



FOR SALE & LEASE

High Profile West Side Vancouver Commercial Strata Unit

4445 Dunbar Street, Vancouver

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Opportunity Overview

Prime opportunity to purchase or lease 4445 Dunbar Street (the "Property"), a commercial strata unit located within Dunbar Village on the West Side of Vancouver. The Property consists of one legal strata lot totaling approximately 4,155 sq. ft. of area. Ideally located on the corner of Dunbar Street and West 28th Avenue, the Property offers tenants exceptional street level exposure and signage opportunities.



Salient Details

Municipal Address: 4445 Dunbar Street
Vancouver, BC V6S 1S4

PID: 006-368-417

Area: 386 sq. m. / 4,155 sq. ft.

BC Assessment (2025):
Land: \$3,485,000
Improvement: \$388,000
Total: \$3,873,000

Annual Property Taxes (2025): \$45,101.10

Annual Strata Fees (2026): \$21,222.60

Parking: Seven stalls

Zoning: C-2 Commercial*

Asking Rent: Contact Listing Agents

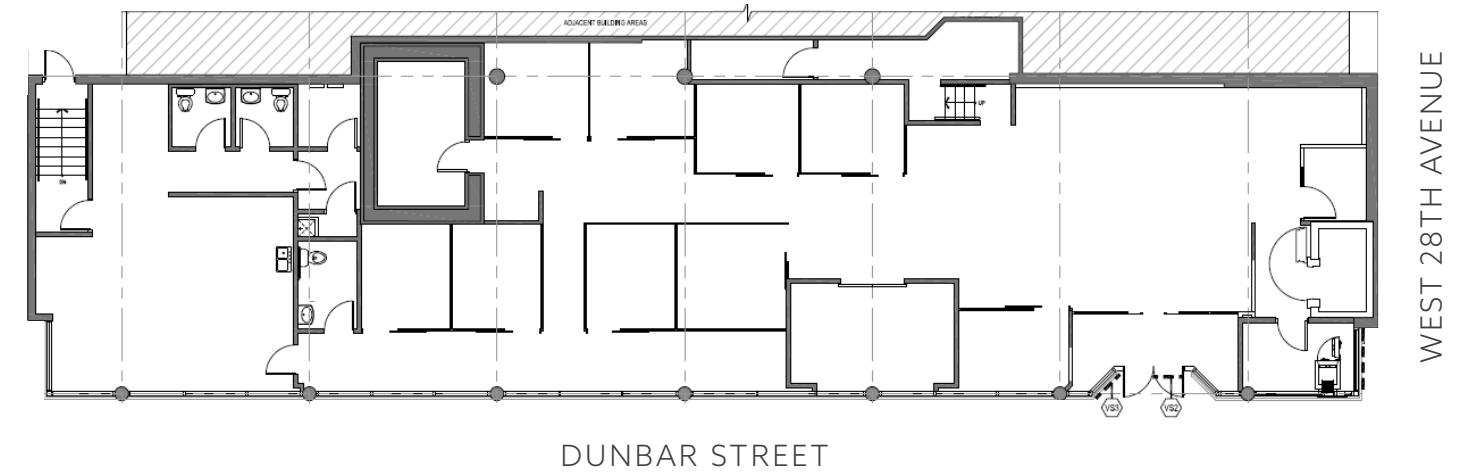
Additional Rent: \$17.50 PSF (2026 estimate)**

Asking Price: \$4,300,000

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

**Approximate and subject to confirmation and change from time to time. Additional rent includes strata fees, property taxes, and expenses.

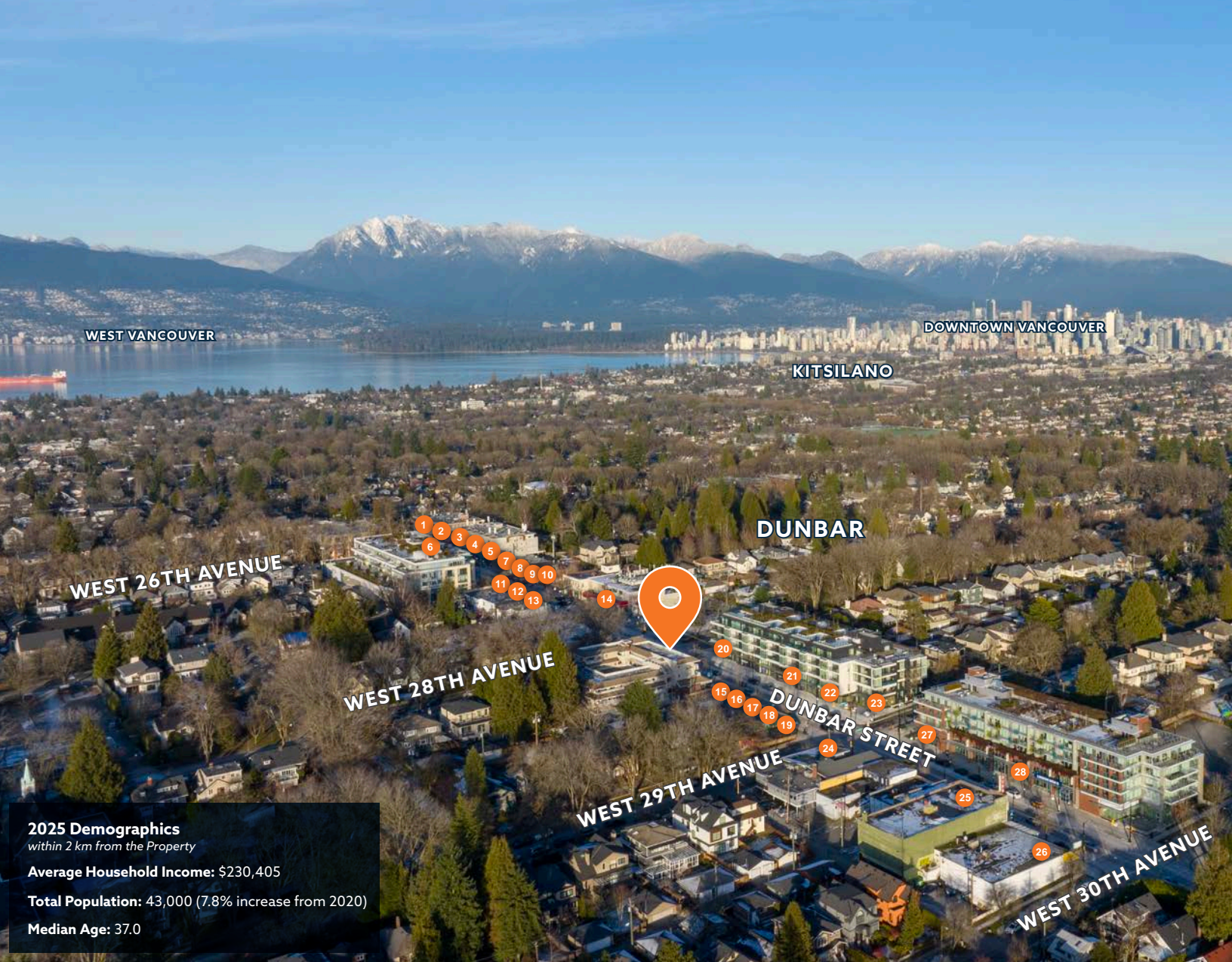
Floor Plan



Property Highlights

- + High-profile commercial strata unit prominently located on the corner of Dunbar Street and West 28th Avenue in the heart of Dunbar Village, within proximity to numerous restaurants, cafes, retailers, services, and amenities.
- + Prominent street level exposure onto Dunbar Street, providing excellent visibility and signage opportunities for tenants.
- + Ample street parking available for customers.
- + C-2 zoning allows for wide array of retail, office and institutional uses benefitting prospective tenants, owner-users, and investors overseeing leasing strategy.





2025 Demographics

within 2 km from the Property

Average Household Income: \$230,405

Total Population: 43,000 (7.8% increase from 2020)

Median Age: 37.0

Neighbourhood Tenants

- | | | | |
|---------------------------|-----------------------------|-------------------------|------------------------------|
| 1. Massage Therapy Dunbar | 8. Germaine's Antiques | 15. Cosy Inn Cafe | 22. Bank of Montreal |
| 2. YNP Dunbar Pharmacy | 9. H & R Block | 16. Bynns | 23. Prado Cafe |
| 3. TD Canada Trust | 10. Domino's | 17. Dunbar Mart | 24. Vancouver Public Library |
| 4. Dunbar Family Dental | 11. 4Cats Dunbar Art Studio | 18. Pizza Heaven | 25. Dunbar Theatre |
| 5. Dunbar Nails & Lashes | 12. Tona Bakery & Cafe | 19. Shamrock Storehouse | 26. K&K Pet Foods |
| 6. Stong's Market | 13. Heaven Head Spa | 20. Scotiabank | 27. FYidoctors |
| 7. Dunbar Barbars | 14. Shoppers Drug Mart | 21. Jak's Liquor Store | 28. London Drugs |

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