

# 4673 MAIN STREET

For Lease | High Profile Mount Pleasant Retail Opportunity





## THE LOCATION

4673 Main Street is located in the heart of vibrant Little Mountain neighbourhood, one of Vancouver's fastest-evolving neighborhoods. Surrounded by popular and iconic landmarks like Queen Elizabeth Park, Nat Bailey Stadium, and Hillcrest Community Centre, this area is rich in culture and buzzing with energy.

Anchored by completed developments such as Riley by Strand & Locarno, Little Mountain by Holborn, and Arlo by Strand, the district is a hub for growth and innovation. Additionally, the subject property is just a short drive from the upcoming Oakridge Park, set to reopen in 2025 as a premier cultural hub and shopping destination in Vancouver.

With its eclectic mix of independent boutiques, trendy restaurants, and creative businesses—including local favorites like Breka Bakery, East is East, and Michelin-starred Published on Main—Little Mountain sets the stage for forward-thinking businesses to thrive in an inspired and vibrant community.



Upcoming Oakridge Park Mall



# THE FEATURES



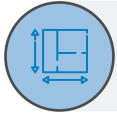
High-profile retail opportunity located on the prime street of Main Street.



Large retail display windows offering highly visible signage potential and ample natural light.



Private kitchenette and washrooms.



Bright and expansive space with excellent ceiling heights.



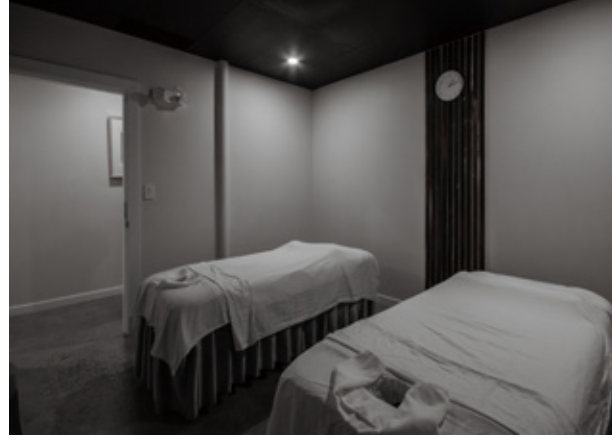
Fully distributed HVAC.



Exceptional pedestrian and vehicular traffic with ample street parking in the immediate area.



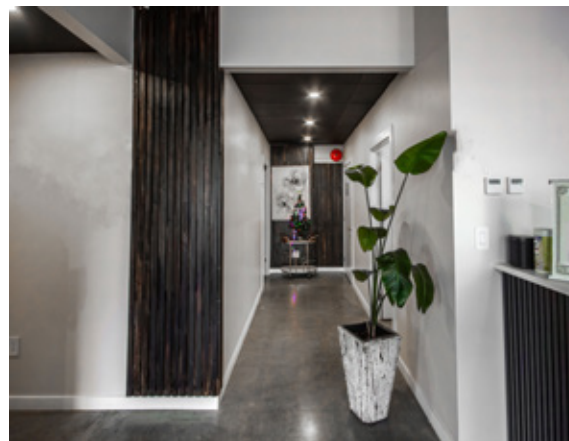
Surrounded by numerous retailers and popular cafés.



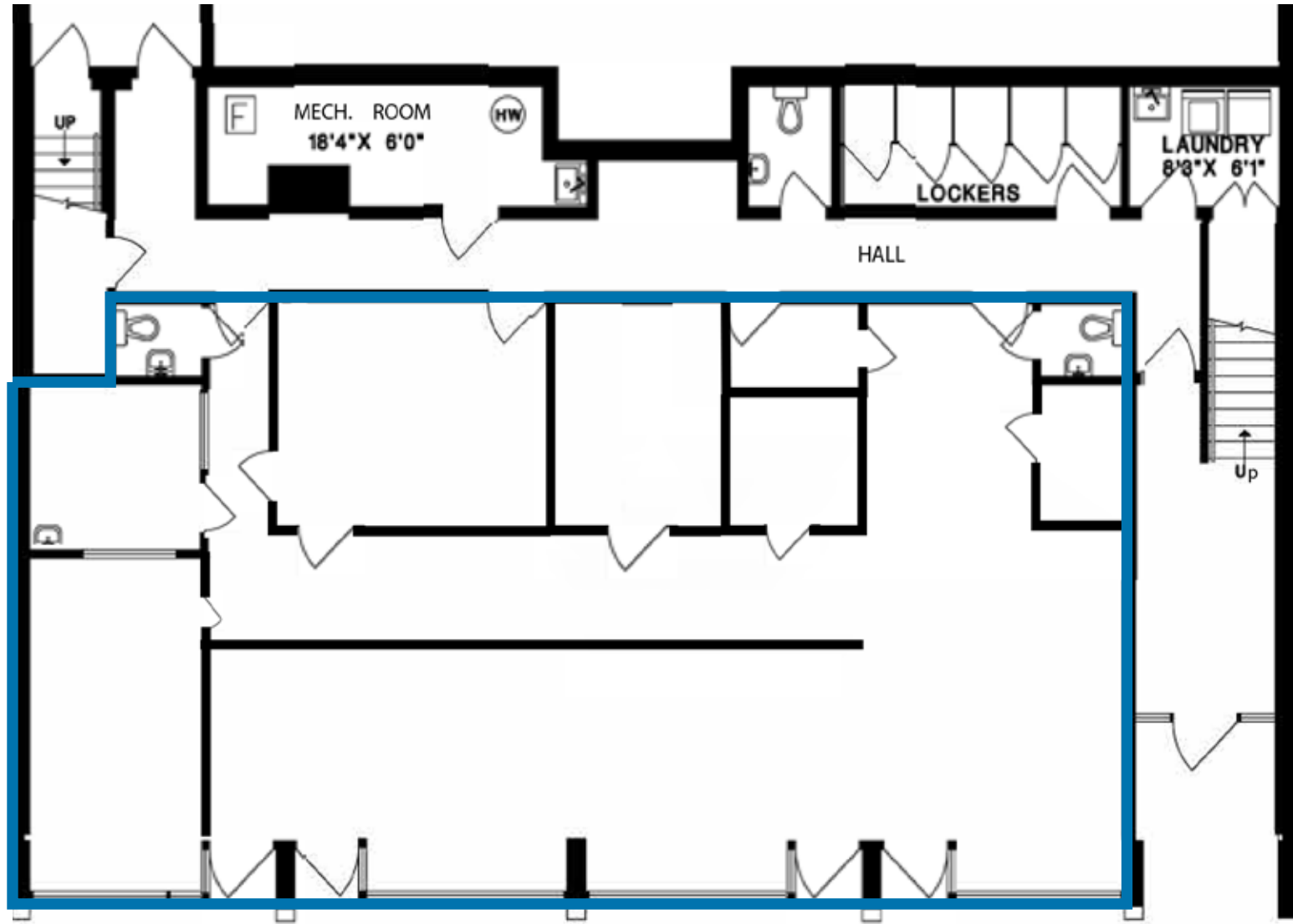
# SALIENT FACTS

<b>SIZE<sup>1</sup></b>	2,000 SF (Approx.)
<b>BASIC RENT:</b>	\$55.00 PSFPA
<b>ADDITIONAL RENT:</b>	\$19.75 (2025 est.)
<b>ZONING:</b>	C-2 Commercial
<b>AVAILABILITY:</b>	Please contact agent

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



# THE FLOORPLAN



\*Floor plan may not be 100% accurate and is subject to verification.



Queen Elizabeth Park & Bloedel Conservatory



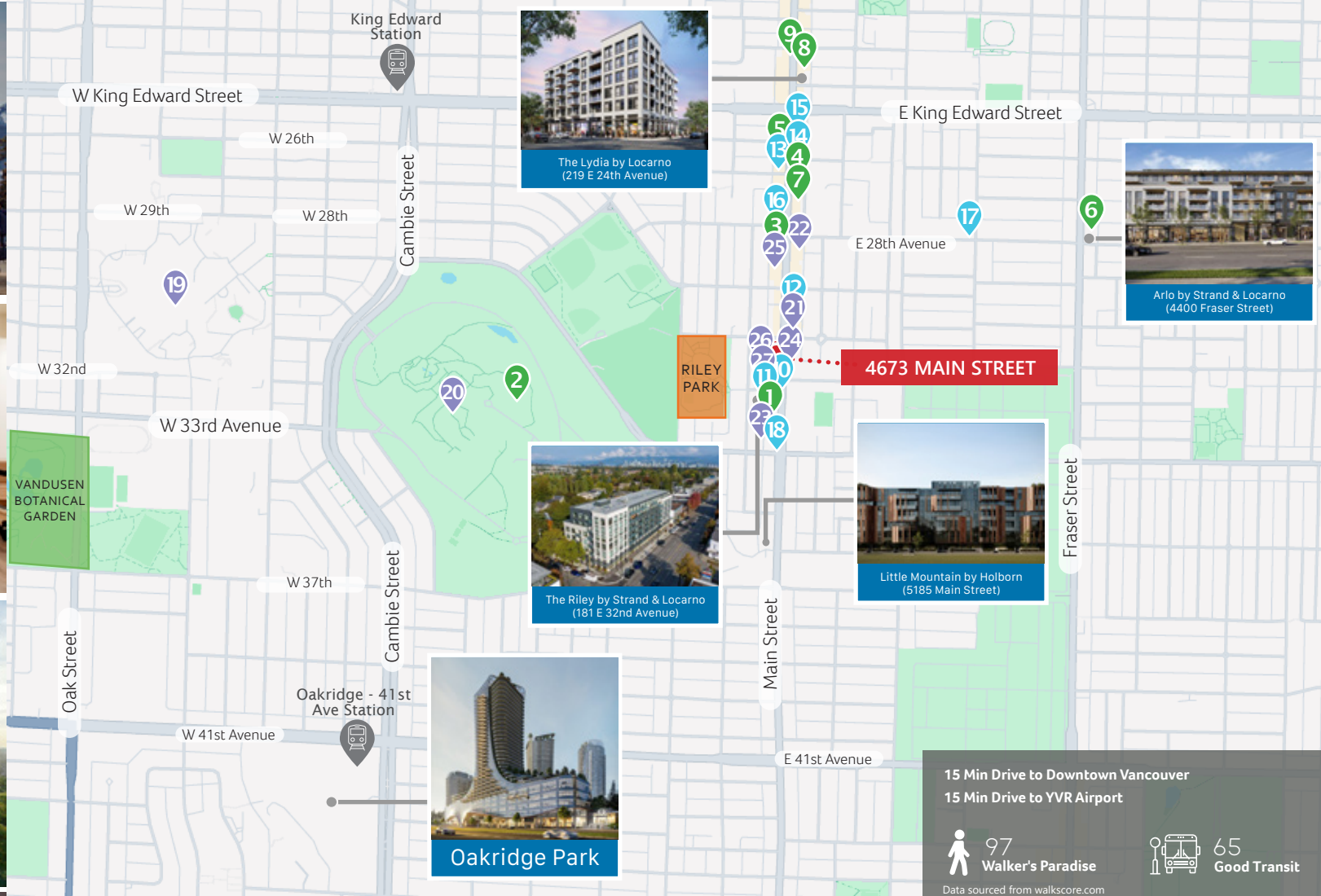
Core Community



Oakridge Park



Heritage Restaurant & Bar



### RESTAURANTS/BARS

1. Oretachi Curry
2. Seasons in the Park
3. East is East
4. Heritage Restaurant & Bar
5. Restaurant Yugo
6. Masayoshi
7. MeeT on Main
8. Ramen Kounotori
9. The Acorn Restaurant

### CASUAL FARE

10. Sweet Thea Bakery
11. Matchstick Riley Park
12. Breka Bakery & Café
13. Continental Coffee
14. The Juice Truck
15. Aperture Coffee Bar
16. Tea Thyme Cafe
17. Le Marché St. George
18. Melt Confectionary

### AMENITIES & SHOPPING

19. BC Children's Hospital
20. Queen Elizabeth Park
21. Giving Gifts
22. Shop Mercurialy
23. Beansprouts
24. Cascadia Natural Pet Supply
25. Nesters Market
26. Core Community
27. Do Well

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