FOR LEASE

1717 W 4TH AVENUE

High Profile Freestanding Kitsilano Retail Opportunity



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THE LOCATION

1717 West 4th Ave is ideally situated along W 4th Avenue and Pine Street, in the prestigious Kitsilano neighbourhood. Consistently voted Vancouver's Best Neighbourhood by Georgia Straight readers, Kitsilano is a premier destination known for its dynamic mix of residential, retail, dining, and recreational attractions.

This highly coveted area is home to some of the city's top beaches, restaurants, fitness studios, and the vibrant West 4th shopping district. Notable tenants in the immediate vicinity include Lululemon, Patagonia, Arc'teryx, and Reigning Champ, along with many acclaimed dining establishments. Offering exceptional retail exposure, this property is easily accessible by vehicle or transit, making it a prime opportunity in a thriving commercial corridor. This is a rare opportunity to lease a high-exposure retail space in a thriving commercial district with significant future growth potential.

Establish your business in one of the city's most **sought after retail corridors.**















THE FEATURES

- Exceptional freestanding retail opportunity situated along bustling W 4th Avenue in the heart of Kitsilano
- Loading dock at rear
- Large retail display windows, with excellent signage potential and abundant natural light
- Generous ceiling heights with modern track lighting throughout
- Parking space available at rear
- Numerous restaurants, premier shops and amenities in the immediate area with street parking and access to transit

SALIENT FACTS

Size[1]	2,250 SF (Approx.)
Basic Rent	$55.00 PSFPA
Additional Rent	$22.56 (2026 est.)
Zoning	C-2A Commercial
Availability	Available with notice

[1]All sizes are approximate and subject to verification.









SELECTION OF RETAILERS ALONG W 4TH AVENUE:

patagonia · MEJURI · ARC'TERYX · Aēsop. · MONOS: · knix · KOTN





RESTAURANTS

1. Mi Casa Mexicana
2. Ramen Danbo
3. Kokoro Tokyo Mazesoba
4. Tacofino
5. Maenam
6. GlassHouse
7. Lavidas Restaurant
8. Oddfish Restaurant
9. AnnaLena
10. Robba Da Matti

CAFÉ + CASUAL FARE

11. Brewing August
12. TV Dinner
13. Oakberry
14. cowdog
15. Tractor
16. ELLIPSIS
17. Patisserie Lebeau
18. Oohlala Donuts
19. Oidé Coffee
20. Elysian Coffee

SHOPPING + SERVICES

21. Liv
22. The Boardroom Clearance
23. The Third by Lagree
24. F45 Training
25. DUER
26. J'adore Nails & Spa
27. Land Rover
28. Jaguar
29. Westhill Interiors
30. West Coast Sports



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