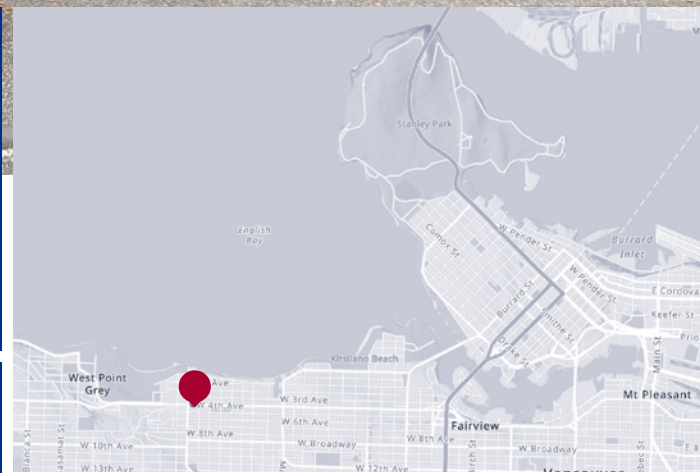




# FOR LEASE

3638 West 4th Avenue  
Vancouver, BC

Prime Retail Space for Lease



**Barb Burrows**

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**Macdonald**  
COMMERCIAL

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**CORFAC**  
INTERNATIONAL





# 3638 WEST 4TH AVENUE

Vancouver, BC

## LOCATION

Prime retail unit for lease on the south side of West 4th Ave. near Alma St., just blocks from Jericho Beach. Kitsilano is a vibrant and thriving Vancouver Westside neighbourhood, close to the downtown core and UBC. Local area tenants include Banyen Books, Aphrodites, Beyond Bread, Forerunners, IGA, and steps to Jericho Village.

## DETAILS

One parking space is available at the back, and there is ample non-metered street parking in the area. It's easy to find parking on this block of West 4th Ave. which is a rarity in Kitsilano.



## PROPERTY INFORMATION

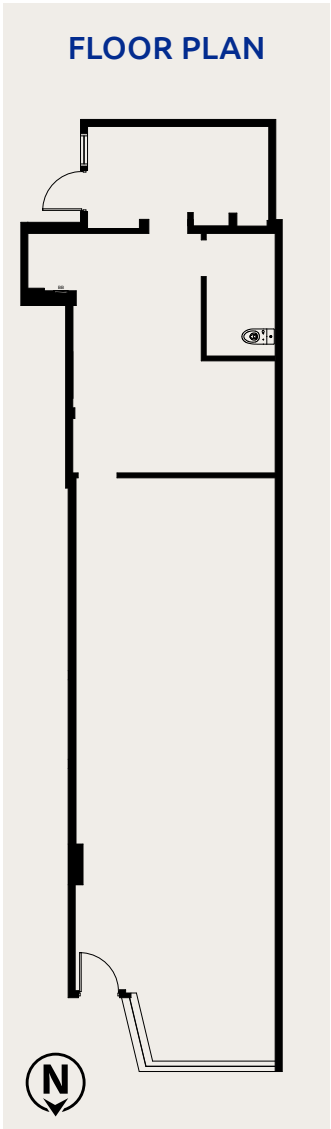
**SIZE**  
1,200 sq. ft.

**ZONING**  
C-2 Commercial

**AVAILABLE**  
Immediately

**BASE RENT**  
\$41.00 psf

**ADDITIONAL RENT (2025)**  
\$21.00 psf



Bike Score  
**95**  
BIKER'S PARADISE

Walk Score  
**89**  
VERY WALKABLE

Source: walkscore.com







DOWNTOWN VANCOUVER

YALETOWN

GRANVILLE  
BRIDGE

GRANVILLE  
ISLAND

BURRARD  
BRIDGE

#### NEARBY LOCAL SHOPS

1. IGA
2. Forerunners
3. Aphrodite's Organic Cafe
4. Aphrodite's Organic Pie Shop
5. Gake Sushi & Lounge
6. Banyen Books & Sound
7. Beyond Bread

#### JERICO VILLAGE SHOPPING CENTRE

More than 31 brand name stores,  
including A&W, BC Liquor Store, Breka  
Bakery & Cafe

KITSILANO

Point Grey Rd

4th Ave

Collingwood St

Dunbar St

Alma St

SUBJECT  
PROPERTY

Jericho  
Village

Drive time to

Downtown Vancouver	10 min
YVR	22 min

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