

FOR LEASE

2258 WEST 4TH AVENUE, VANCOUVER

HIGH EXPOSURE RETAIL OPPORTUNITY IN
THE HEART OF KITSILANO



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Marcus & Millichap

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LOCATION

The available retail unit is situated mid-block between Yew and Vine Streets, in the heart of Vancouver's vibrant and trendy West 4th Avenue retail corridor in Kitsilano. Locally known as Kits, this neighbourhood has premier restaurants and extensive retail along West 4th Avenue and West Broadway. Kitsilano runs along the south shore of English Bay, between popular Granville Island and Point Grey.

Area tenants include Whole Foods, Arc'teryx, Lululemon, Peloton, Urban Outfitters, Reigning Champ, Aesop, Bailey Nelson, Ride Cycle Club, Tractor, Turf, 49th Parallel Coffee Roasters and many others.

SALIENT DETAILS

Municipal Address: 2258 West 4th Avenue, Vancouver, BC

Size: 1,878 SF*

Net Rent: \$135.00 PSF

Additional Rent: \$21.00 PSF (2023 estimate)**

Zoning: C-2B***

Availability: Spring 2024

*Unit 2254 & 2258 to be combined, total size will be approximately 1,878 SF.

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

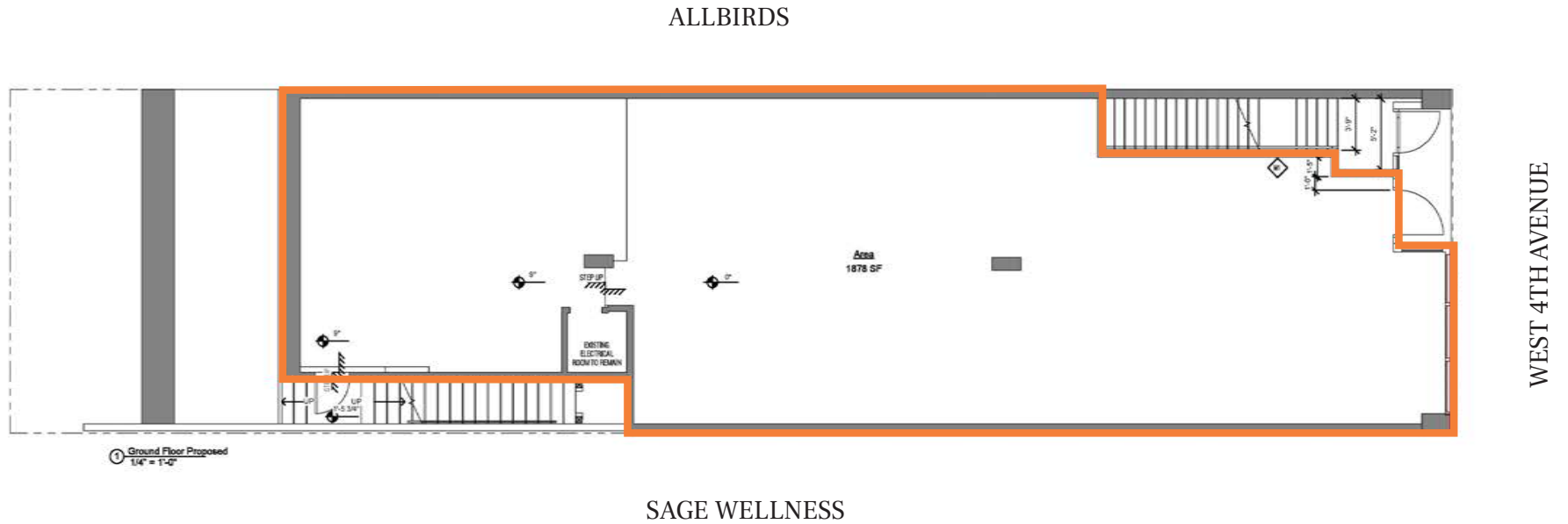
*** Tenant is responsible for verifying permissible uses as per the zoning.



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FLOOR PLAN



Floor plan is subject to confirmation.

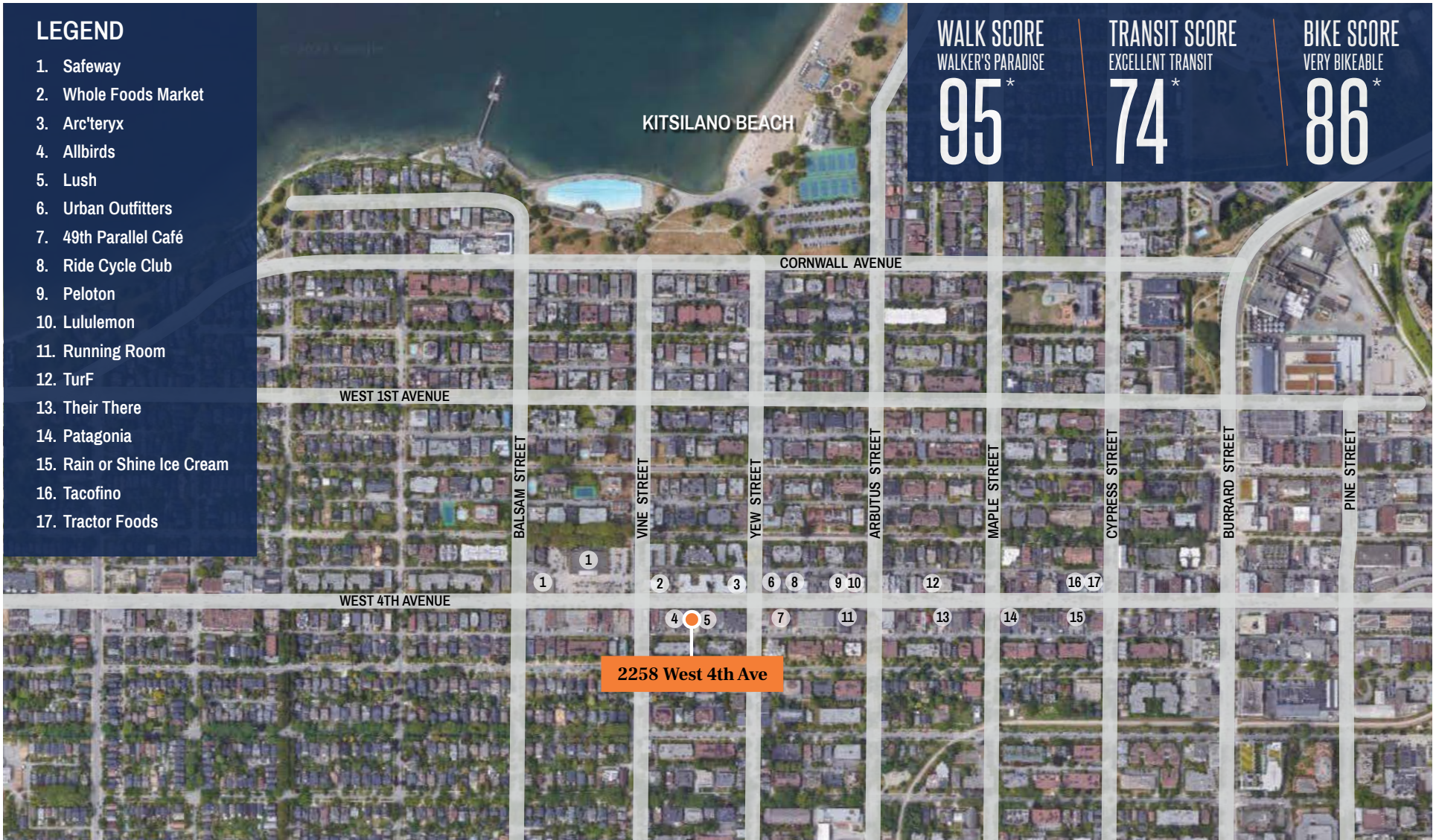
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LEGEND

1. Safeway
2. Whole Foods Market
3. Arc'teryx
4. Allbirds
5. Lush
6. Urban Outfitters
7. 49th Parallel Café
8. Ride Cycle Club
9. Peloton
10. Lululemon
11. Running Room
12. TurF
13. Their There
14. Patagonia
15. Rain or Shine Ice Cream
16. Tacofino
17. Tractor Foods



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