

FOR LEASE

On Kitsilano's Iconic West 4th Ave
2042 W 4th Avenue, Vancouver, B.C.

**+/- 2,484 SF TURNKEY FLAGSHIP
RESTAURANT OPPORTUNITY**



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Marcus & Millichap

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OPPORTUNITY OVERVIEW

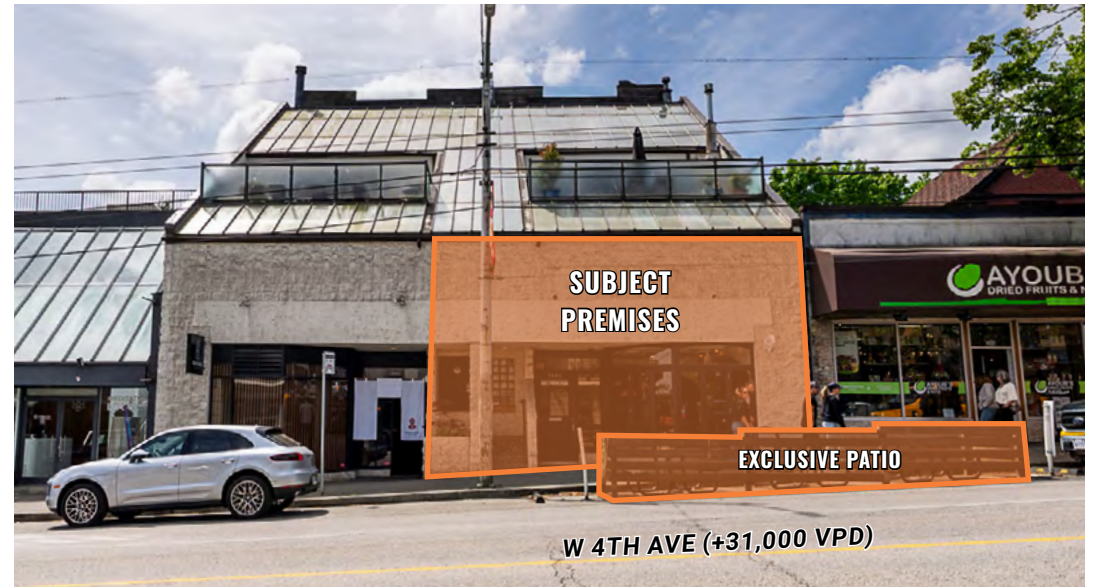
Marcus & Millichap is pleased to present a rare opportunity to lease a fully built-out +/- 2,484 SF restaurant premises along Kitsilano's iconic West 4th Avenue corridor (the "Subject Premises"). Located within one of Vancouver's most sought-after retail and dining nodes, the Subject Premises benefit from exceptional pedestrian traffic, affluent surrounding demographics, and strong synergy with the area's established food and beverage operators, cafés, and lifestyle retailers.

Previously occupied by a popular brunch concept, the space is extensively improved with existing restaurant infrastructure in place, providing an efficient opportunity for incoming operators to significantly reduce startup costs and accelerate opening timelines. There is also an opportunity to purchase the existing restaurant equipment, business assets, liquor license, and patio permit from the previous Tenant.

This opportunity is ideally suited for a variety of food and beverage concepts including brunch, café, fast-casual, wine bar, elevated QSR, or full-service restaurant operators seeking a flagship presence within one of Vancouver's premier restaurant corridors.

 **FULLY FIXTURED AND IMPROVED RESTAURANT**

 **ON KITSILANO'S ICONIC W 4TH AVE**



SALIENT DETAILS

Address:	2042 W 4th Avenue, Vancouver, B.C.
Size:	+/- 2,484 SF
Timing:	Q3 2026
Zoning:	C-2B
Parking:	4 exclusive stalls
Additional Information:	Contact Listing Agents for Equipment List
Asking Rent:	Contact Listing Agents
Additional Rent:	\$18.72 PSF (2026 est.)

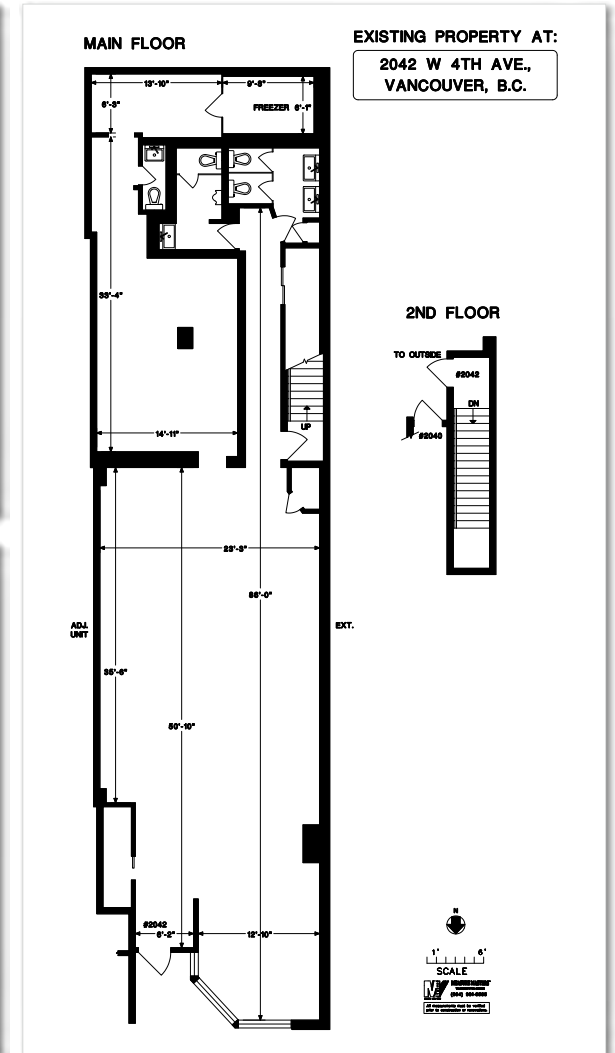
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PROPERTY OVERVIEW



FLOOR PLAN



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EXISTING IMPROVEMENTS



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EXISTING IMPROVEMENTS



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KITCHEN



LOCATION OVERVIEW

2025 Demographics	3 min radius	5 min radius	10 min radius
2025 Avg. Household Income	\$160,337	\$156,955	\$146,842
2025 Total Population	4,202	42,590	232,045
% Pop. Change (2025-2030)	5.2%	9.2%	11.5%
2025 Households	1,133	12,524	69,431



KITSILANO BEACH

WHOLE FOODS MARKET

ARITZIA

49th PARALLEL

lululemon

Arbutus St (+6,400 VPD)

CIBC

TURF

Goldie's DONUTS & BAKERY

West 4th Ave (+31,000 VPD)

SUBJECT PREMISES

La Ruota

BIMINI'S Since 1973

JUICY JOE'S

Maple Street

LISTING AGENTS

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