

# FOR LEASE

## PRIME POINT GREY RETAIL SPACE

4498 WEST 10<sup>TH</sup> AVENUE. VANCOUVER, B.C.



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Marcus & Millichap

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## LOCATION

The property is ideally located on West 10th Avenue, just east of Sasamat Street, in the heart of Vancouver's Point Grey neighbourhood. Point Grey is an upscale residential neighbourhood, with its natural surroundings and amenities attracting many urban professionals, families, and students to the area. This location is in close proximity to the University of British Columbia, Jericho Beach, and conveniently accessible via all modes of transportation with numerous bus routes operating along West 10th Avenue. Area tenants include: CIBC, BMO, RBC, Tenth & Proper, Pure Pharmacy, Burgoo, Domino's, and more.



## SALIENT DETAILS

**Address:** 4498 West 10<sup>TH</sup> Avenue, Vancouver, B.C.

**Size:** 4,025 SF (Main level)  
1,303 SF (Lower level)  
5,328 SF (Total)

**Net Rent:** \$40.00 PSF (Main level)  
\$15.00 PSF (Lower level)

**Additional Rent:** \$17.00 PSF (2025 Estimate)\*

**Zoning:** C-2\*\*

**Parking:** 8 Stalls

**Available:** Contact Listing Agent



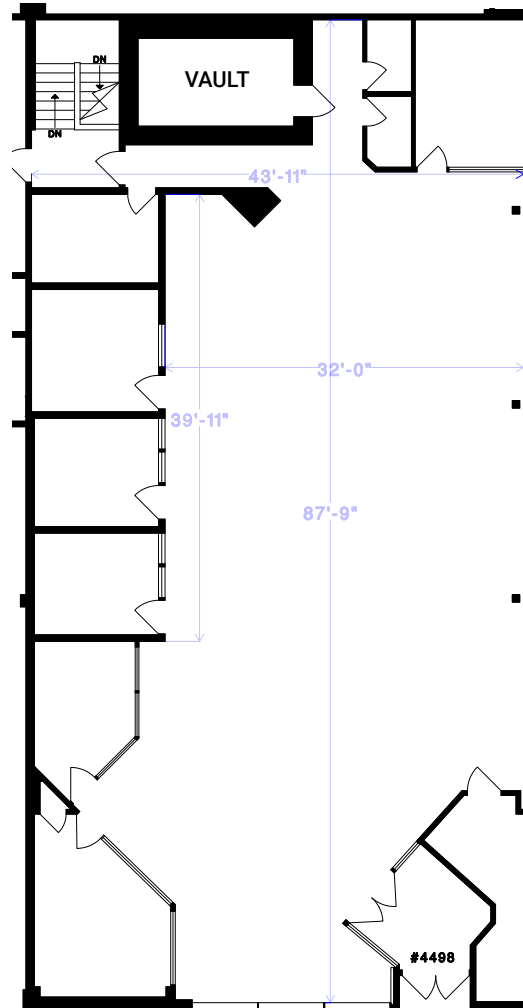
\*Approximate and subject to change from time to time.

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

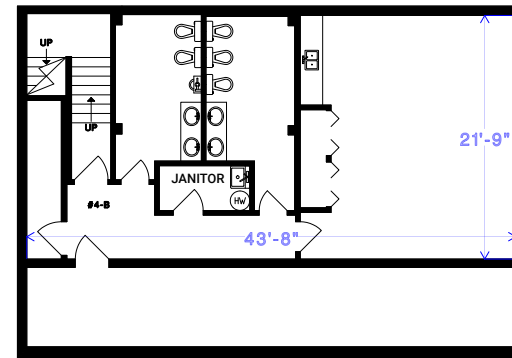
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## MAIN FLOOR: 4,025 SF



## BASEMENT FLOOR: 1,303 SF



# Marcus & Millichap

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