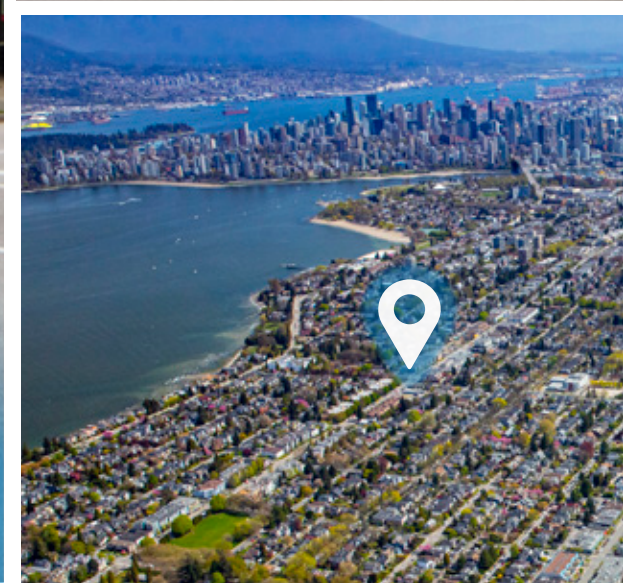
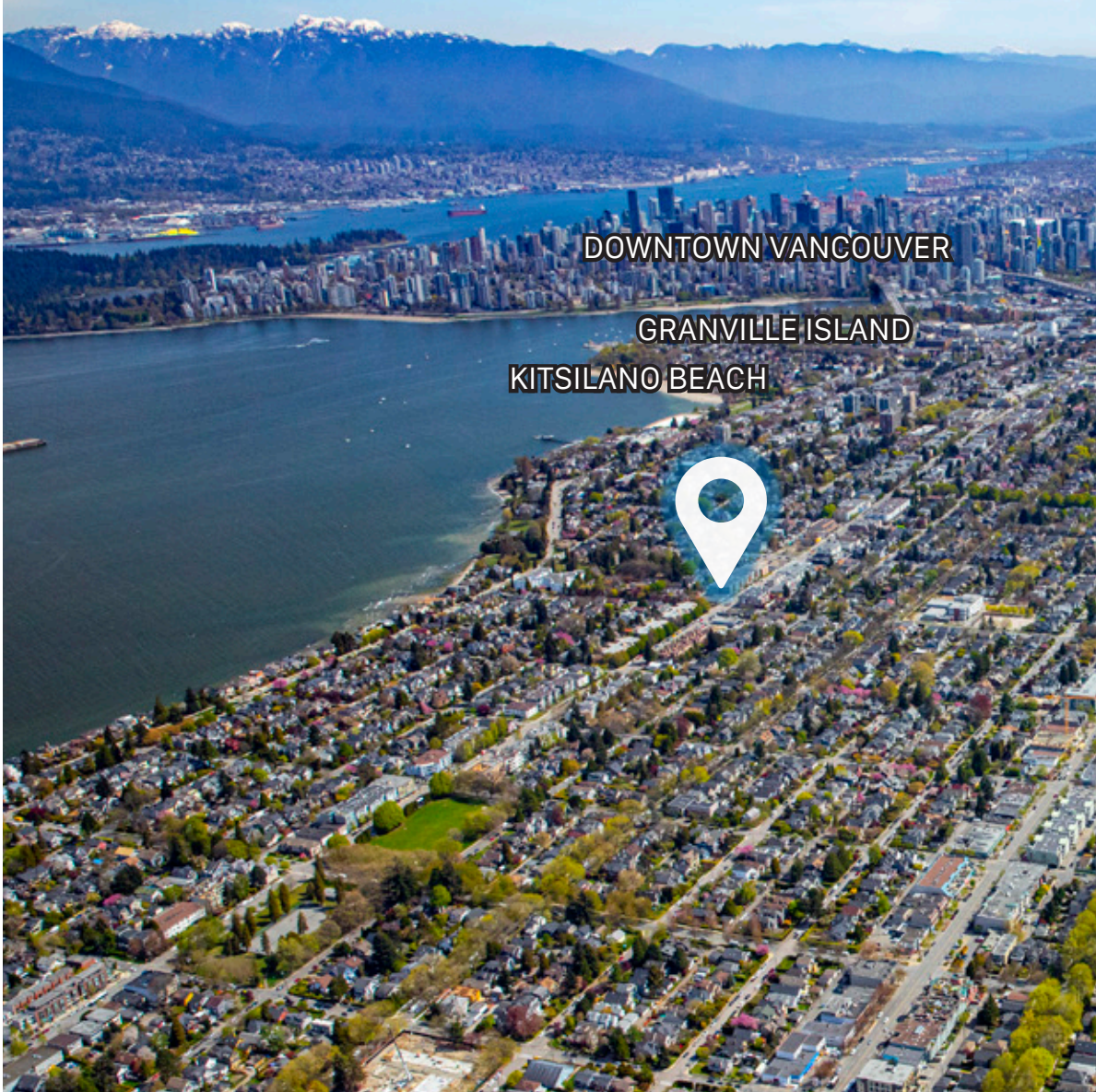


# 2955 W 4TH AVENUE

For Lease | High Profile Kitsilano Retail Opportunity





# THE LOCATION

The subject property is an exceptionally well-located building along W 4th Avenue and Bayswater Street in the heart of Kitsilano. The area has consistently been chosen as 'Vancouver's Best Neighbourhood' by Georgia Straight's annual reader survey and is a popular world-class destination for locals and tourists alike. This vibrant area combines a desirable residential district, parks, and a thriving commercial hub, bordered by beaches and waterfront to the north. Kitsilano is home to several boutique fitness studios, acclaimed restaurants like Tacofino, Jam Cafe, and Trattoria, and a thriving retail market featuring Lululemon, Patagonia, Arc'teryx, Monos, and Mejuri. The area's growth is further supported by new developments, including Kitsilano Block by Hathstauwk, 4th & Macdonald by Third Space, and Neighbour on 4th by Orr Development, which will further boost foot traffic and density.

This area has firmly established itself as the preferred destination for dining, fitness, and shopping on Vancouver's West Side, making this a strategic opportunity to lease a retail premise in a prime location with significant future growth potential.





## THE FEATURES



High street exposure retail opportunity on busy W 4th Avenue.



Potential full building opportunity with exceptional corner visibility – please contact agent for more details.



Large retail display windows with excellent signage potential and abundant natural light.



Private washroom.



Within one block of three major multifamily developments: 4th and Macdonald by third.space (99 units), Kitsilano Block by Hathstauwk (59 units), and 2828 W 4th Ave by Hungerford Properties (68 units).



Strong vehicle and pedestrian traffic.



Numerous restaurants, shops and amenities in the immediate area with street parking and access to transit.



## SALIENT FACTS

|                              |   |
|------------------------------|---|
| SIZE (approx.): <sup>1</sup> | 2,800 SF (potential full building opportunity - please contact agent) |
| ZONING:                      | C-2 Commercial  |
| BASIC RENT:                  | \$48.00 PSFPA   |
| ADDITIONAL RENT:             | \$15.00 (2024 est.)   |
| AVAILABILITY:                | Immediately   |

<sup>1</sup>All sizes are approximate and subject to verification.



95

WALK SCORE



68

TRANSIT SCORE



Kitsilano Block by Hawkstauth  
(2803-2865 West 4th Ave)



4th & Macdonald by Third Space  
(2763 - 2783 West 4th)

2955 W 4TH AVE

Neighbour on 4th by Orr Development  
(2908 West 4th)



Little Bird Dim Sum



Kits Beach



Raisu



### RESTAURANTS

1. Thai Ni Yom
2. Nishi Sushi
3. Jolly's Indian Bistro
4. Little Bird Dim Sum + Craft Beer
5. Darby's Public House
6. Karma Indian Bistros
7. The Naam
8. Sazon Mexican Cuisine
9. Dark Table
10. Raisu

### CAFÉ + CASUAL FARE

11. Artistry Coffee Shop
12. C41 Coffee
13. Petite Forêt Play Café
14. Cafe Lokal
15. Kit's Coffee
16. Starbucks
17. WFM Coffee Bar
18. Chewie's Chicken & Biscuits
19. Reggiano's Pizza
20. Puerto Mexico

### SHOPPING + SERVICES

21. Safeway
22. Lena Market
23. TELUS
24. Vancity
25. 7 Seas Fish Market
26. Safeway
27. Shoppers Drug Mart
28. Whole Foods Market
29. Adidas
30. Lush

**ROBERT THAM**  
604.609.0882 Ext. 223  
robert@corbelcommercial.com

**MARC SAUL\***  
604.609.0882 Ext. 222  
marc@corbelcommercial.com

\*Personal Real Estate Corporation.



COMMERCIAL REAL ESTATE SERVICES

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.