



FOR LEASE | PRIME FREESTANDING COMMERCIAL BUILDING

1590 WEST 4TH AVENUE, VANCOUVER, BC

Marcus & Millichap

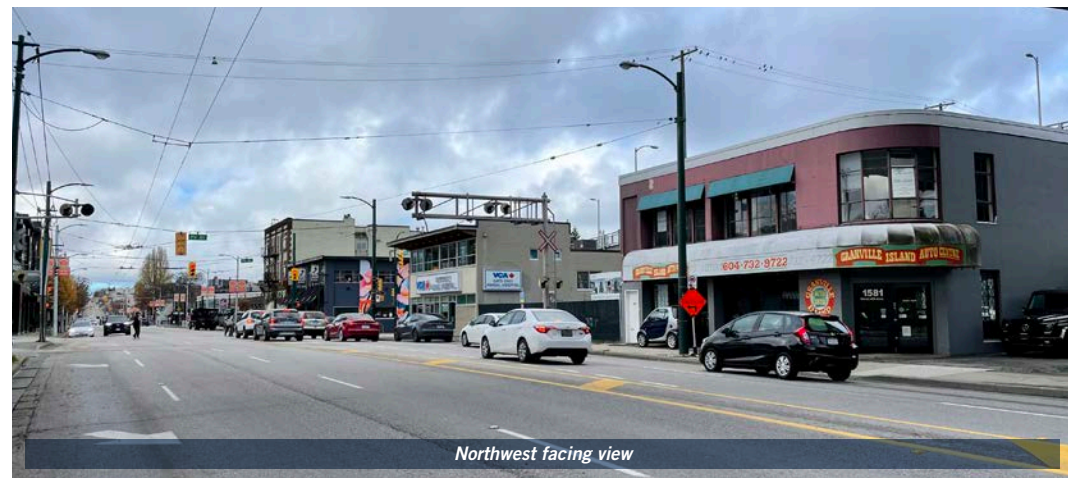
LOCATION OVERVIEW

The property is located on the southeast corner of West 4th Avenue and Fir Street, at the southern end of the Granville Street Bridge, in Vancouver's Fairview neighbourhood. This central location offers ease of access from downtown Vancouver as well as the surrounding neighbourhoods. The property benefits from prominent exposure to pedestrian and vehicular traffic all year round at this prime street level location.

The property is located at the eastern edge of the West 4th Avenue shopping district and is only a short distance from the South Granville and West Broadway commercial districts, all of which are home to numerous retail and office tenants. West 4th Avenue is a destination retail and lifestyle district, featuring the largest collection of outdoor and active lifestyle retailers in the city, as well as numerous premiere storefronts specializing in home decor, fashion, and family goods. Neighbouring tenancies include Tesla, No Frills, Beaucoup Bakery, Tacofino, Farmer's Apprentice, Provide, Sundays Furniture, Patagonia, Surefoot, DUER, and many more.



Northeast facing view



Northwest facing view

SALIENT DETAILS

Address:	1590 West 4th Avenue, Vancouver, BC
Size:	4,000 SF*
Net Rent:	\$29.00 PSF
Additional Rent:	\$23.00 PSF (2025 estimate)**
Zoning:	IC-2***
Parking:	Four surface stalls and loading bay
Available:	Immediately

*Approximate and subject to confirmation.

**Approximate and subject to change from time to time.

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



Southwest corner of West 4th Avenue & Fir Street

FLOOR PLAN





Stanley Park

DOWNTOWN VANCOUVER

BC Place

Cambie Street Bridge

Granville Street Bridge

Burrard Street Bridge

Vanier Park

Granville Island

WEST 1ST AVE

PINE ST

GRANVILLE ST

WEST 4TH AVE

WEST 6TH AVE

BURRARD ST

FIR ST

WEST BROADWAY

WEST 11TH AVE

WEST 12TH AVE

1590 West 4th Avenue

 **Future South Granville Station**
(estimated completion 2027)

Future Millennium Line SkyTrain Extension

1 MIN	2 MIN	5 MIN
WALK TO W 4TH AVE SHOPPING DISTRICT	DRIVE TO DOWNTOWN VANCOUVER	WALK TO WEST BROADWAY

FAIRVIEW

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