

KITSILANO RETAIL  
FOR SALE BY COURT ORDER

2,500 SF RETAIL STRATA  
FULLY LEASED  
6% CAP RATE  
(INCLUDING MANAGEMENT FEE)



# 2036 WEST 4TH AVE

VANCOUVER | BC

## CONTACT

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**CBRE**



# OVERVIEW

2036 WEST 4TH AVE

CBRE Limited has been engaged under a court-appointed mandate to present the opportunity to acquire **2036 West 4th Avenue (the "Property")**—a bespoke, at-grade strata retail asset within one of Vancouver’s most coveted urban retail markets.

The Property offers approximately 2,500 square feet of premium retail frontage in the heart of Kitsilano’s West 4th Shopping District, a neighbourhood recognized for its strong tenant mix, sustained foot traffic, and enduring retail performance.

The unit is secured by a long-term restaurant tenant and elevated by a comprehensive \$1.7 million renovation completed in 2025. Delivering immediate income, exceptional visibility, and elevated retail presence, providing a refined, turnkey investment with enduring appeal along one of the city’s premier urban retail markets. A trophy retail investment asset, fully leased and available via Court.

Contact Listing Agent for court-ordered sales process details.

**\$1.7M IN RECENT TENANT IMPROVEMENTS**

# HIGHLIGHTS

INVESTMENT HIGHLIGHTS

2,500

NET RENTABLE SF

4 Stalls

SECURED UNDERGROUND PARKING

\$182.5k

NET OPERATING INCOME

33.6k

VEHICLES PER DAY EXPOSURE

\$1.7M

RECENT TENANT IMPROVEMENTS

550 m

TO FUTURE ARBUTUS STATION

25 ft.

WEST 4TH FRONTAGE (APPROX.)

\$144k

AVG. HOUSEHOLD INCOME (3KM RADIUS)

## PRIME WEST 4TH INVESTMENT

ALL VALUES ARE APPROXIMATE AND SUBJECT TO VERIFICATION  
SOURCE: CBRE RESEARCH, 2026

SALIENT DETAILS

<b>CIVIC ADDRESS</b>	2036 West 4th Avenue	<b>PROPERTY TAX</b>	\$25,550.00 (2025)
<b>PID</b>	006-074-090	<b>ASSESSED VALUE</b>	\$2,158,000.00 (2026)
<b>ZONING</b>	C-2B (Commercial District)	<b>YEAR BUILT</b>	1980
<b>UNIT AREA</b>	2,500 SF (as per lease)	<b>PARKING</b>	4 stalls in secured garage
<b>LEGAL DESCRIPTION</b>	STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 863, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	<b>NOI</b>	\$191,625 (including mgt fee) \$73 PSF (net) + 5% mgt fee

**\$3,250,000**  
LISTING PRICE

**6%**  
CAP RATE  
(INCL MANAGEMENT FEE)

# EXISTING TENANT

KAGURA HAND ROLL BAR

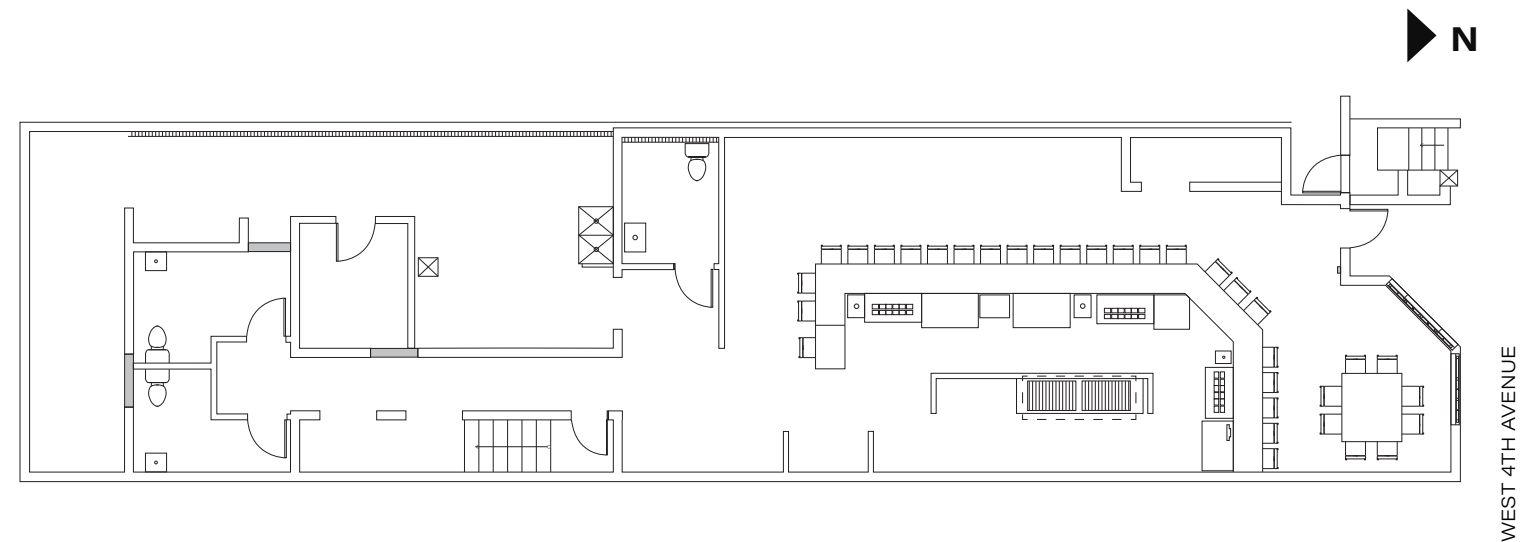
The unit is secured by Kagura, a Japanese sushi hand roll bar, which opened in December 2025. Its parent company owns more than 5 restaurants across Canada and Japan, including Vancouver's beloved JINYA Ramen Bar and Ebi-Ten, with over 35 years in the restaurant industry.

Kagura's arrival also adds momentum to West 4th Avenue's dining corridor, which has seen a steady mix of new restaurants, cafés, and takeout spots opening alongside long-standing neighbourhood favourites.

The tenancy introduces a trendy restaurant use that supports daytime and evening traffic, strengthening the property's street-level engagement along West 4th. Beautifully renovated for modern restaurant operations, the space is configured to support efficient service, frequent turnover, and strong visibility in a mature, high-barrier neighbourhood.

**SEASONED RESTAURATEUR  
IN ONE OF THE MOST  
PROFITABLE RETAIL  
NEIGHBOURHOODS IN  
VANCOUVER**

# FLOOR PLAN



# 2,500 SF

**WITH 25' PREMIUM FRONTAGE IN KITSILANO**

FLOOR PLAN NOT TO SCALE. SUBJECT TO VERIFICATION



# ZONING

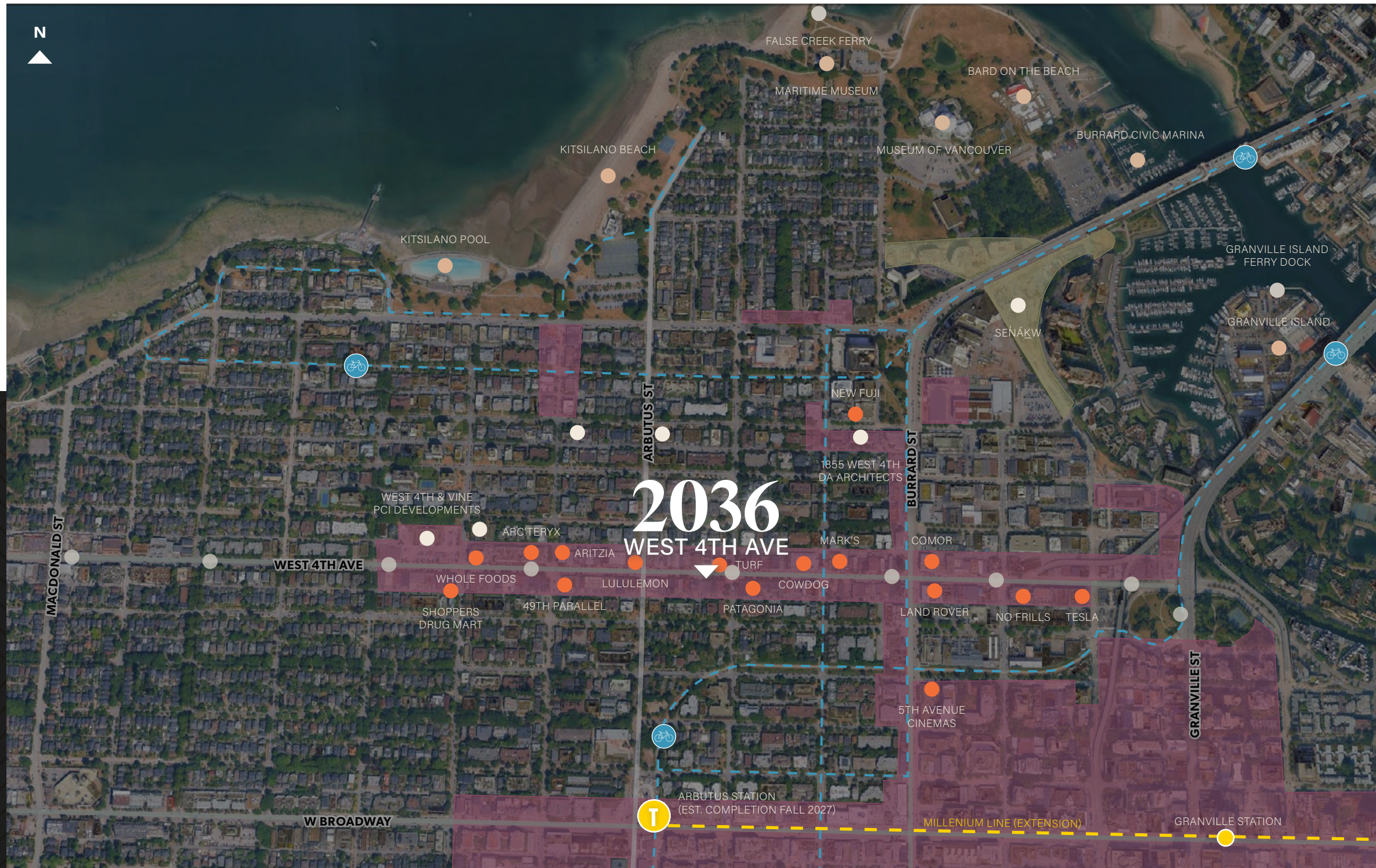
C-2B (COMMERCIAL)

Designated to support a wide range of commercial goods and services in central locations to serve larger neighbourhoods and communities. This zoning also encourages mixed-use residential developments that incorporate secure rental housing.

SOURCE: CITY OF VANCOUVER, 2026

# KITSILANO

NEIGHBOURHOOD OVERVIEW



## NEARBY TENANTS

WEST 4TH

- Aesop
- Adidas
- Arc'teryx
- Aritzia
- Casper
- Comor
- Fjällräven
- Helly Hansen
- Kit & Ace
- Land Rover
- Lululemon
- Mejuri
- Monos Travel
- Melanie Auld Jewelry
- Patagonia
- Peak Performance
- Reigning Champ
- Reformation
- Shoppers Drug Mart
- Tesla
- Warby Parker
- Whole Foods

**50+ RESTAURANTS & CAFÉS**

**12+ GROCERY & LIQUOR STORES**

**20+ SPA & WELLNESS**

\$90-\$125

AVG ASKING NET RENT RATE

33,695

VEHICLES PER DAY

123,193

HOUSEHOLDS (3KM)

\$144,468

AVG. HOUSEHOLD INCOME (3KM)

SOURCE: CBRE RESEARCH, 2026



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VANCOUVER, BC

FOR MORE INFORMATION INCLUDING THE COURT-ORDERED SALE PROCESS DETAILS, PLEASE CONTACT:

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