

FOR LEASE

LAST UNIT REMAINING - PRIME 1,117 SF CORNER
RETAIL SPACE AVAILABLE IN BRAND-NEW MIXED-USE
DEVELOPMENT IN KERRISDALE

1977 W 41ST AVENUE & 5688 MAPLE STREET VANCOUVER, B.C.

PROJECT COMPLETING MAY 2026



Marcus & Millichap

OPPORTUNITY

This mixed-use development offers retailers an opportunity to establish a presence for their business in one of the most prominent corners in Kerrisdale. The development will feature approximately 5,592 SF of brand-new commercial space situated under a 6-storey market rental building.

SALIENT DETAILS

Municipal Address: 1977 West 41st Avenue and 5688 Maple Street, Vancouver, B.C.

Availability: 1,117 SF

Zoning: **RR-3B** – A wide range of commercial uses are permitted.

Traffic Counts: Over 41,000 VPD in immediate area

Timing: May 2026

Asking Rent: Please Contact Listing Agents


Est. Additional Rent: Please Contact Listings Agents

Demographics	1km Radius	3km Radius	7 min. Drive
2022 Population	15,000	95,172	109,030
2022 Households	6,573	35,998	42,962
2022 Avg. Household Income	\$153,295	\$190,350	\$175,125
Population Growth 2022-2027	4.6%	11.8%	11.8%





HIGHLIGHTS

 Approx. 5,592 SF of commercial space

 Total daytime population of 15,254 within a 1 km radius

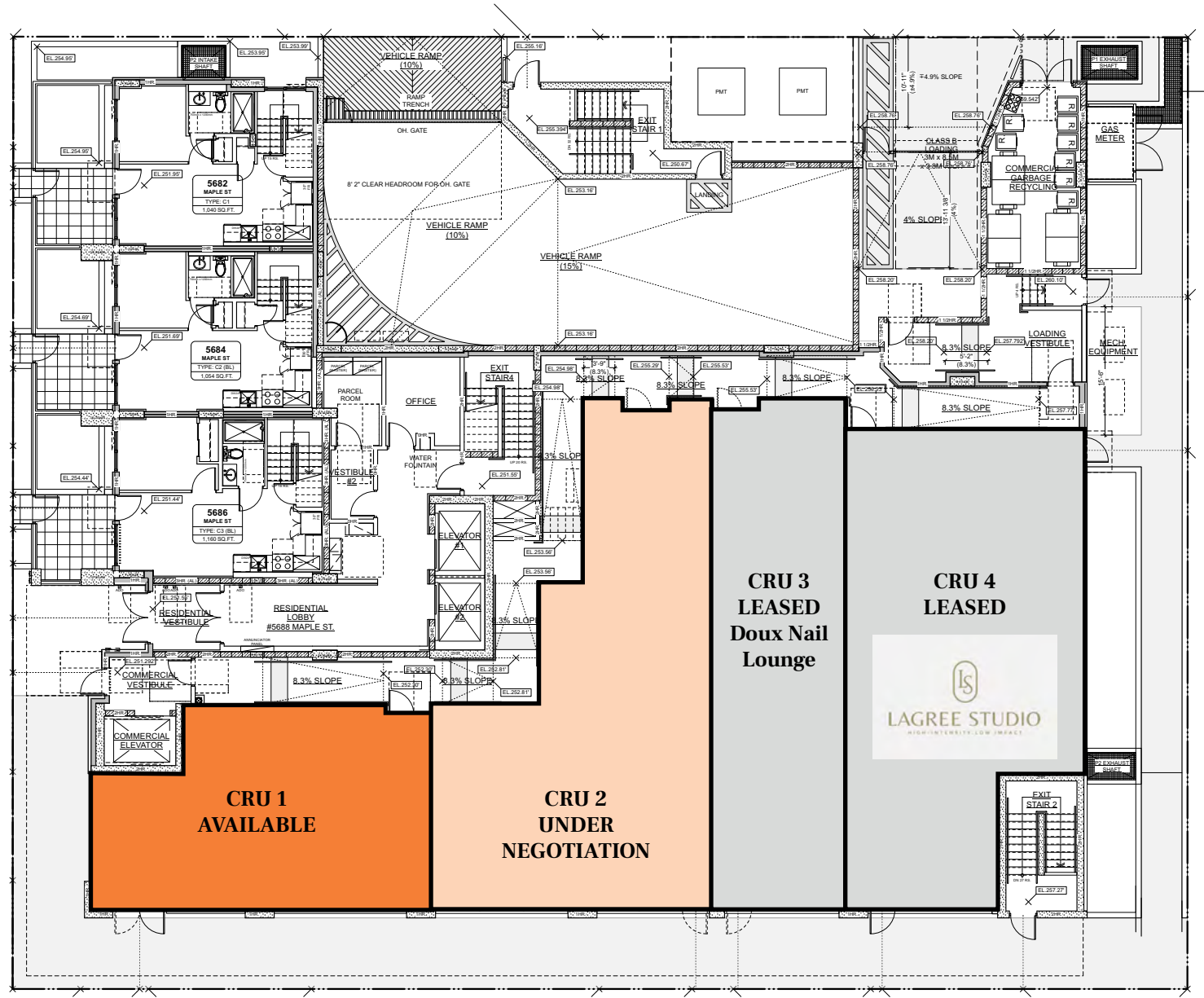
 Immediate area traffic counts exceeding 41,000 VPD

 High exposure to both vehicle and pedestrian traffic

 A high average household income of \$190,350 within a 3km radius

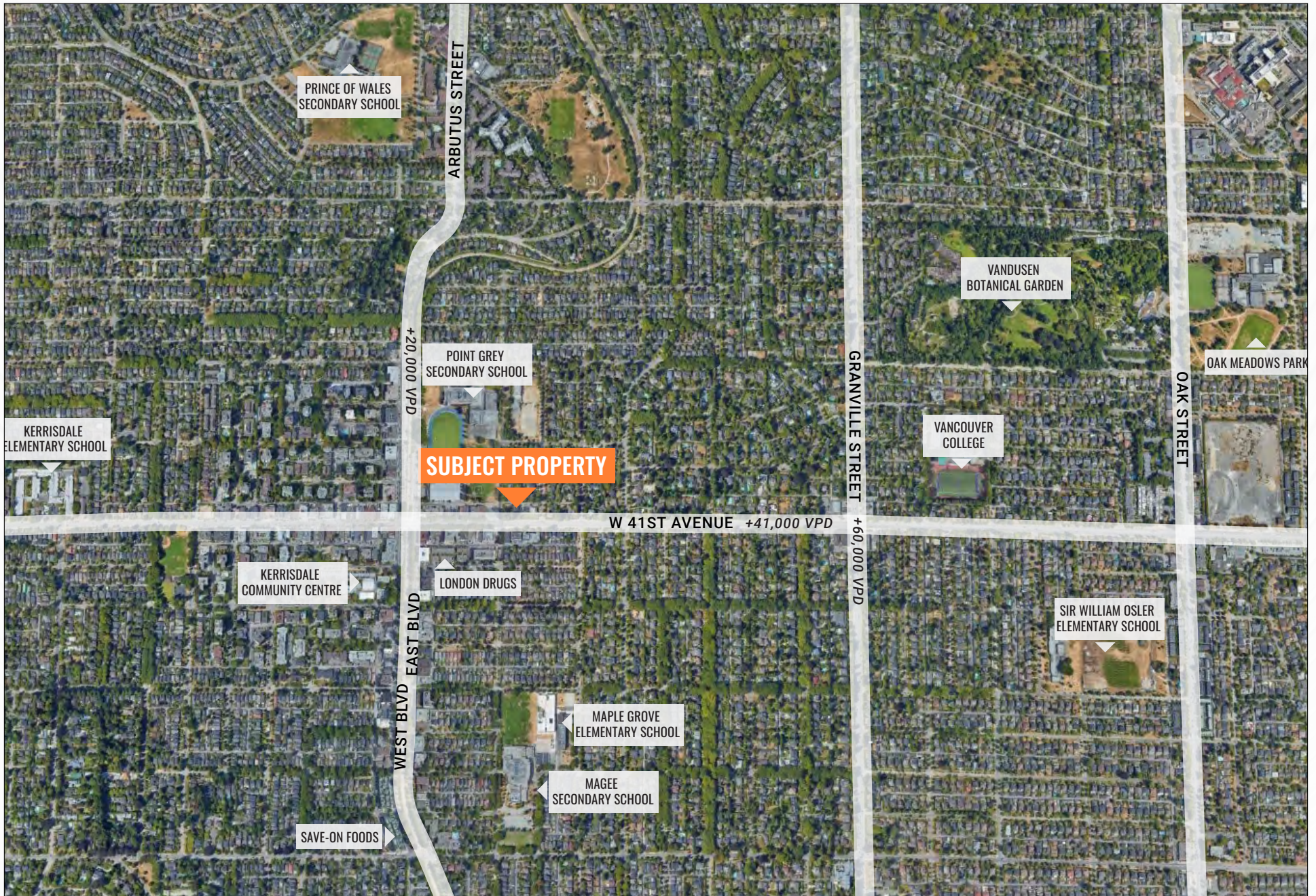
FLOOR PLAN

Unit	Size
CRU 1	1,117 SF
CRU 2	1,710 SF
CRU 3	1,151 SF
CRU 4	1,614 SF
TOTAL	5,592 SF



WEST 41ST AVENUE

LOCATION OVERVIEW



Jack Allpress
Personal Real Estate Corporation
Senior Managing Director
(604) 638-1975
JAllpress@MarcusMillichap.com

Trevor Shumka
Director
(604) 857-4712
TShumka@MarcusMillichap.com

Marcus & Millichap

Marcus & Millichap
1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3

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

MarcusMillichap.ca

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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. © 2026 Marcus & Millichap. All rights reserved.