demographics

within 2 km from the Property

**Average Household Income:** \$161,425

**Total Population:** 66,716 (8.9% increase from 2019)

**Median Age:** 38.3

## Neighbourhood Tenants

1. No Frills	8. Alma Dental Centre	15. Geeta's Beauty Salon & Spa	22. RBC Royal Bank ATM	29. Banyen Books & Sound
2. Beige Nails and Spa	9. Jericho Village Shopping Centre	16. Gake Sushi & Lounge	23. Raincity Prints	30. U Paint I Fire
3. Breka Bakery	10. Okie Doggie Pet Salon	17. Black2Blond Salon and Spa	24. Forerunners	31. Kestrel Books
4. BC Liquor Store	11. La Quercia	18. LadySport	25. Double DD Pizza	32. Super Glass Company
5. Boditree Pilates & Healing	12. Zapoteca	19. Pure Integrative Pharmacy	26. Artifax Upholstery	33. African Breese Speciality Foods
6. Empower Fitness for Every Body	13. Killer Ice Cream	20. Canada Post	27. Artifax Custom Framing	34. Papa Johns Pizza
7. Oxford Learning Vancouver Kitsilano	14. Leslie Phelan Mural Art + Design	21. IGA	28. Aphrodite's Organic Pie Shop	35. Beyond Bread Shop

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