

# FOR LEASE

PROMINENT RETAIL OPPORTUNITY  
LOCATED IN THE HEART OF  
VANCOUVER'S POINT GREY



4320 WEST 10TH AVENUE, VANCOUVER

**CBRE**





# POINT GREY RETAIL OPPORTUNITY

CBRE is pleased to present the opportunity to lease a 2,300 SF retail unit just steps from the corner of Discovery Street and West 10th Avenue in Vancouver’s prestigious Point Grey neighbourhood.

4320 West 10th Avenue provides the opportunity to secure prominent retail frontage in an established and affluent Vancouver neighbourhood with strong visibility to steady neighbourhood-driven traffic. The offering features double-glazed aluminum storefront windows with operable sections for natural ventilation, highly secure retail premises equipped with sliding security bars, reinforced doors, and an alarm system, distinctive high-visibility illuminated signage with each sign measuring 15 feet in length, a covered and illuminated patio available for landlord-approved tenant use, and hot-water heating.

The property sits within a well-established community, with West 10th Avenue serving as a key neighbourhood shopping street anchored by independent cafes and restaurants, boutique retailers, specialty grocers, and professional services. Proximity to UBC, Jericho Beach, and Spanish Banks further enhances exposure, capturing consistent commuter flow between the surrounding areas.



## OVERVIEW

| AREA  |          |
|-------|----------|
| 4320  | 1,324 SF |
| 4330  | 976 SF   |
| Total | 2,300 SF |

**ZONING**  
C2A Mixed-Use

**AVAILABILITY**  
January 1, 2027

| PARKING         |
|-----------------|
| 2 stalls        |
| ADDITIONAL RENT |
| \$17.13 PSF     |
| NET RENT        |
| \$28.00 PSF     |

## FEATURES

- 

Consistent commuter traffic between downtown Vancouver and UBC, seeing approx. 20,000 vehicles per day
- 

Desirable location on West 10th Avenue in Vancouver's Westside
- 

Premises can be demised to 976 SF and 1,324 SF



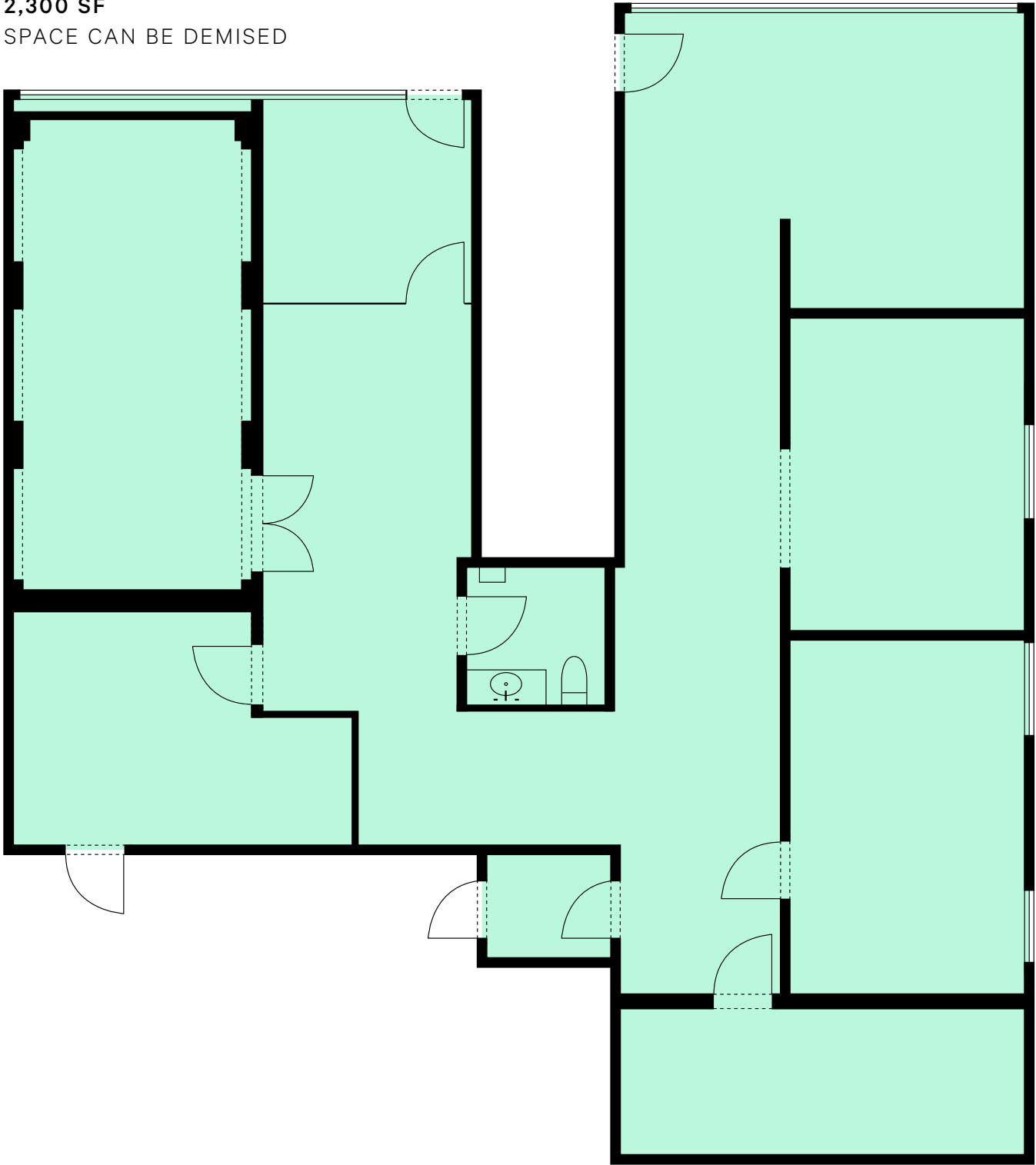
VIEW VIRTUAL TOUR



4320 West 10th Avenue

WEST 10TH AVENUE

2,300 SF  
SPACE CAN BE DEMISED



UNIT LAYOUT

Floor plan not to scale. Subject to verification.  
Space may not be delivered as-built.







# THE LOCATION

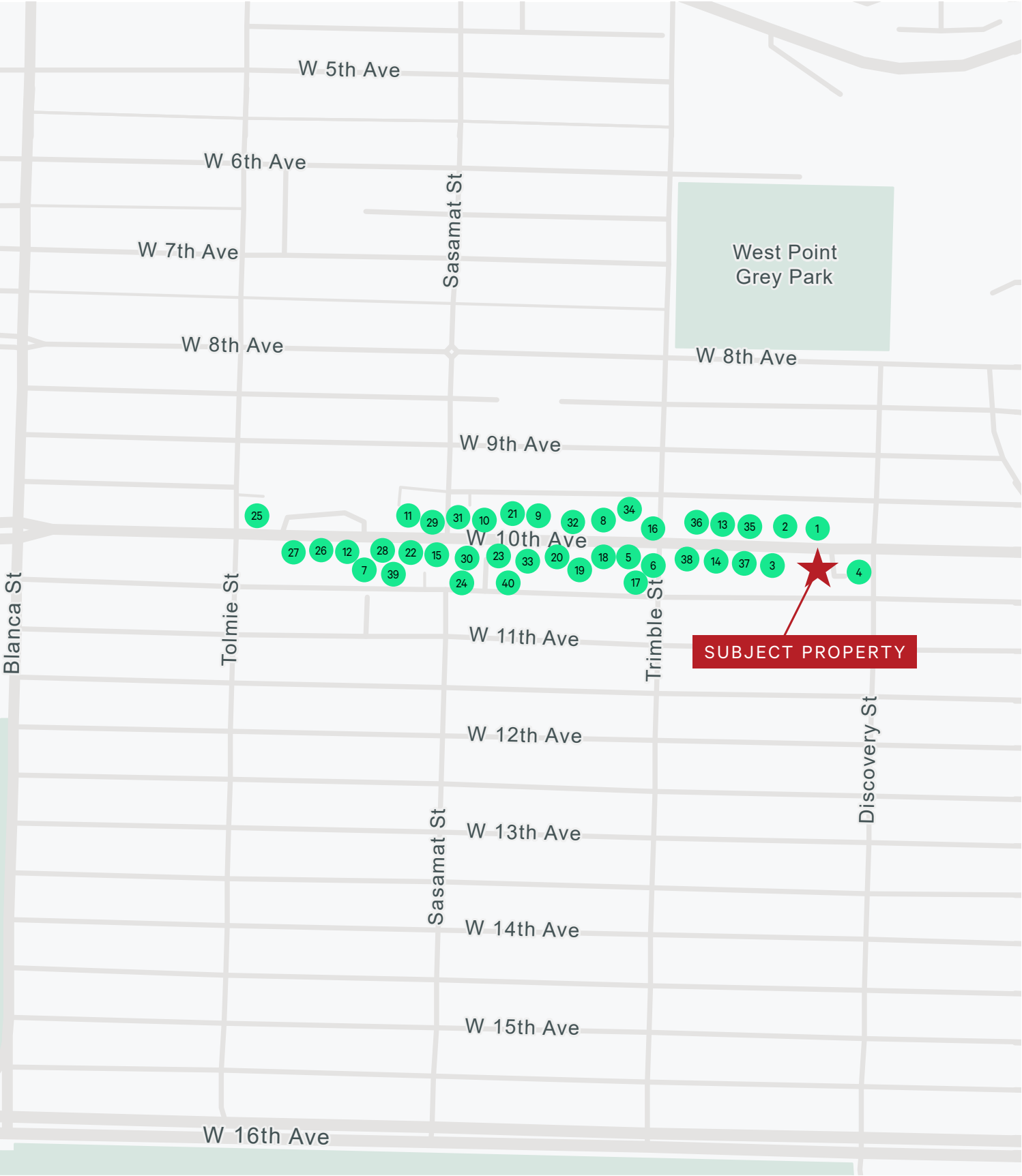
4320 West 10th Avenue is located in the heart of Vancouver’s Point Grey Village, just east of Discovery Street, offering prime frontage on a vibrant Westside commercial strip. The available retail unit is surrounded by an eclectic mix of boutiques, cafes, and professional services - from wellness clinics to familiar banks and grocery options - ensuring steady foot traffic and neighbourhood appeal. Point Grey is home to one of the highest median household incomes in Canada, providing access to an affluent and highly desirable customer base. Additionally, many of UBC’s approximately 72,000 students and 20,000 faculty and staff pass the subject location on their daily commute to and from the university, creating exceptional exposure, visibility, and ongoing marketing opportunities for businesses operating in the area.



## AREA TENANTS

- |                           |                              |                                   |
|---------------------------|------------------------------|-----------------------------------|
| 1 Mollie's Stationary     | 16 Ginger & Chili Restaurant | 31 CIBC                           |
| 2 West Point Grey Time    | 17 Bubble Tea Time           | 32 Chickasta                      |
| 3 Sleep Mart              | 18 Domino's Pizza            | 33 Pure Integrative Pharmacy      |
| 4 Shell Station           | 19 Mix the Bakery            | 34 9Round Kickboxing Fitness      |
| 5 RU Japan Craft          | 20 Burgoo                    | 35 West Point Grey Physiotherapy  |
| 6 Madeline Bee            | 21 Bombay Masala Restaurant  | 36 Butterfly Beauty Salon         |
| 7 Westland Insurance      | 22 Sun Sushi                 | 37 Point Grey Veterinary Hospital |
| 8 Urban Yarns             | 23 Bean Around the World     | 38 Spring Hair Design             |
| 9 Hewer Home Hardware     | 24 The Kitchen               | 39 Point Grey Medical Aesthetics  |
| 10 Laura K Jewitt Design  | 25 TD Canada Trust           | 40 Up Athletics & Rehab           |
| 11 Hooked on Fish         | 26 Pizza Hut                 |                                   |
| 12 Top 10 Produce         | 27 Vancouver Public Library  |                                   |
| 13 Subway                 | 28 Nailtastic                |                                   |
| 14 Little Umbrella        | 29 RBC Royal Bank            |                                   |
| 15 Four Olives Restaurant | 30 Anytime Fitness           |                                   |

The available unit is ideally located near established medical providers and wellness services, while benefiting from excellent transit access. Frequent bus routes along West 10th Avenue ensure consistent connectivity and bring high levels of vehicular and pedestrian traffic year-round.



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4320 WEST 10TH AVENUE, VANCOUVER



## CONTACT

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