FOR LEASE

1823 W 4TH AVENUE

High Profile Kitsilano Retail Opportunity



corbel
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THE LOCATION

1823 West 4th Ave is ideally situated along W 4th Avenue and Burrard 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

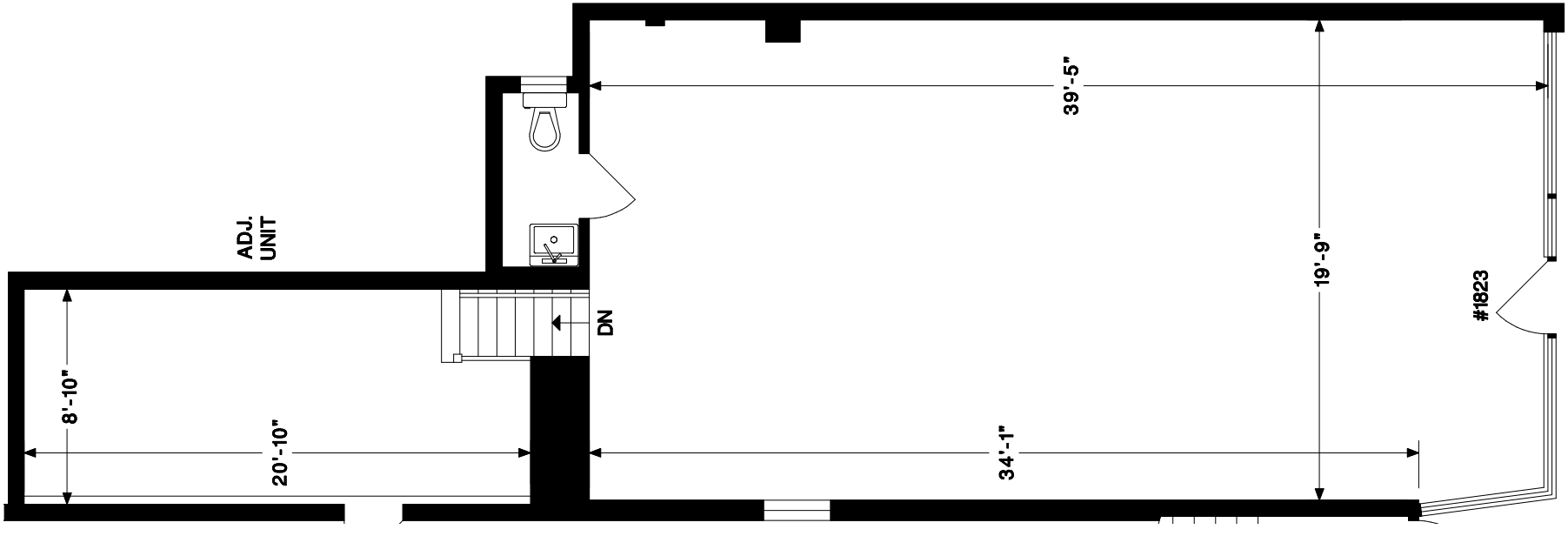
- Exceptional retail opportunity situated along bustling W 4th Avenue in the heart of Kitsilano
- Approximately 22 ft. of frontage offering excellent exposure, visibility and prominent signage opportunities.
- Large retail display windows providing abundant natural light
- 11 ft. ceiling heights with modern track lighting
- Private washroom
- Numerous restaurants, premier shops and amenities in the immediate area with street parking and access to transit

SALIENT FACTS

Size[1]	1,103 SF (Approx.)
Basic Rent	$85.00 PSFPA
Additional Rent	$33.00 (2026 est.)
Zoning	C-3A Commercial
Availability	With 60 days notice

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

FLOOR PLAN



1All sizes are approximate and subject to verification.
*Floor plan may not be 100% accurate and is subject to verification.



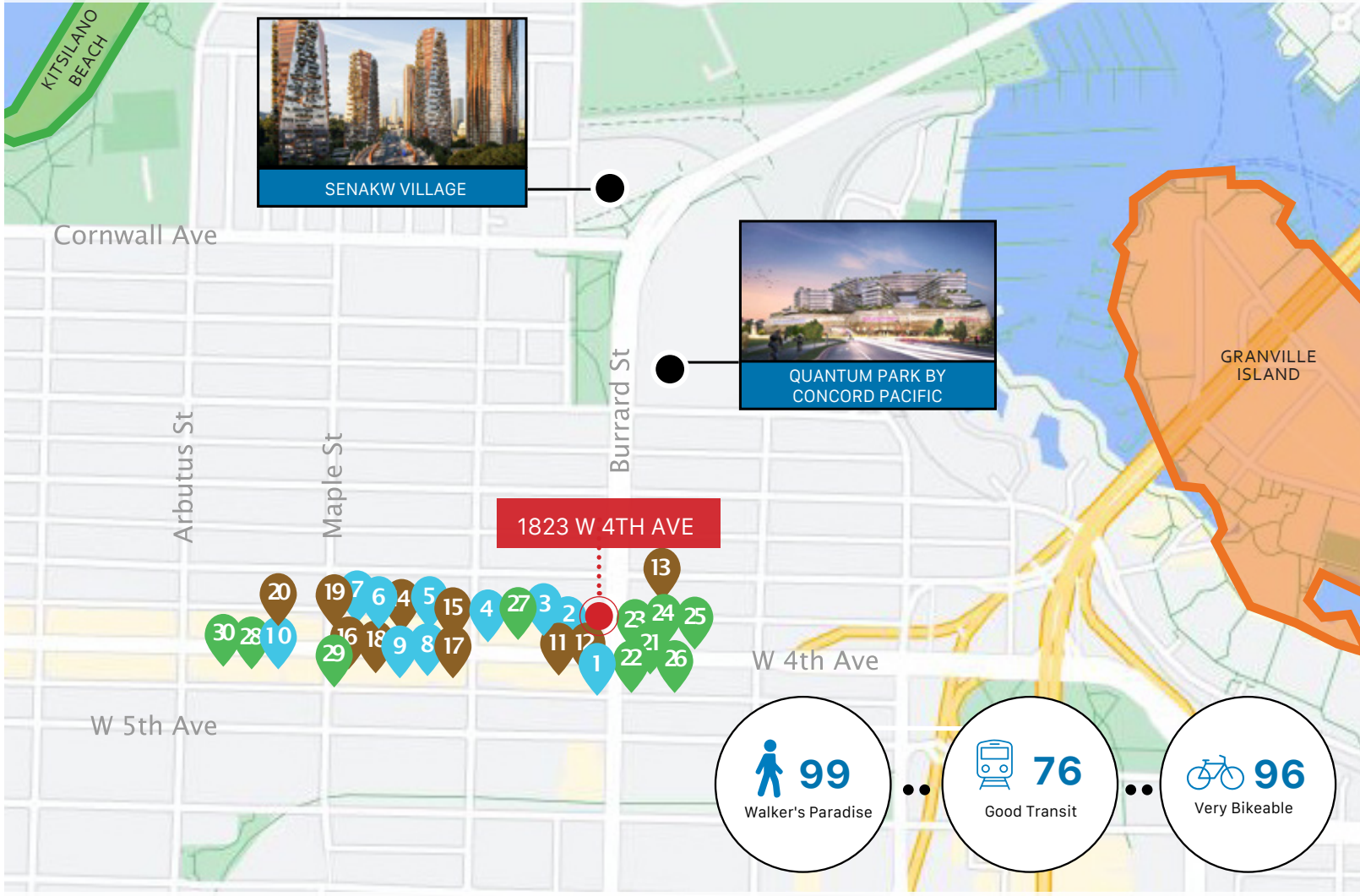






SELECTION OF RETAILERS ALONG W 4TH AVENUE:

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



RESTAURANTS

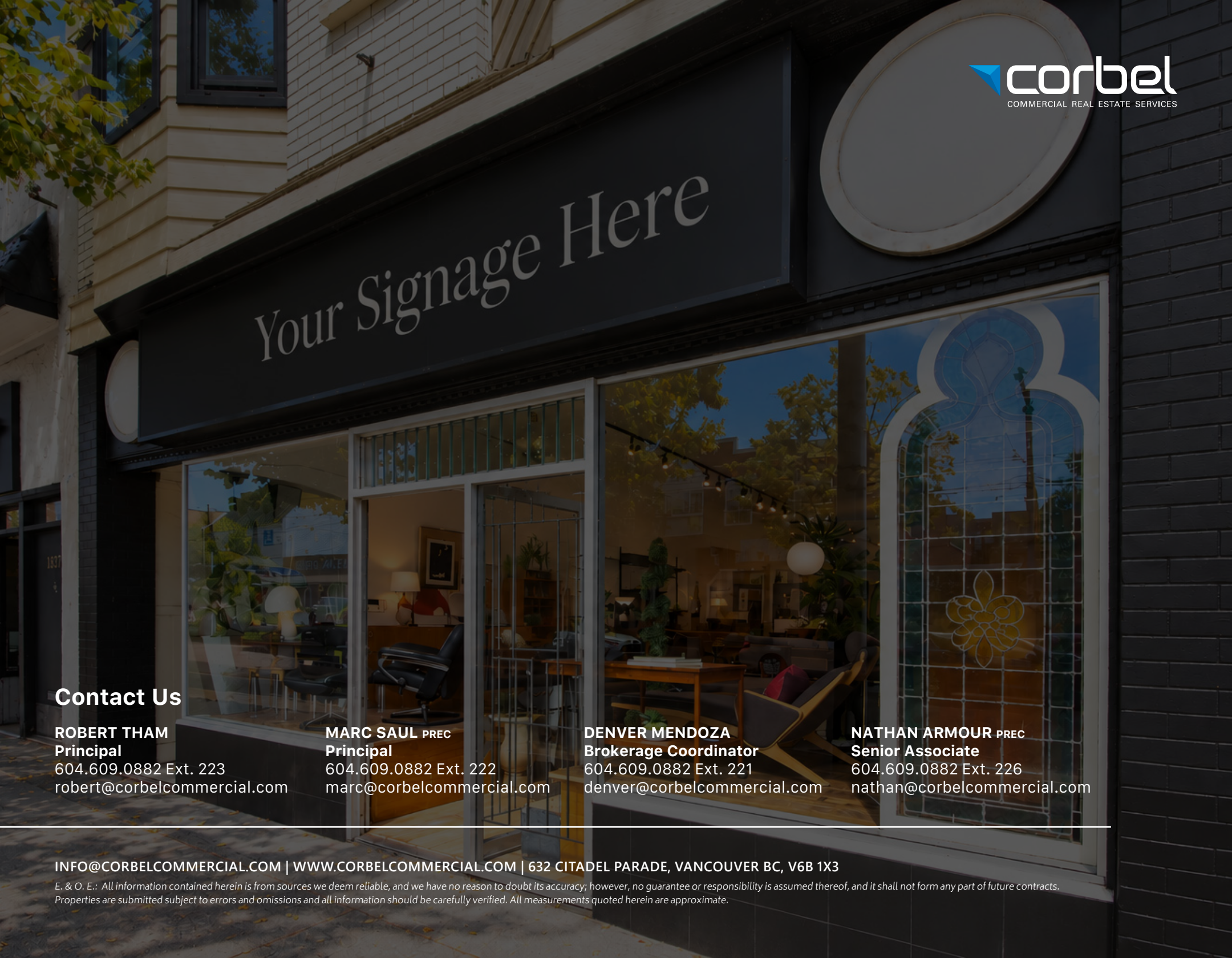
1. Mi Casa Mexicana
2. Ramen Danbo
3. Kokoro Tokyo Mazesoba
4. Fred's
5. Tacofino
6. GlassHouse
7. Lavidas Restaurant
8. Maenam
9. Fable Kitchen
10. Kagura Hand Roll Bar

CAFÉ + CASUAL FARE

11. Oakberry
12. Oohlala Donuts
13. TV Dinner
14. cowdog
15. Tractor
16. Lokal Sekondo
17. Rain or Shine Ice Cream
18. NUTTEA
19. Lumine Coffee
20. TurF

SHOPPING + SERVICES

21. Land Rover
22. Jaguar
23. Comor
24. Pacific Boarder
25. DUER
26. J'adore Nails & Spa
27. Westside
28. Kotn
29. Patagonia
30. Aesop



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