

2179 WEST 4TH AVENUE, VANCOUVER

1,814 SQFT 2ND FLOOR RETAIL UNIT WITH EXCELLENT EXPOSURE

**FOR
LEASE**



WILLIAM | WRIGHT

MEG COONEY
meg@williamwright.ca
604.428.5255

SHARU THULASI
sharu.thulasi@williamwright.ca
604.428.5255





Modern Retail in the Core of W 4th Avenue

The subject property is a 1,814 square foot second floor unit with great exposure situated on West 4th Avenue, between Yew and Arbutus Streets, in the heart of Vancouver's vibrant Kitsilano neighbourhood. Locally known as "Kits", the neighbourhood is a destination retail and lifestyle district, featuring the largest collection of outdoor and active lifestyle retailers in the city, as well as numerous premiere storefronts specializing in home decor, fashion, and family goods such as Lululemon, 49th Parallel, Knix, Mejuri, Reigning Champ, (Future) Aritzia, Jam Cafe, Monos, Ride Cycle Club, Whole Foods and more.

Property Highlights



Prime location on vibrant West 4th Avenue in Kitsilano



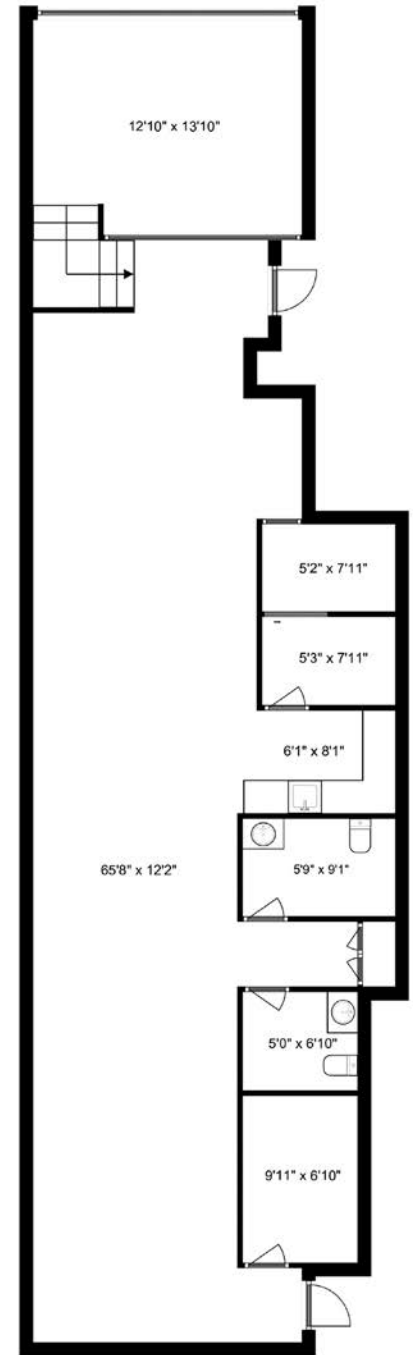
Surrounded by national and international brands



Spacious with an ideal open-concept layout



Excellent exposure with building facade signage



Salient Facts

Lot Size	± 1,814 SF
Parking	1 Stall
Zoning	C-2B
Basic Rent	\$60.00/FT
Additional Rent	\$16.82/FT
Monthly Rent	\$11,613 + GST

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



Location

Ideally situated between Arbutus and Yew, 2179 West 4th Avenue is in the epicenter of Kitsilano's renowned retail node. This dynamic neighbourhood offers an array of eateries & cafes, national retail brands, trendy boutiques, and is only a few blocks from Vancouver's iconic beaches.

Kitsilano boasts a well-connected transportation network; promoting strong pedestrian traffic all year round. As a major arterial, West 4th Avenue also presents easy access and streetfront parking for consumers driving into this vibrant node.



DRIVING DISTANCES		WALK SCORE	
KITSILANO BEACH	3 MIN DRIVE	 98 WALK SCORE	
GRANVILLE ISLAND	6 MIN DRIVE		
DOWNTOWN VANCOUVER	13 MIN DRIVE		
YVR AIRPORT	22 MIN DRIVE	 76 TRANSIT SCORE	

For More Information Contact

MEG COONEY
 meg@williamwright.ca
 604.428.5255

SHARU THULASI
 sharu.thulasi@williamwright.ca
 604.428.5255