

FOR LEASE

2346 – 2356 WEST 4TH AVENUE, VANCOUVER, B.C.
PRIME KISTILANO RETAIL AND RESTAURANT SPACE



Marcus & Millichap

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OPPORTUNITY

To secure newly built, high-profile retail space in Vancouver West's highly sought-after West 4th corridor. Located at the epicenter of Kitsilano's iconic high street, the subject property benefits greatly from being shadow-anchored by Whole Foods, Safeway, and a long list of strong national, regional, and local retailers.

SALIENT DETAILS

Leasable Area:	CRU 100: 1,066 SF*
	CRU 101: 1,132 SF*
	CRU 102: 3,826 SF*

Net Rent:	\$110.00 PSF
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Additional Rent:	\$27.00 PSF (2025 Estimate)**
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Zoning:	C2-B***
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Parking:	6 Surface Stalls
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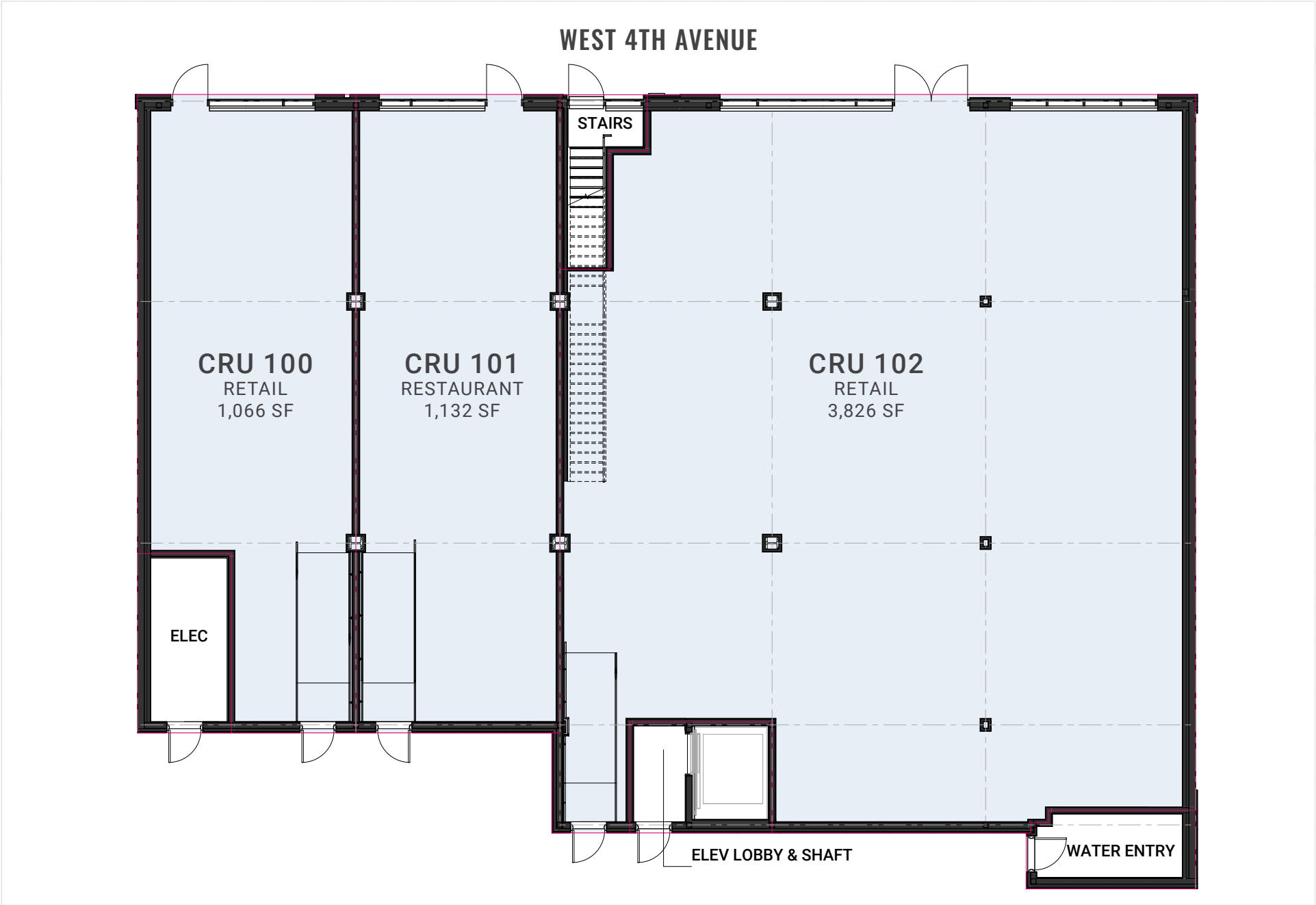
Timing:	Q2 2026
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*Approximate and subject to confirmation

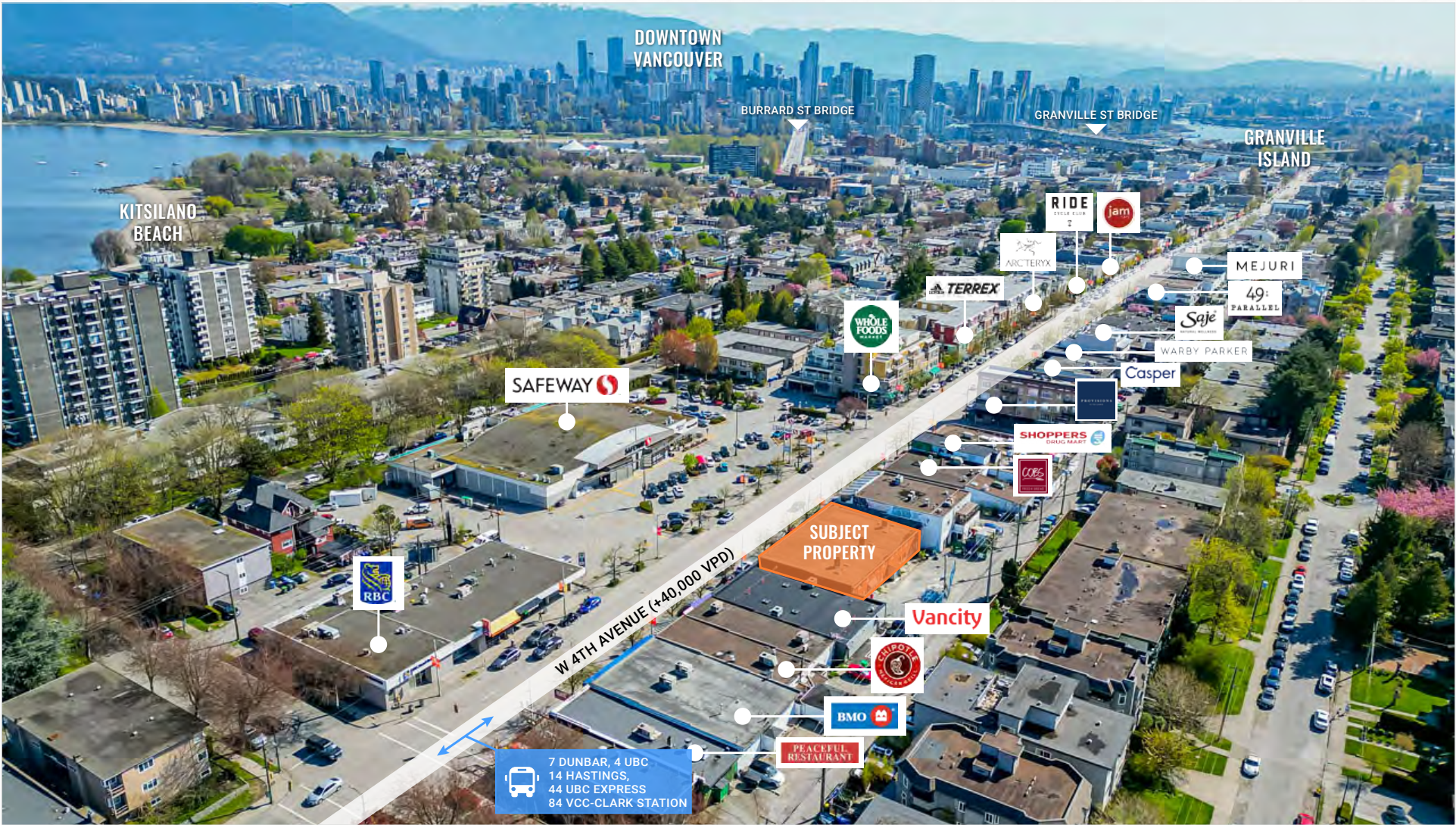
**Approximate and subject to change from time to time

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

SITE PLAN



LOCATION OVERVIEW



Demographics	5-Minute Drive Radius	8-Minute Drive Radius	12-Minute Drive Radius
2024 Population	70,723	228,098	429,797
Avg. Household Income	\$153,653	\$144,711	\$140,711
2024 Households	35,327	114,876	206,986
Population Growth (2024-2029)	5.0%	7.1%	10.2%

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