

**FOR
LEASE**



4185-4189 MAIN STREET, VANCOUVER NEW PREMIUM RETAIL OPPORTUNITIES FROM 1,412-2,960 SF

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HIGH-EXPOSURE CORNER RETAIL OPPORTUNITIES FROM 1,412–2,960 SF



TWO CRU UNITS, EACH OFFERING A MAIN FLOOR AND BASEMENT LEVEL



OVERVIEW

William Wright Commercial is pleased to present a high-exposure corner retail opportunity at Main Street and East 26th Avenue. This newly constructed building features two CRU units, each offering a main floor and basement level, with near floor-to-ceiling wraparound glazing. Delivered in shell condition with framed washroom enclosures, venting, and plumbing rough-ins in place, allowing tenants to complete their own final improvements. A rear loading area provides functional access for operations, while a building elevator services both the ground and basement levels. Extensive signage exposure is possible along both Main Street and East 26th Avenue, maximizing visibility on this prominent corner location.





**ESTABLISH YOUR BUSINESS AT THE MAIN STREET VILLAGE,
A BLEND OF LONG-STANDING RESIDENTS AND YOUNG PROFESSIONALS**



PROPERTY HIGHLIGHTS



Prominent corner lot location on Main Street



Convenient access to main floor and basement level via a common area elevator



Class A loading bay with access to CRU units



Existing ventilation shaft for kitchen exhaust



Wrap-around signage available on CRU 2



Delivered with rough-in plumbing for washroom



Near floor-to-ceiling glazing



Shared EV charging station

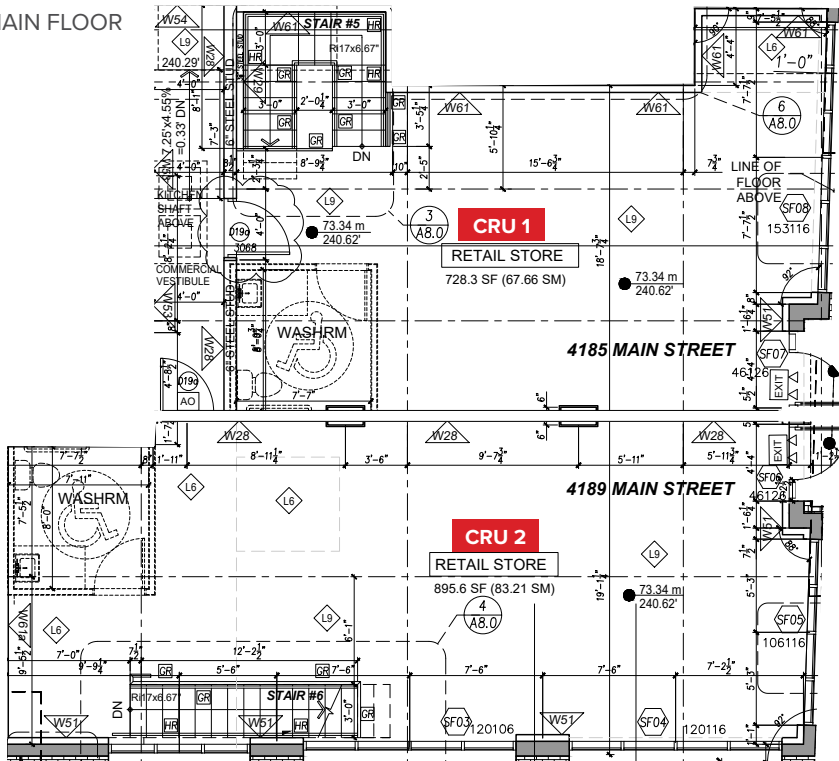
PROPERTY DETAILS

CRU 1 SIZE*	Main Floor: ± 728 SF Basement ± 684 SF Total: ± 1,412 SF
CRU 2 SIZE*	Main Floor: ± 896 SF Basement ± 652 SF Total: ± 1,548 SF
PARKING	Shared Class A Loading Area
ZONING	C-2
LEASE RATES	Contact Listing Agents
EXPECTED COMPLETION	Q2 2026

*CRU 1 & 2 can be combined for a total of 2,960 SF

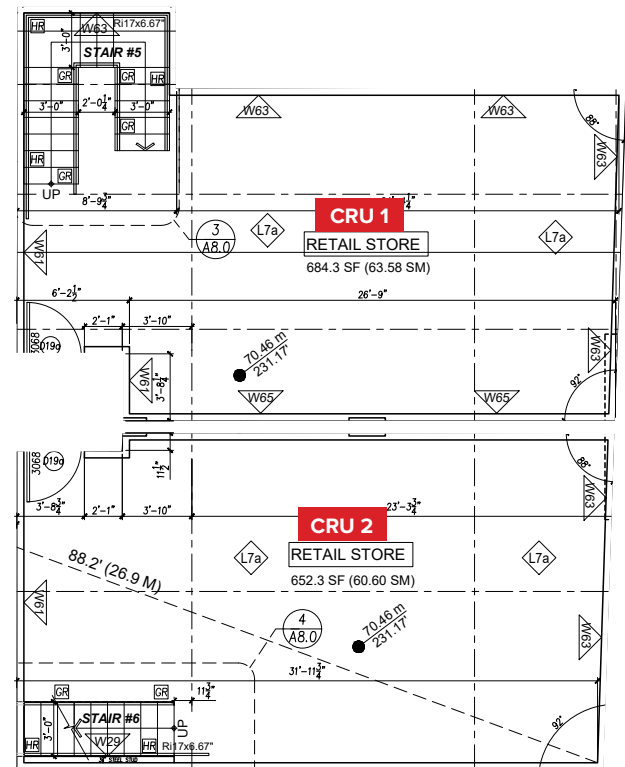


MAIN FLOOR



E 26 AVE

BASEMENT



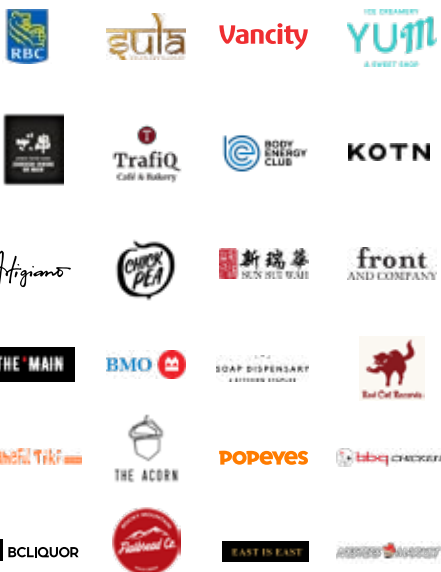
Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



DOWNTOWN VANCOUVER

MOUNT PLEASANT

MAIN STREET IS HOME TO POPULAR RESTAURANTS, RETAILERS, AND INDEPENDANT BRANDS



SUBJECT PROPERTY

MAIN ST

MAIN STREET VILLAGE

The subject property is prominently located at the corner of Main Street and East 26th Avenue, in the heart of Vancouver's thriving Main Street Village. This highly walkable and well-established commercial corridor is known for its eclectic mix of independent retailers, popular restaurants, boutique fitness studios, and lifestyle services. The area benefits from strong year-round foot traffic, a growing residential population, and excellent transit connectivity. With frequent bus service along Main Street and close proximity to major arterial routes, this location offers strong exposure and accessibility for both destination and neighbourhood-serving businesses. The surrounding community is a blend of long-standing residents and young professionals, making it one of Vancouver's most dynamic urban neighbourhoods.

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