



For Lease | West Point Grey Retail Units

3712 West 10th Avenue, Vancouver, BC



Opportunity Overview

Located in Vancouver’s West Point Grey neighbourhood, the property benefits from a high walk score, ensuring excellent foot traffic and accessibility. It’s also well served by multiple bus lines, enhancing transit connectivity. The vicinity boasts a variety of shops, restaurants, parks, and educational institutions, contributing to a vibrant community atmosphere and potential customer base.

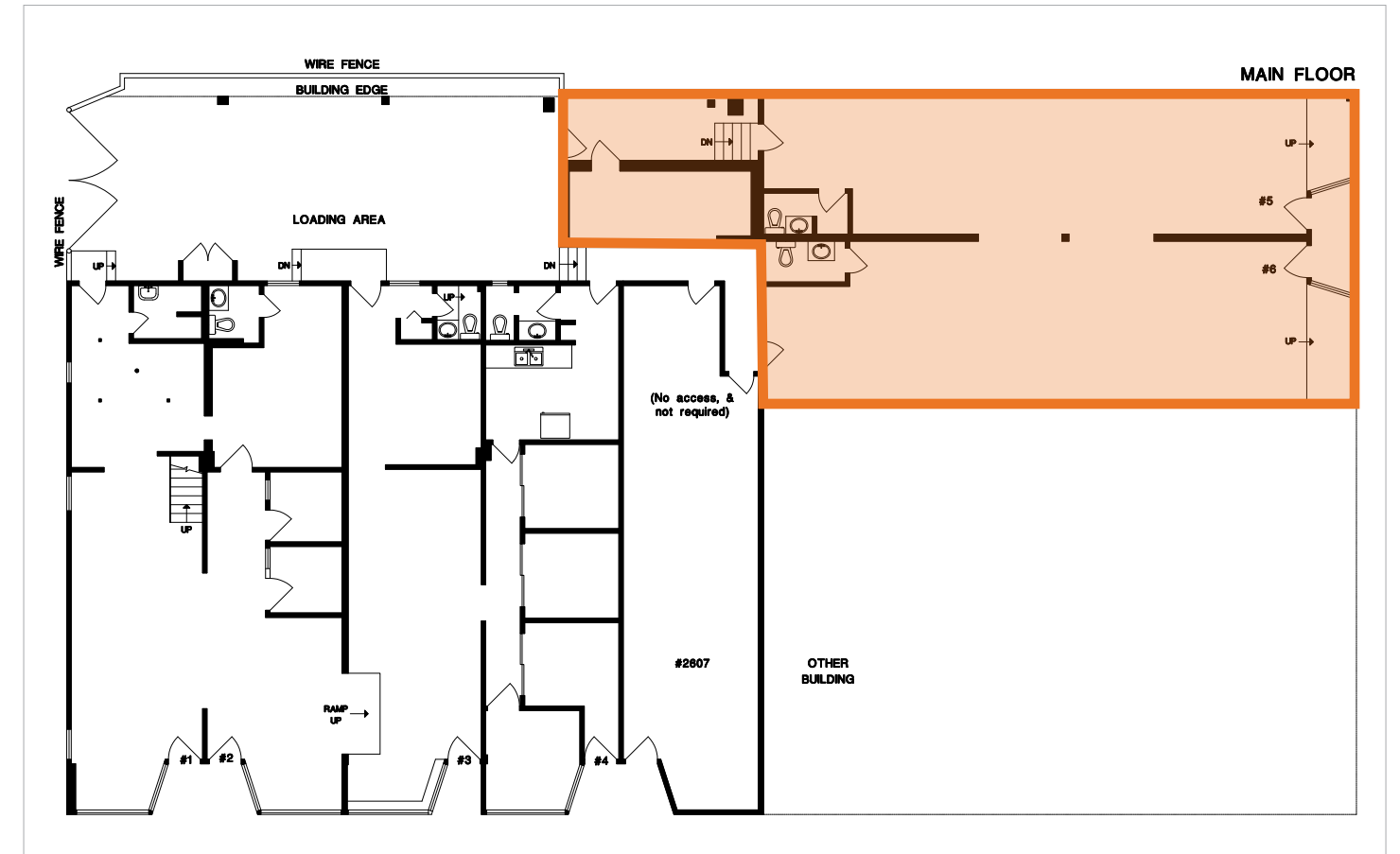
Salient Details

Available Area:	1,952 SF
Asking Rent:	\$42.00 PSF
Additional Rent:	\$18.00 PSF (2025 estimate)*
Zoning:	C-2**
Available:	Immediately



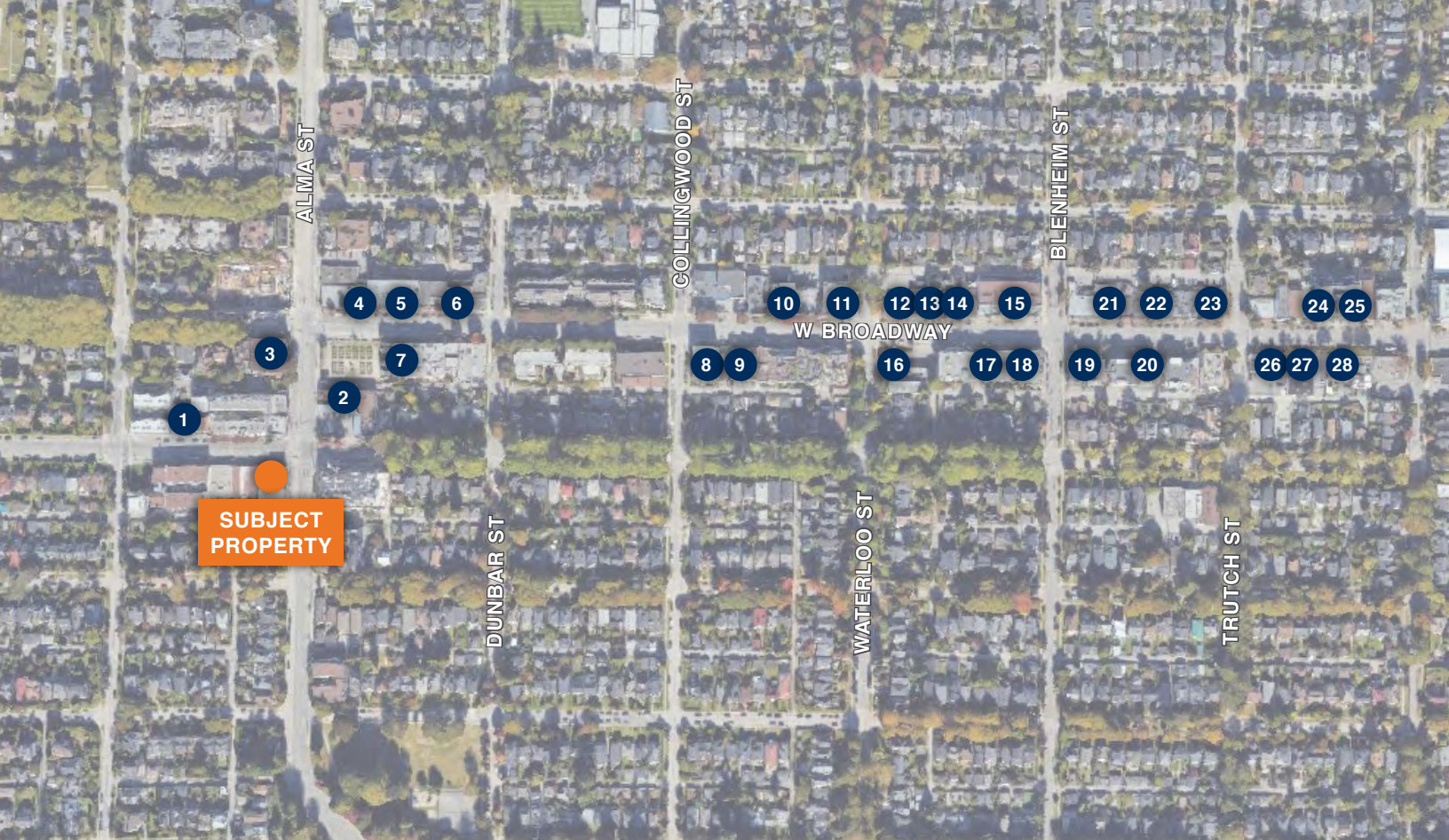
*Approximate and subject to change from time to time.
 **Tenant is responsible for verifying permissible uses as per the zoning.

Ground Floor Building Plan



Property Highlights

- Located within Vancouver’s vibrant West Point Grey neighbourhood, offering a blend of increased residential density and urban convenience.
- Conveniently located half-block away from the 99-B line bus stop, one of the highest usage bus lines in North America servicing UBC to East Vancouver.
- Area retailers include: Grounds for Coffee, Jo’s Italian Deli, Browns Social House, Little Kitchen Academy, and 4Cats.
- Exceptional street level exposure and signage opportunities.



Neighbourhood Tenants

- | | | | |
|--------------------------------|-----------------------|------------------------|---------------------------|
| 1. Rajio Japanese Public House | 8. True Confections | 15. Rep1 Fitness | 22. Good Co. Kits |
| 2. Browns Socialhouse | 9. Hynes' Irish Pub | 16. TD | 23. Olympia Pizza |
| 3. Jo's Italian Deli | 10. The Eatery | 17. Angry Otter Liquor | 24. Oakberry |
| 4. Mainichi Sushi | 11. Storm City Coffee | 18. McDonalds | 25. Yum Ice Creamery |
| 5. Point Grey Nail & Spa | 12. Vancity | 19. Sleep Country | 26. Canadian Western Bank |
| 6. The Wolf and Hound | 13. Elwoods | 20. Lola Kid's Clothes | 27. Nostos Taverna |
| 7. Caffe W | 14. Salon Kanako | 21. Ca Croustille | 28. Branches & Knots |

Contact Information

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

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

Josh Cochrane
Senior Associate
 Investments & Leasing
 (604) 675-5232
josh.cochrane@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