



Prime Opportunity to Acquire a High Profile Corner Mixed-Use Asset in Vancouver's Coveted Kerrisdale Neighbourhood

2105-2125 West 41st Avenue, Vancouver, BC

Marcus & Millichap



Capital Markets
Real Estate Group



Opportunity Overview

Marcus & Millichap and RBC Capital Markets Real Estate Group are pleased to present the rare opportunity to acquire two freestanding buildings located in Vancouver’s prestigious Kerrisdale neighbourhood. 2105-2125 West 41st Avenue (the “Property”) is situated on the high-profile corner of West Boulevard and West 41st Avenue at the gateway to Kerrisdale Village - the neighbourhood’s vibrant dining and shopping district.

The Property comprises six retail units ranging in size from 770 sf to 16,000 sf and four residential apartments. Retail tenants include a dynamic mix of local and national tenancies, including Hill’s Of Kerrisdale and Sleep Country. With approximately 260 f of retail frontage onto two major thoroughfares in West Side Vancouver, the Property has exceptional exposure to vehicular and pedestrian traffic year-round.

This offering presents investors with an opportunity to acquire a premier mixed-use asset located in one of the most highly sought after neighbourhoods in Vancouver.



Salient Details

Municipal Address:	2125 West 41st Avenue Vancouver, BC V6M 1Z3	2105 West 41st Avenue Vancouver, BC V6M 1Z6
PID:	006-150-250, 006-150-543	006-157-513
Property Taxes (2025):	\$139,888	\$140,004
Assessed Value (2026):	Land: \$3,883,000 Improvement: \$7,648,000 Total: \$11,531,000	Land: \$4,515,000 Improvement: \$9,157,000 Total: \$13,672,000
Land Area:	7,976 sf	8,840 sf
Building Area:	Retail Ground: 8,000 sf Basement: 8,000 sf Total: 16,000 sf	Retail 2105 West 41st Ave: Ground: 5,270 sf Lower: 852 sf 5685 West Boulevard: 770 sf 5683 West Boulevard: 770 sf 5665 West Boulevard: 770 sf 5663 West Boulevard: 770 sf Total: 9,202 sf
Units:	One retail	Five retail, four residential
Zoning:	C-2 Commercial	C-2 Commercial
Retail Tenants:	Hill’s of Kerrisdale	Sleep Country, Pierre’s Antiques, Spectacle Shoppe, Kerrisdale Hair Salon, Kobe Pearls
NOI:	Available upon a signed CA	
Asking Price:	Contact Listing Agents	

All information is approximate and subject to confirmation.



Opportunity Highlights

- + Prime corner location in West Side Vancouver's vibrant Kerrisdale neighbourhood home to an array of retailers, restaurants, residences, parks, and schools.
- + Kerrisdale Village is the main commercial area within the neighbourhood, comprising a diverse blend of national and local retailers, restaurants and cafes, services and amenities, beauty shops, and more.
- + The neighbourhood is well served by major bus routes along West 41st Avenue, West Boulevard, and East Boulevard, providing convenient transit options throughout the city.
- + Approximately 260 f of prominent exposure to vehicular and pedestrian traffic.
- + Fully leased to a long-term diverse tenant mix bringing consistent foot traffic to the Property.
- + The surrounding area is home to an affluent population with an average household income of \$235,062 within 2 km of the Property, which is approximately 61% higher than the average for Greater Vancouver.
- + C-2 zoning enables a mid-rise mixed-use redevelopment up to six storeys and 3.70 FSR, with market rental units and commercial frontage along West 41st Avenue.
- + Nearby retailers include: Adonia Tea House, Honolulu Coffee, McDonald's, BMO, Thomas Hobbs Florist, Nana's Green Tea, Purdys, Starbucks, Faubourg, Scotiabank, Hager Books, TD, Royal Bank, Shoppers Drug Mart, Market Meats, and more.



Major Tenant Overview

Hill's Of Kerrisdale

Originating in Vancouver in 1914, Hill's Of Kerrisdale is a third-generation family-owned retailer that is a beloved cornerstone within the Kerrisdale community. The store carries a curated collection of quality and timeless clothing, jewellery, and more, from international and local labels including Aritzia. The Hill family has expanded their business to other successful brands as well, such as Blue Ruby Jewellery, Rick Rickburn, and Hill's Dry Goods. A favourite amongst locals and visitors alike, Hill's Of Kerrisdale provides a boutique-style shopping experience within a refined and inviting atmosphere.

Sleep Country

Founded in Vancouver, Sleep Country's first four stores opened in 1994 across the city. Over the past 32 years, Sleep Country has expanded and currently has over 250 locations across Canada. Sleep Country offers an extensive range of quality sleep products, including mattresses, bedding, furniture, and more, and it the leading speciality sleep retailer in Canada.

Location Overview

Kerrisdale is an affluent neighborhood located on Vancouver’s West Side, bordered by the neighborhoods of Dunbar-Southlands to the west, Arbutus Ridge to the east, and Shaughnessy to the north. This idyllic neighbourhood is known for its charming tree-lined streets, large homes, lush gardens, and top-tier private and public schools. The community is home to a diverse population including families with children, young professionals, and retirees.

Kerrisdale’s main commercial area along West 41st Avenue is known as “Kerrisdale Village”. Kerrisdale Village is a charming community home to independent boutiques and speciality stores, restaurants and cafes, beauty shops, services, as well as chain retailers. This area is a destination shopping and dining district for the residents of Kerrisdale, as well as the surrounding neighbourhoods, and is only 20 minutes from Downtown Vancouver.

Overall, Kerrisdale is a vibrant and attractive neighborhood that offers a high quality of life for its residents. Its combination of beautiful homes, excellent schools, great shopping and dining, and abundant green spaces make it a highly desirable place to live in Vancouver.

Area Demographics

2025 figures within a 2 km radius



43,030
Total
Population



40.3
Median
Age



\$235,062
Average Household
Income



Contact Information

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