

1852 W 4TH AVENUE

For Lease | Prime Kitsilano Warehouse Opportunity

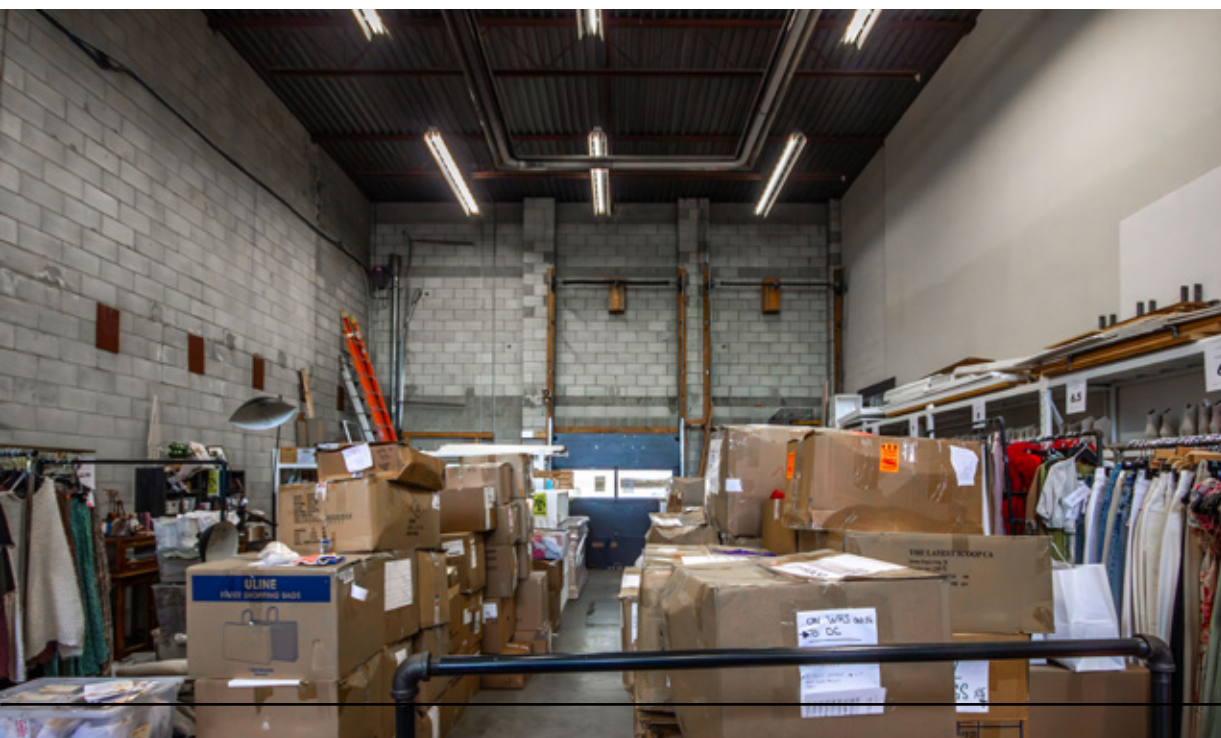




THE LOCATION

Strategically positioned mid-block on W 4th Avenue between Cypress and Burrard Street, this prime retail space sits in the heart of Kitsilano—one of Vancouver's most sought-after neighborhoods. Consistently voted Vancouver's Best Neighborhood by Georgia Straight readers, Kitsilano is renowned for its vibrant mix of residential, retail, dining, and recreational attractions.

Surrounded by top-tier retailers like Lululemon, Patagonia, Arc'teryx, and Reigning Champ, as well as acclaimed restaurants such as Au Comptoir, and Mae Nam, this bustling retail corridor benefits from high foot traffic and strong local demographics. With seamless access to major routes like Burrard Street and W Broadway, the location offers exceptional connectivity to surrounding neighborhoods and downtown Vancouver.



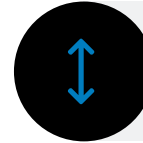
THE FEATURES



Prime second level commercial premise situated along W 4th Ave in Kitsilano, featuring a private dedicated main level entry



Dock level loading zone at rear



Soaring ceiling heights with clear span space



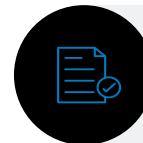
Ample parking available onsite



Exceptional high visibility signage potential

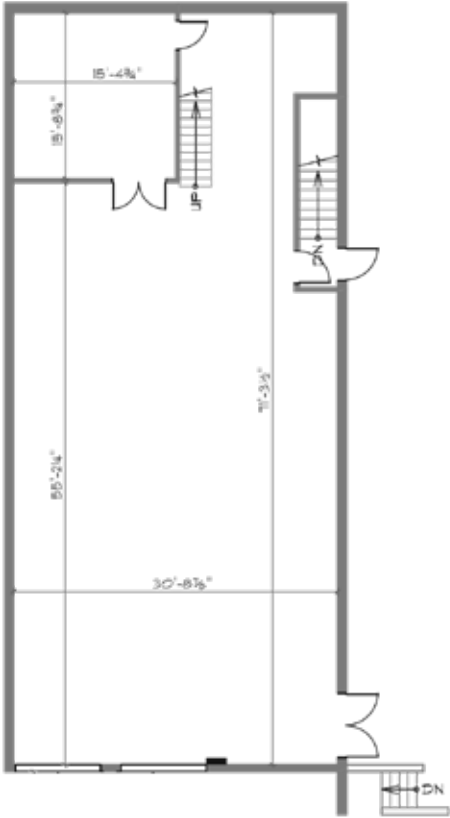


Numerous restaurants, premier shops and amenities in the immediate area with street parking and access to transit



Ideal for potential fitness and wellness services uses

FLOOR PLAN & SALIENT FACTS



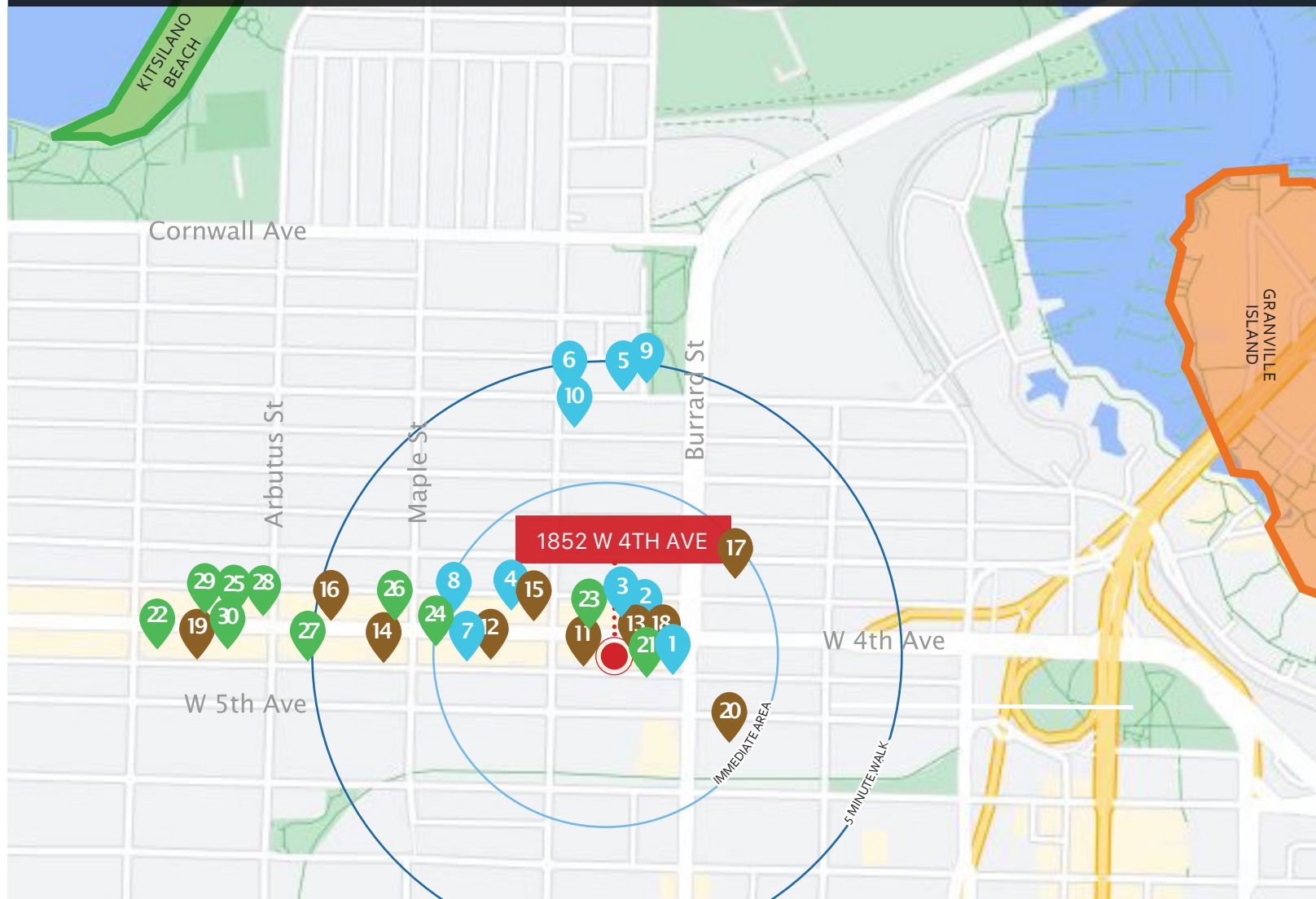
SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	AVAILABILITY
2,308 SF (Approx.)	\$45.00 PSFPA	\$21.23 (2025 est.)	\$12,738.24/month + GST	Please contact agent

¹All sizes are approximate and subject to verification
²Gross rent currently equates to this amount plus GST. Lease to be fully triple net.
 *Floor plan may not be 100% accurate and is subject to verification.



99 Walker's Paradise
Daily errands do not require a car

74 Excellent Transit
World-class public transportation



RESTAURANTS

1. Mi Casa Mexicana
2. Ramen Danbo
3. Kokoro Tokyo Mazesoba
4. Tacofino
5. Maenam
6. Oddfish Restaurant
7. Maenam
8. Chi Vegan
9. AnnaLena
10. Robba Da Matti

CAFÉ + CASUAL FARE

11. Purebread
12. Rain or Shine Ice Cream
13. Oakberry
14. Their There
15. Tractor
16. TürF
17. Bel Café
18. Oohlala Donuts
19. Body Energy Club
20. Elysian Coffee

SHOPPING + SERVICES

21. Be Bloom
22. Mejuri
23. Kin Culture
24. Patagonia
25. Reigning Champ
26. Arc'teryx
27. Aesop
28. Lululemon
29. Monos
30. Knix



ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com