



FOR LEASE | WEST 4TH AVENUE COMMERCIAL SPACE

2222 WEST 4TH AVENUE, VANCOUVER, B.C.

Marcus & Millichap

LOCATION OVERVIEW

2222 West 4th Avenue is perfectly positioned near the corner of West 4th Avenue and Yew Street, in the heart of vibrant Kitsilano.

West 4th Avenue has established itself as one of Vancouver's premier retail districts and one of the most successful and distinctive shopping streets in Canada. Renowned for its dynamic mix of international, national and independent retailers, alongside popular cafes and restaurants, the street enjoys strong, year-round foot traffic from both locals and visitors.

The area is anchored by leading brands including Lululemon, Aritzia, Arc'teryx, Sephora and Whole Foods. This combination of high-profile outdoor, athletic and lifestyle retailers with a mixture of independent boutiques, specialty shops, and neighbourhood serving businesses creates a powerful blend of destination appeal and consistent local traffic.

SALIENT DETAILS

Available Area:	2,560 SF*
Net Rent:	Contact Listing Agent
Additional Rent:	\$30.90 PSF (2026 estimate)**
Zoning:	C-2A***
Available:	Immediately

*Subject to change and measurement.

**Approximate and subject to change from time to time.

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



AERIAL MAP



Stanley Park

DOWNTOWN VANCOUVER

Vanier Park

Kitsilano Beach

KITSILANO

BURRARD ST BRIDGE

CORNWALL AVE

MAPLE ST

CYPRESS ST

BURRARD ST

W 4TH AVE

W 4TH AVE

VINE ST

YEW ST

W BROADWAY

ARBUTUS ST

Future Arbutus SkyTrain Station

DRIVE TIMES
Kitsilano Beach: 3 min
Downtown Vancouver: 7 min
University of British Columbia: 10 min

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Josh Cochrane
Director
Investments & Leasing
(604) 675-5232
Josh.Cochrane@MarcusMillichap.com

Mario Negriz*
Senior Managing Director
Investments & Leasing
(604) 638-2121
Mario.Negriz@MarcusMillichap.com

Martin Moriarty*
Senior Managing Director
Investments & Leasing
(604) 675-5255
Martin.Moriarty@MarcusMillichap.com

*Personal Real Estate Corporation

Marcus & Millichap
1100 - 1111 West Georgia Street
Vancouver, BC V6E 4G2

T (604) 638-2121
F (604) 638-2122

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