## 2179 WEST 4TH AVENUE, VANCOUVER

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

# FOR **LEASE**



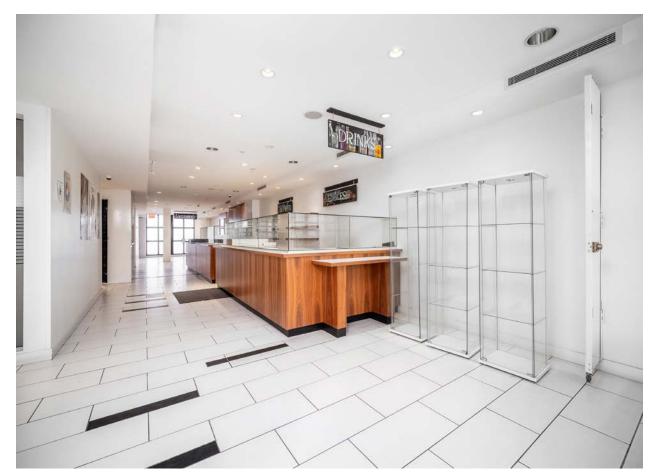
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#### **Modern Retail in the Core of W 4th Avenue**

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 openconcept layout



Excellent exposure with building facade signage

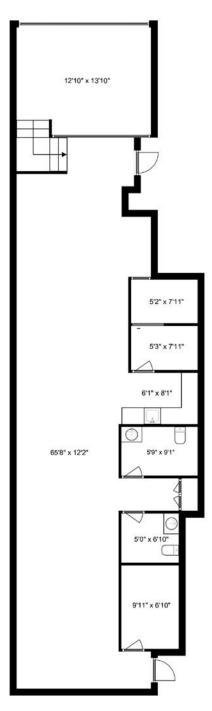
#### **Salient Facts**

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.



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