



# FOR SALE & LEASE

Freestanding Corner Commercial Building in Dunbar Village

*4205 Dunbar Street, Vancouver*

## *Contact Information*

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Opportunity Overview

Prime opportunity to purchase or lease 4205 Dunbar Street (the "Property"), a freestanding commercial building located within Dunbar Village on the West Side of Vancouver. The Property comprises 4,588 SF of leasable area situated on 5,295 SF of land. Ideally located on the corner of Dunbar Street and West 26th Avenue, the Property offers tenants exceptional street level exposure and signage opportunities.

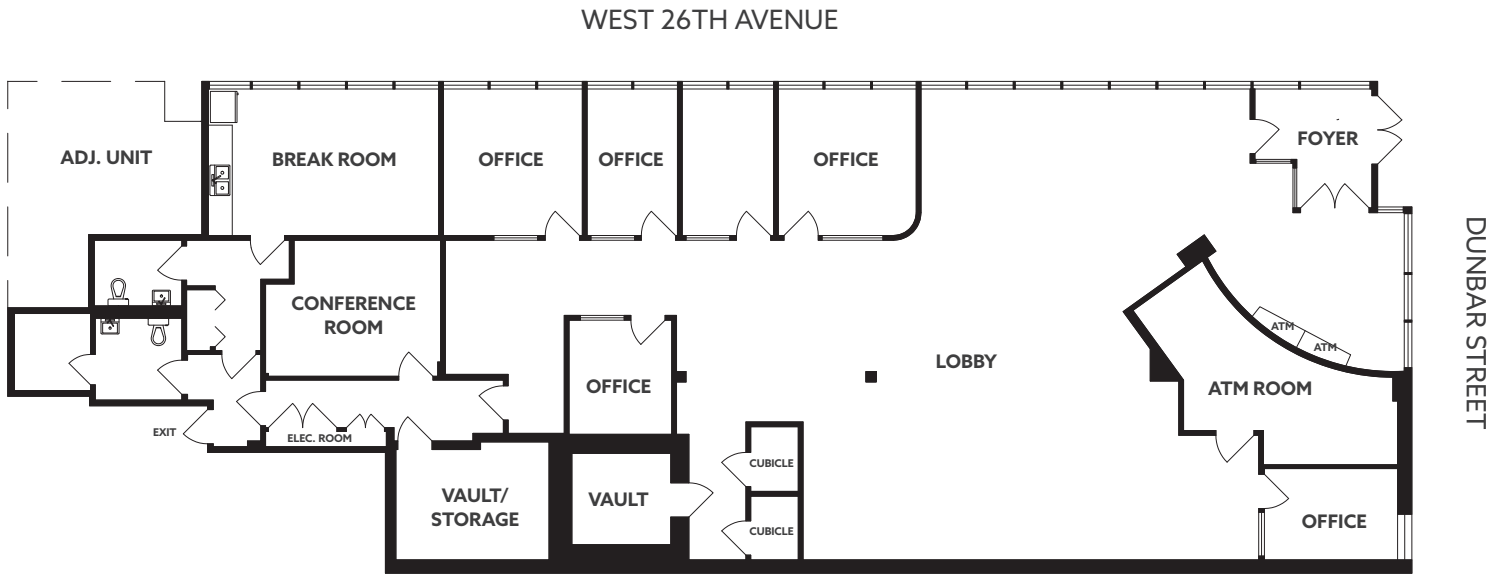
Salient Details

Civic Address:	4205 Dunbar Street Vancouver, BC V6S 2G1
PID:	012-543-616
Assessed Value (2025):	Land: \$3,061,000 Improvement: \$2,249,000 Actual Total: \$5,310,000
Property Taxes (2025):	\$61,322.80
Land Area:	5,295.15 SF (43.05' x 123.00')
Building Area:	4,588 SF
Zoning:	C-2 Commercial*
Net Rent:	\$60.00 PSF
Additional Rent:	\$22.00 PSF (2025 estimate)**
Asking Price:	\$5,750,000

\*Tenant is responsible for verifying permissible uses as per the zoning.  
\*\*Approximate and subject to confirmation. CAM is estimated to be \$8.50 PSF and taxes are estimated to be \$13.50 PSF.

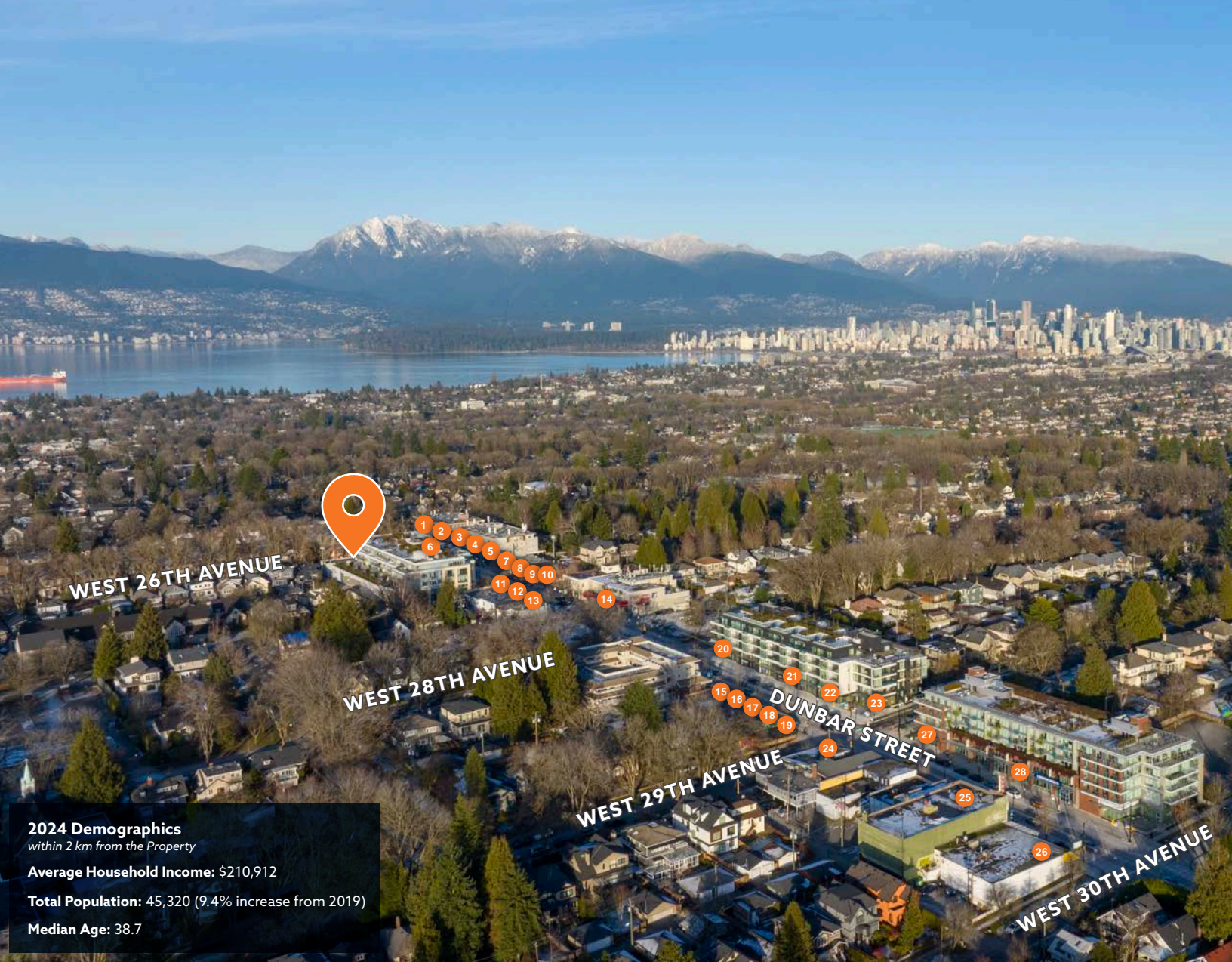


Floor Plan



Property Highlights

- + High-profile retail building prominently located on the corner of Dunbar Street and West 26th Avenue in the heart of Dunbar Village, steps to numerous restaurants, cafes, retailers, services, and amenities.
- + With a population of just over 23,000, Dunbar is an affluent, well-established, family-oriented neighbourhood located on the West Side of Vancouver. Dunbar has an average household income of \$188,239, which is considerably higher than the Vancouver average.
- + Prominent street level exposure onto Dunbar Street and West 26th Avenue, providing excellent visibility and signage opportunities for tenants.
- + Ample street parking available for customers.
- + Long term development potential under the current C-2 zoning allowing for a maximum density of 3.5 FSR.
- + C-2 zoning allows for wide array of retail, office and institutional uses benefitting prospective tenants, owner-users, and investors overseeing leasing strategy.
- + Unparalleled "gateway" exposure and signage prominence with the Property boasting 43 F of Dunbar Street frontage cornering 123 F of frontage to West 26th Avenue.



#### 2024 Demographics

within 2 km from the Property

**Average Household Income:** \$210,912

**Total Population:** 45,320 (9.4% increase from 2019)

**Median Age:** 38.7

## Neighbourhood Tenants

- |                           |                             |                         |                              |
|---------------------------|-----------------------------|-------------------------|------------------------------|
| 1. Massage Therapy Dunbar | 8. Germaine's Antiques      | 15. Cosy Inn Cafe       | 22. Bank of Montreal         |
| 2. YNP Dunbar Pharmacy    | 9. H & R Block              | 16. Tokyo Beauty        | 23. Prado Cafe               |
| 3. TD Canada Trust        | 10. Domino's                | 17. Bynns               | 24. Vancouver Public Library |
| 4. Dunbar Family Dental   | 11. 4Cats Dunbar Art Studio | 18. Pizza Heaven        | 25. Dunbar Theatre           |
| 5. Dunbar Nails & Lashes  | 12. Tona Bakery & Cafe      | 19. Shamrock Storehouse | 26. K&K Pet Foods            |
| 6. Stong's Market         | 13. Heaven Head Spa         | 20. Scotiabank          | 27. FYidoctors               |
| 7. Dunbar Barbars         | 14. Shoppers Drug Mart      | 21. Jak's Liquor Store  | 28. London Drugs             |

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