

FOR LEASE

RETAIL OPPORTUNITY AT
THE GATEWAY TO KITSILANO



1683 CHESTNUT STREET, VANCOUVER

CBRE



WHERE KITSILANO MEETS DOWNTOWN

Opportunity to lease 1683 Chestnut Street, a highly accessible retail unit positioned at the gateway to Kitsilano, just steps from the intersection of Burrard Street and West 1st Avenue.

This 1,660 square foot retail space provides a rare opportunity to secure a presence in one of Vancouver's most established and affluent neighbourhoods. The unit features prominent frontage along Chestnut Street, directly facing Seaforth Peace Park, with strong visibility from Burrard Street, one of the city's primary north-south arterials connecting Downtown to the West Side.

The property sits within a well-established retail node anchored by acclaimed operators including AnnaLena, Oddfish, Be Fresh Market, and New Fuji, generating steady pedestrian traffic and a strong local customer base. Proximity to Burrard Bridge and key cycling routes further enhances exposure, capturing consistent commuter flow between Downtown and Kitsilano.

OVERVIEW

AREA
1,660 SF


ZONING
M-1A Industrial

AVAILABILITY
January 1, 2027


ADDITIONAL RENT
\$17.06 PSF (2026)

NET RENT
\$55.00 PSF

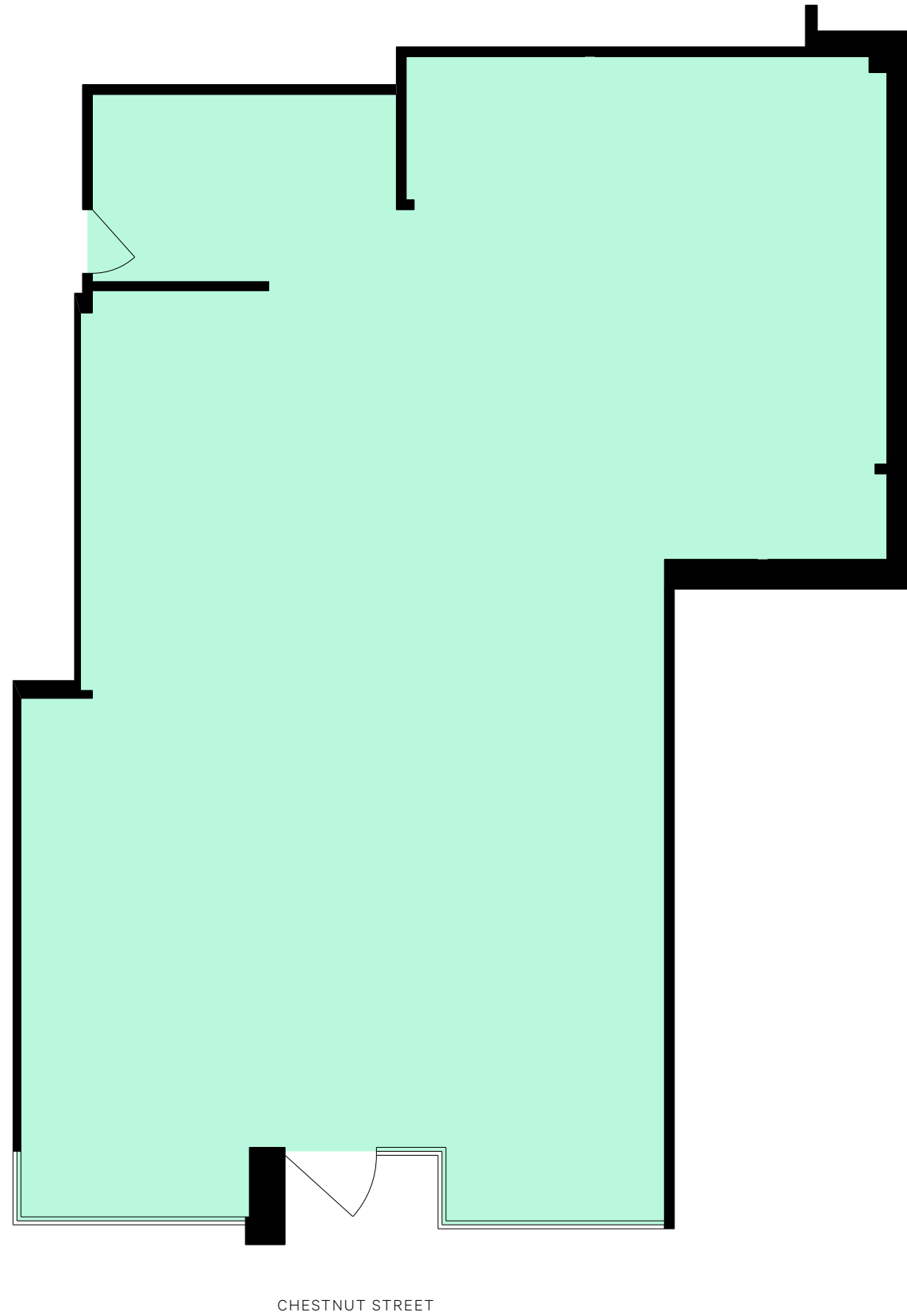
FEATURES

 Strategically located within a neighbourhood retail node, minutes from Kitsilano Beach

 Steps from the future Señákw development, introducing +/-9,000 new residents to the immediate area.

 Surrounded by a vibrant amenity mix with consistent pedestrian and vehicular traffic





UNIT LAYOUT

Floor plan not to scale. Subject to verification.
Floor plan is not reflective of current interior wall layout.





THE LOCATION

The Subject Property is ideally located just steps from the high-traffic intersection of Burrard Street and West 1st Avenue in Vancouver's Kitsilano neighbourhood. The surrounding area offers immediate access to some of the city's most prominent outdoor destinations, including Kitsilano Beach, Vanier Park, Granville Island, and the Seawall, drawing strong year-round pedestrian activity.

Kitsilano is a highly sought-after neighbourhood characterized by a diverse mix of restaurants, cafés, shops, and everyday services, all supported by a dense residential population. The property is also minutes from the West 4th Avenue retail corridor, one of one of Vancouver's premier shopping destinations. Positioned at the base of the Burrard Bridge within the West 1st Avenue retail node, the property benefits from consistent daytime and evening traffic, along with steady commuter flow between Downtown Vancouver and the West Side.



AREA TENANTS

- + Dollarama
- + lululemon Store Support Centre
- + AnnaLena
- + New Fuji
- + Oddfish Restaurant
- + Radish Restaurant
- + Superbolt Lab Matcha Tea
- + Toyokan Bowl
- + Be Fresh Local Market
- + Woof! Dog Shoppe
- + Monte Clark Gallery
- + les amis du FROMAGE
- + Subway
- + LivingSpace Interiors
- + Starbucks
- + Seigel's Bagels
- + Kits Beach Coffee
- + Vera's Burger Shack
- + Moltan
- + Octopus' Garden
- + Circle K
- + Comor
- + Fred's
- + cowdog
- + Tractor
- + Rain or Shine Ice Cream
- + Tacofino
- + Oide Coffee
- + Prado Cafe
- + ELLIPSIS
- + Obakki
- + Patisserie Lebeau
- + Weissach
- + Bentley Vancouver
- + Audi Downtown
- + Triple O's
- + Suki's
- + Ron Zalko Fitness and Yoga
- + The Ivy Room
- + LabX Physiotherapist
- + Ferrari of Vancouver
- + TV Dinner Coffee & Grocery
- + Mark's
- + Nook
- + Viva Cafe & Bakery



WALK SCORE
99



TRANSIT SCORE
73



BIKE SCORE
99

