



FOR LEASE

Prime Kerrisdale Retail Space

2263 West 41st Avenue, Vancouver, BC

Marcus & Millichap



Opportunity Overview

Prime opportunity to lease 2263 West 41st Avenue (the “Subject Property”), a 1,453 SF retail unit ideally located along West 41st Avenue in Vancouver’s coveted Kerrisdale neighbourhood. Just steps away from West Boulevard, a major thoroughfare in Vancouver’s West Side, the Subject Property is centrally located in Kerrisdale Village and benefits from prominent exposure to pedestrian and vehicular traffic. Kerrisdale Village is the neighbourhood’s main commercial area and is a thriving business community comprised of numerous fashion boutiques, restaurants,cafes, specialty retailers, and services.

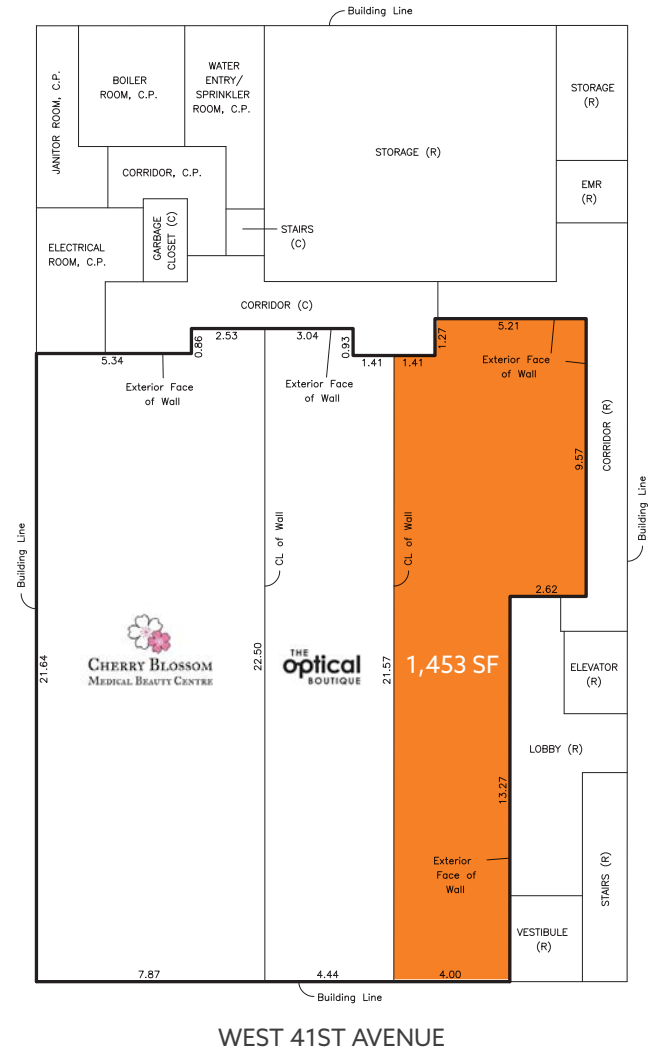
Salient Details

Available Area:	1,453 SF
Asking Rent:	\$50.00 PSF
Additional Rent:	\$22.00 PSF (2025 estimate)*
Zoning:	C-2**
Available:	November 1, 2025

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



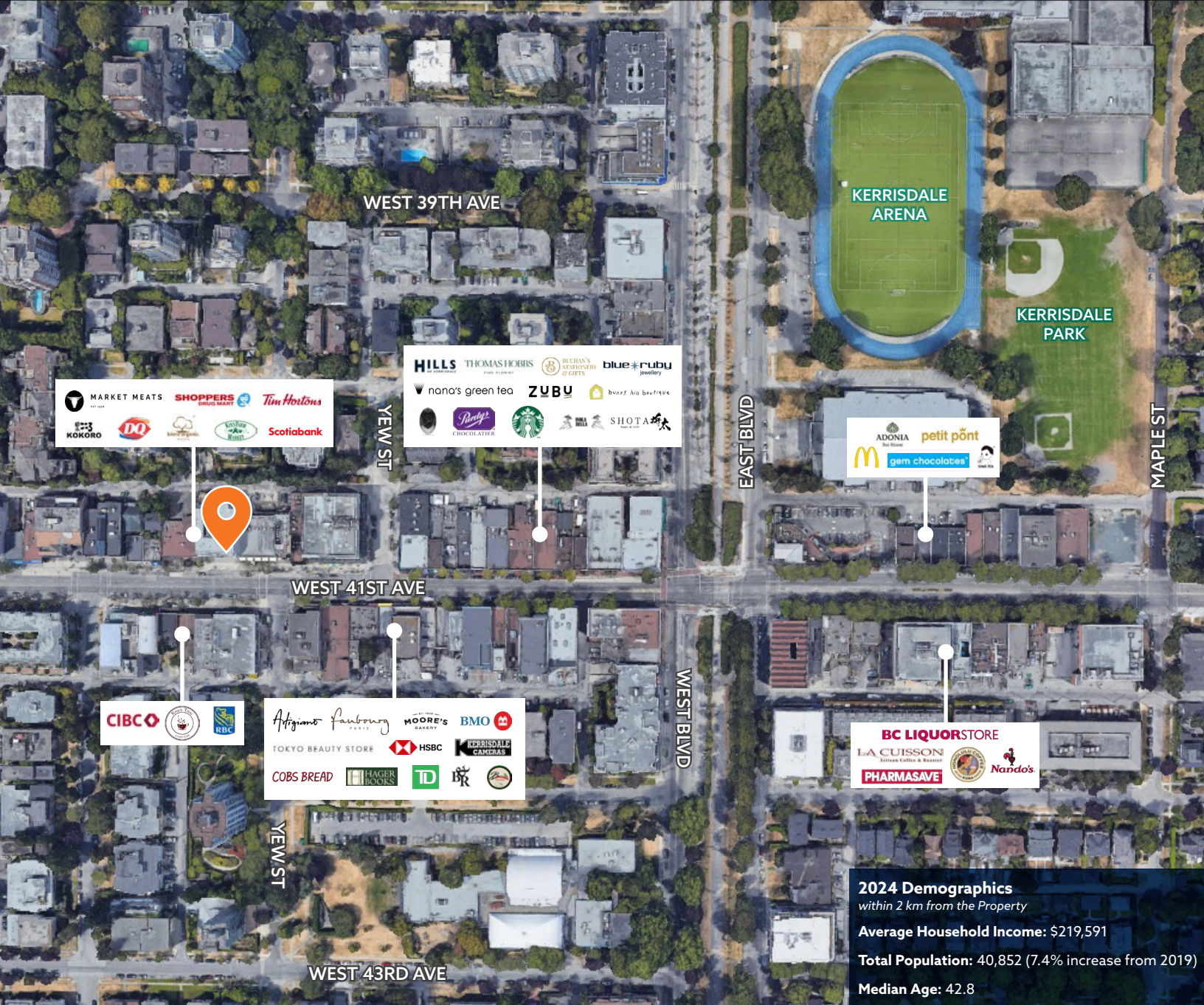
Building Plan



Location Overview

Kerrisdale is an affluent neighborhood located on the West Side of Vancouver. It is bordered by the neighborhoods of Dunbar-Southlands to the west, Arbutus Ridge to the east, and Shaughnessy to the north. Kerrisdale is primarily a residential neighborhood, known for its charming tree-lined streets, large homes, and lush gardens. Kerrisdale’s main commercial area along West 41st Avenue is known as “Kerrisdale Village”. This area is a destination shopping and dining district for the residents of Kerrisdale, as well as the surrounding neighbourhoods, and is only 20 minutes from Downtown Vancouver.





2024 Demographics
within 2 km from the Property

Average Household Income: \$219,591

Total Population: 40,852 (7.4% increase from 2019)

Median Age: 42.8

Contact Information

Mario Negris*
Senior Managing Director
Investments & Leasing
(604) 638-2121
mario.negris@marcusmillichap.com

Martin Moriarty*
Senior Managing Director
Investments & Leasing
(604) 675-5255
martin.moriarty@marcusmillichap.com

*Personal Real Estate Corporation

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2025 Marcus & Millichap. All rights reserved.

Marcus & Millichap