



FOR SALE & LEASE

Prime Kitsilano Occupier or Investment Opportunity

2066 West 4th Avenue, Vancouver, B.C.

Marcus & Millichap

Opportunity Overview

Prime opportunity to acquire 2066 West 4th Avenue (the "Property"), a two-storey asset with character, strategically positioned on Vancouver's premier lifestyle retail corridor in the heart of Kitsilano. The property consists of approximately 2,964 sq. ft. over two floors on a 2,567 sq. ft. lot, with 25 ft of prime West 4th Avenue frontage between Maple and Arbutus.

Kitsilano remains one of Vancouver's most desirable, affluent, and resilient submarkets, drawing residents and visitors alike with its unparalleled blend of natural beauty and urban sophistication. Anchored by world-class beaches, high residential density, and high performing West 4th Avenue shopping node, the area thrives on a dynamic mix of boutique retailers, award-winning restaurants, cozy cafes, premium fitness studios, and national anchor tenants. This ecosystem fosters exceptional foot traffic year-round supported by a demographic of high-income professionals, families, and tourists.

Property Highlights

- + High-profile retail/office building located between Maple and Arbutus along Kitsilano's most premier shopping node West 4th Avenue.
- + Ideal for owner-users, investors or tenancy.
- + Surrounded by flagship brands, like Lululemon, Patagonia, AESOP, and local favourites, it captures the essence of Vancouver's retail scene.



Salient Details

Municipal Address: 2066 West 4th Avenue, Vancouver, B.C.

PID: 015-246-540

Property Taxes (2025): \$43,387.80

Site Area:

Ground Floor:	1,482 sq. ft.
Second Floor:	1,482 sq. ft.
Total:	2,964 sq. ft.

Zoning: C-2B Commercial

Asking Price: \$5,600,000

Asking Rent: \$80.00 PSF (blended)

Additional Rent: \$22.00 PSF (2025 estimate)*

Available: Contact Listing Agents

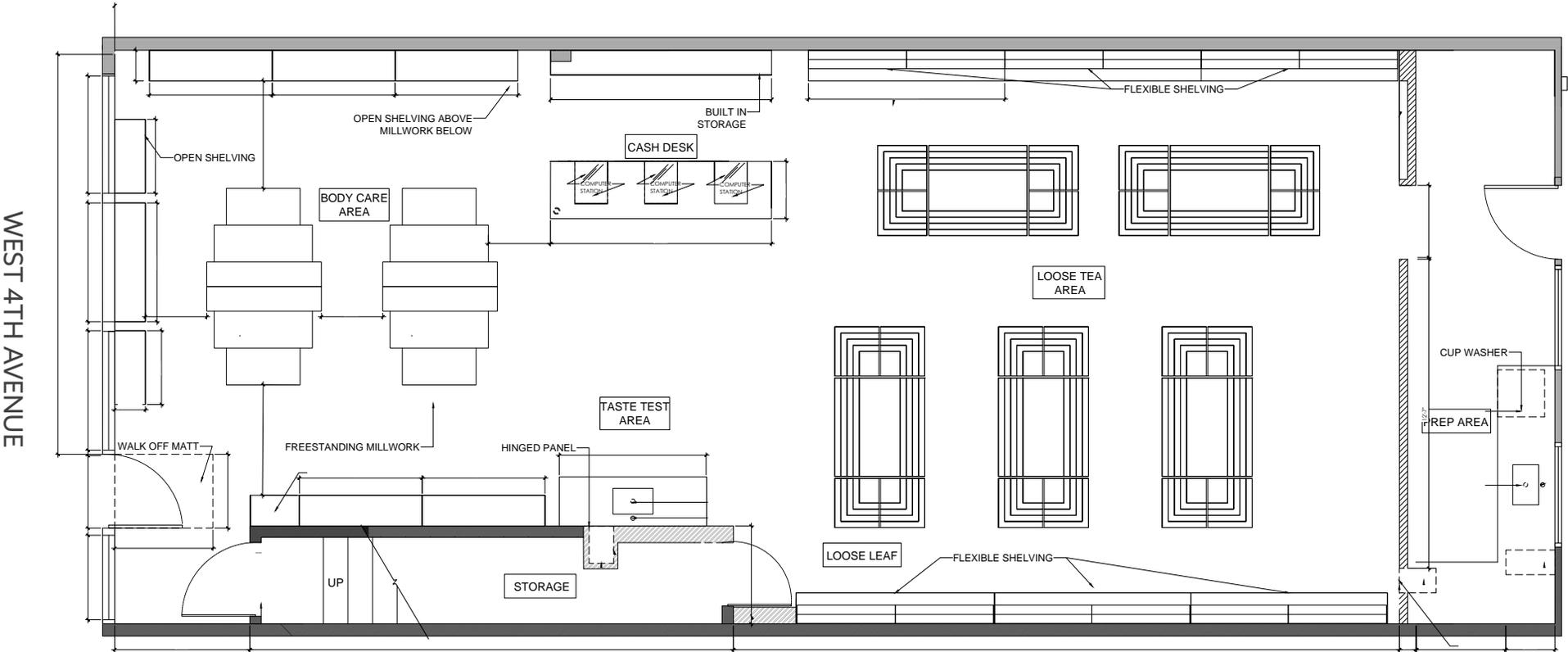


*Approximate and subject to change from time to time.
All information is approximate and subject to confirmation.

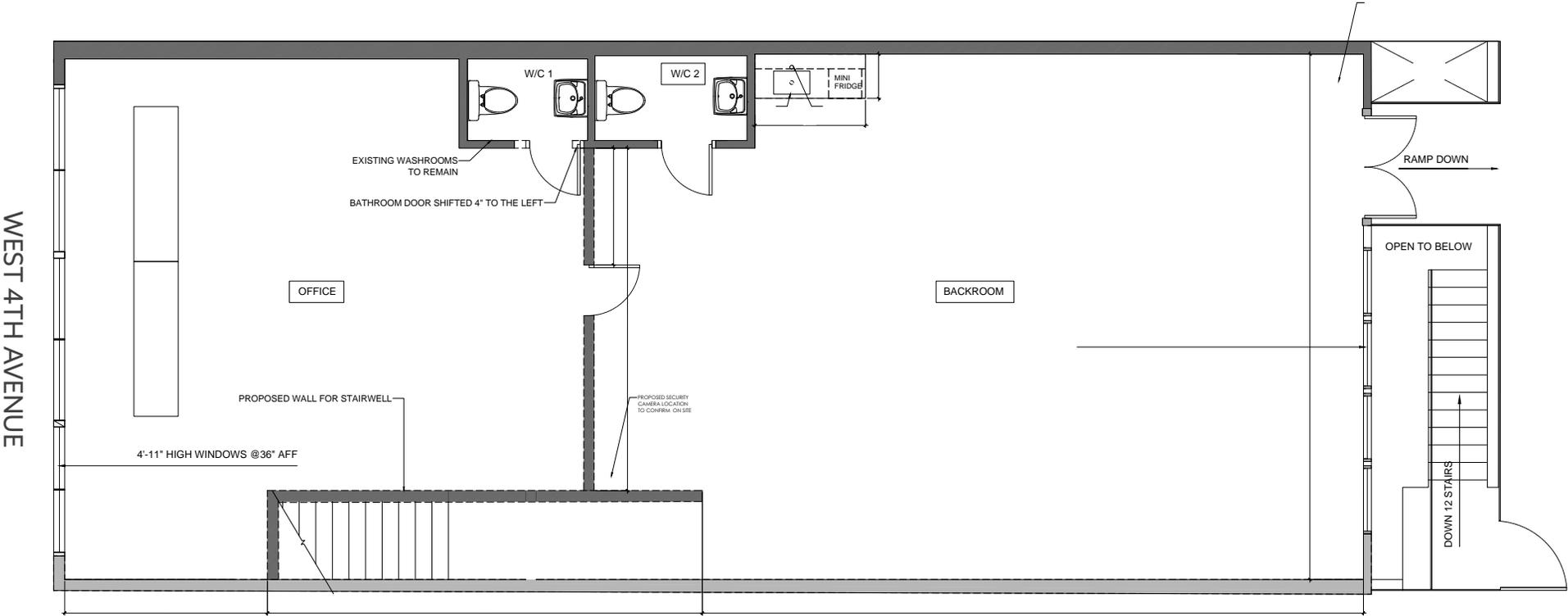
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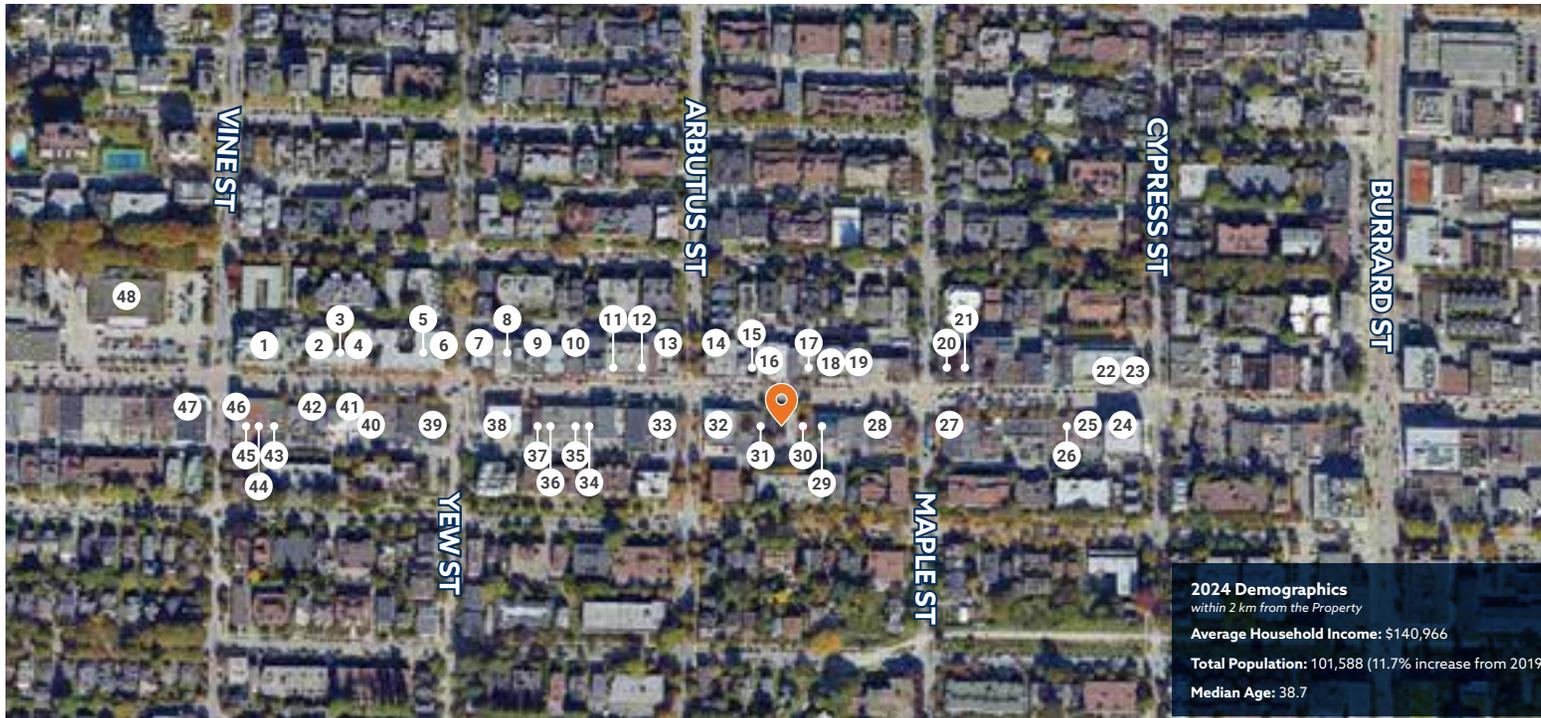
Floor Plan - Ground Floor



Floor Plan - Second Floor



Aerial Map



97
 Walker's Paradise
 Daily errands do not require a car.

86
 Very Bikeable
 Biking is convenient for most trips.

73
 Excellent Transit
 Transit is convenient for most trips.

- | | | | |
|--------------------------|--------------------------|----------------------------|---------------------------------------|
| 1. Whole Foods Market | 13. Lululemon | 25. Core Community Pilates | 37. Mejuri |
| 2. Kitsilano Wine Cellar | 14. Sophie's Cosmic Cafe | 26. Maenam | 38. 49th Parallel Coffee |
| 3. Kit and Ace | 15. Hill's Dry Goods | 27. Patagonia | 39. Anti-Aging Medical & Laser Clinic |
| 4. Helly Hansen | 16. Melanie Auld Jewelry | 28. The Bimini Pub | 40. Bailey Nelson |
| 5. Anytime Fitness | 17. TurF | 29. Their There Coffee Bar | 41. The Latest Scoop |
| 6. Arc'teryx | 18. Myodetox | 30. Formula Fig | 42. Reformation |
| 7. Aritzia | 19. Briers | 31. Aesop | 43. Au Comptoir |
| 8. Lojel | 20. Las Margaritas | 32. CIBC | 44. Warby Parker |
| 9. Ride Cycle Club | 21. Old Faithful | 33. Ray Rickburn | 45. Casper |
| 10. Jam Café | 22. Tacofino | 34. Rains | 46. Provisions |
| 11. Monos Travel | 23. Tractor | 35. Knix | 47. Shoppers Drug Mart |
| 12. Reigning Champ | 24. Surefoot | 36. John Fluevog Shoes | 48. Safeway |

Contact Information

Mario Negris*

Senior Managing Director

Investments & Leasing

(604) 638-2121

mario.negris@marcusmillichap.com

Martin Moriarty*

Senior Managing Director

Investments & Leasing

(604) 675-5255

martin.moriarty@marcusmillichap.com

Josh Cochrane

Director

Investments & Leasing

(604) 675-5232

josh.cochrane@marcusmillichap.com

*Personal Real Estate Corporation

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