

FOR LEASE

2131 WEST 4TH AVENUE,
VANCOUVER, BC

HIGH EXPOSURE RETAIL OPPORTUNITY
IN THE HEART OF KITSILANO



Mario Negris* (604) 675 5252 mario.negris@MarcusMillichap.com
Martin Moriarty* (604) 675 5255 martin.moriarty@MarcusMillichap.com

*Personal Real Estate Corporation

Marcus & Millichap

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LOCATION

The available retail unit is situated near the corner of Arbutus Street and West 4th Avenue, in the heart of Vancouver's vibrant and trendy West 4th Avenue retail corridor. Locally known as Kits, this neighbourhood has premier restaurants and extensive retail along West 4th Avenue and West Broadway. Kitsilano runs along the south shore of English Bay, between popular Granville Island and Point Grey.

Area tenants include Tractor Foods, Arc'teryx, Lululemon, Peloton, Urban Outfitters, Reigning Champ, Aesop, Bailey Nelson, Ride Cycle Club, Whole Foods, Turf, 49th Parallel Coffee Roasters and many others.

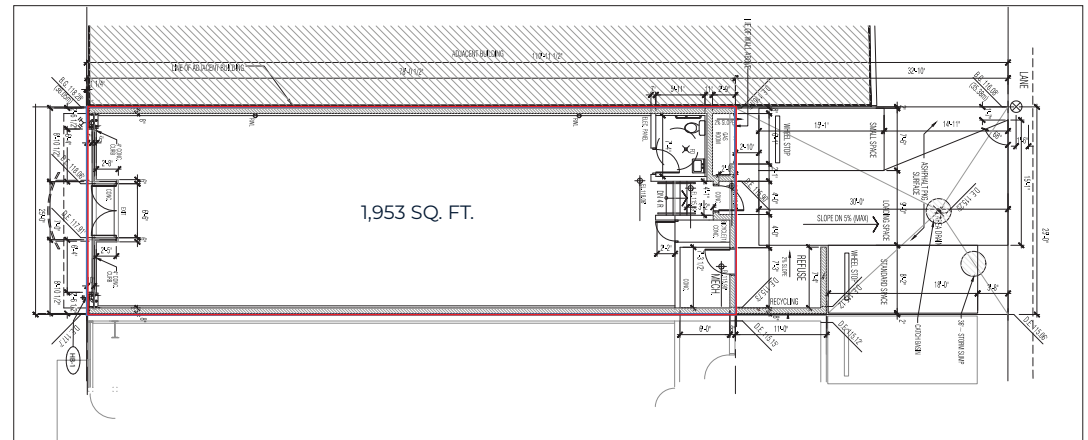
SALIENT DETAILS

Municipal Address: 2131 West 4th Avenue, Vancouver, BC

Size:	1,953 SF
Net Rent:	\$127.50 PSF
Additional Rent:	\$27.50 PSF (2021 est.)
Availability:	30 days' notice
Zoning*	C-2B

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

FLOOR PLAN



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Marcus & Millichap

Marcus & Millichap
1280-333 Seymour Street
Vancouver, BC V6B 5A6

T (604) 638-2121
F (604) 638-2122

MarcusMillichap.ca

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