

# FOR LEASE

## PRIME POINT GREY RETAIL SPACE

4480 WEST 10TH AVENUE  
VANCOUVER, BC



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Marcus & Millichap

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## LOCATION

The property is ideally located on West 10th Avenue, just east of Sasamat Street, in the heart of Vancouver's Point Grey neighbourhood. Point Grey is an upscale residential neighbourhood, with its natural surroundings and amenities attracting many urban professionals, families, and students to the area. This location is in close proximity to the University of British Columbia, Jericho Beach, and conveniently accessible via all modes of transportation with numerous bus routes operating along West 10th Avenue. Area tenants include: HSBC, CIBC, BMO, RBC, Tenth & Proper, Pure Pharmacy, Burgoo, Domino's, and more.

## SALIENT DETAILS

Address:	4480 West 10th Avenue, Vancouver
Size:	5,053 SF
Net Rent:	\$32.00 PSF
Additional Rent:	\$16.95 PSF (2023 estimate)*
Zoning:	C-2**
Parking:	Eight stalls
Available:	Immediately

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

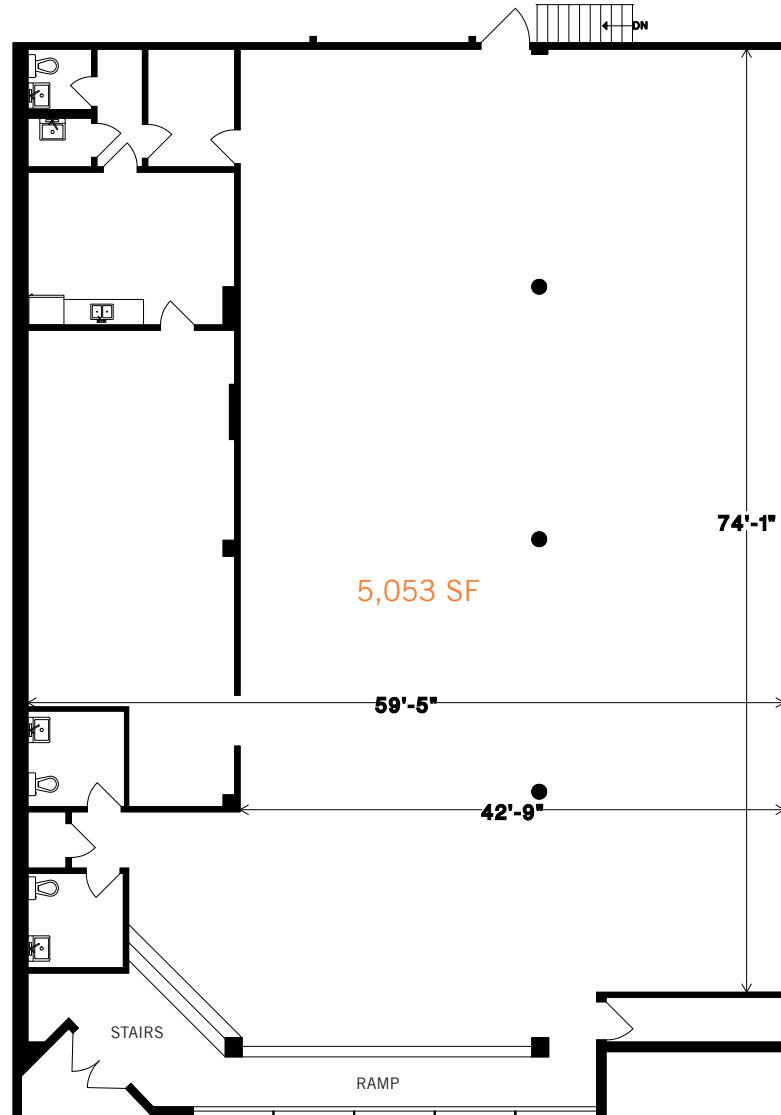
\*\*Tenant is responsible for verifying permissible uses as per the zoning.



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## FLOOR PLAN



WEST 10TH AVENUE

# Marcus & Millichap

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