

FOR LEASE | RETAIL & OFFICE

# 2164 WEST 41ST

Vancouver, BC



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**wpm** WARRINGTON PCI  
MANAGEMENT

2164 West 41st  
Vancouver, BC

RETAIL & OFFICE | FOR LEASE

# Prominent Retail & Office Space in Kerrisdale Village

Located along Vancouver's premier West 41st Avenue retail corridor, this exceptional leasing opportunity offers nearly 8,000 SF of well-appointed retail and office space across two levels. Featuring six dedicated parking stalls, extensive existing improvements, and outstanding exposure to both vehicle and pedestrian traffic, the premises is ideally suited for professional services, medical, educational, wellness, financial, and retail users seeking a prominent presence in one of Vancouver's most desirable neighbourhoods.

**BASIC RENT**  
Contact Listing Agent

**ZONING**  
C-2A

**OPERATING COST & TAXES (2026 Est.)**  
Additional Rent: \$22.77 psf

**50 FT of STREET  
FRONTAGE**

**PARKING**  
6 parking stalls in total



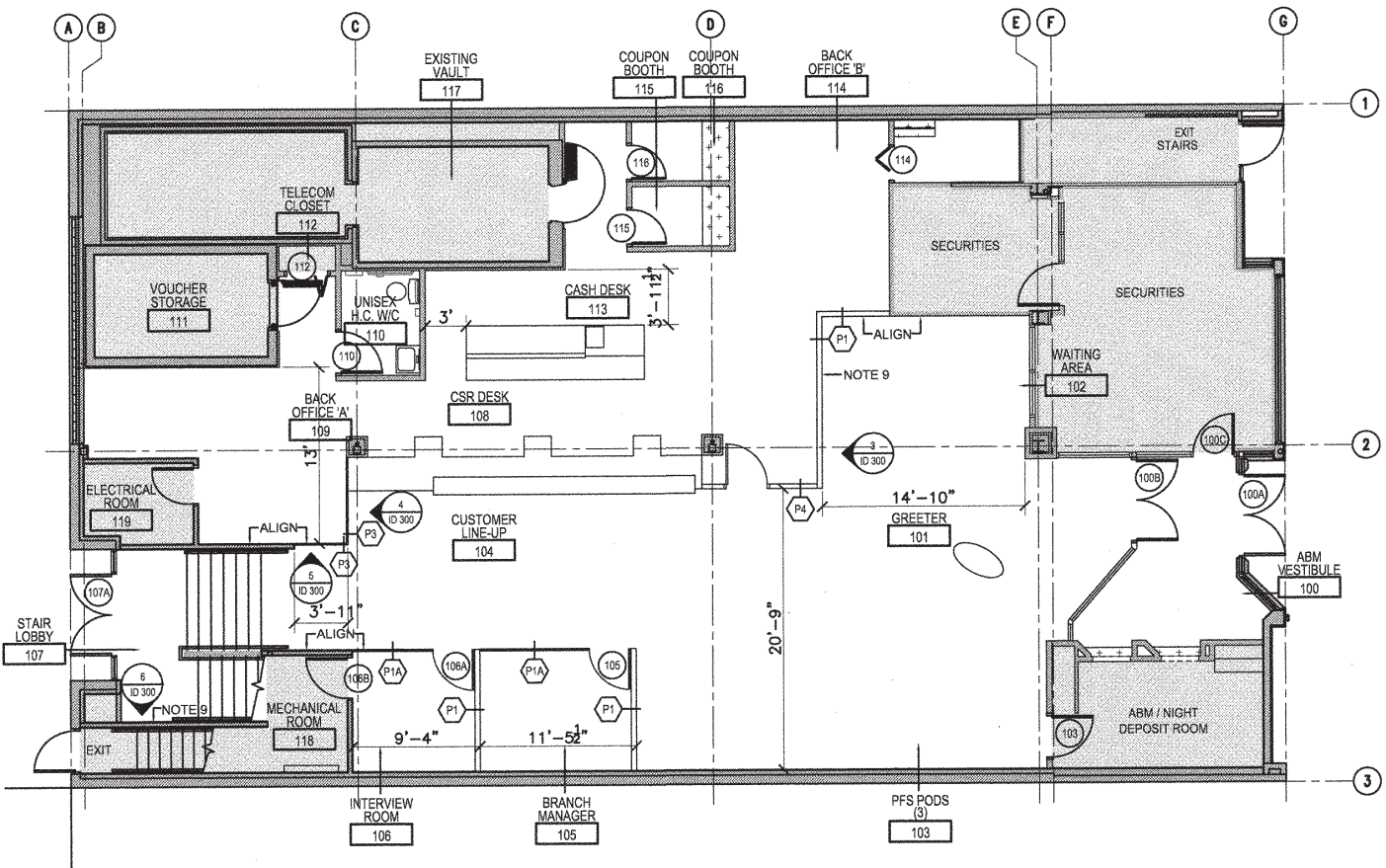
# Unit 2164

7,993 SF of Retail & Office Space

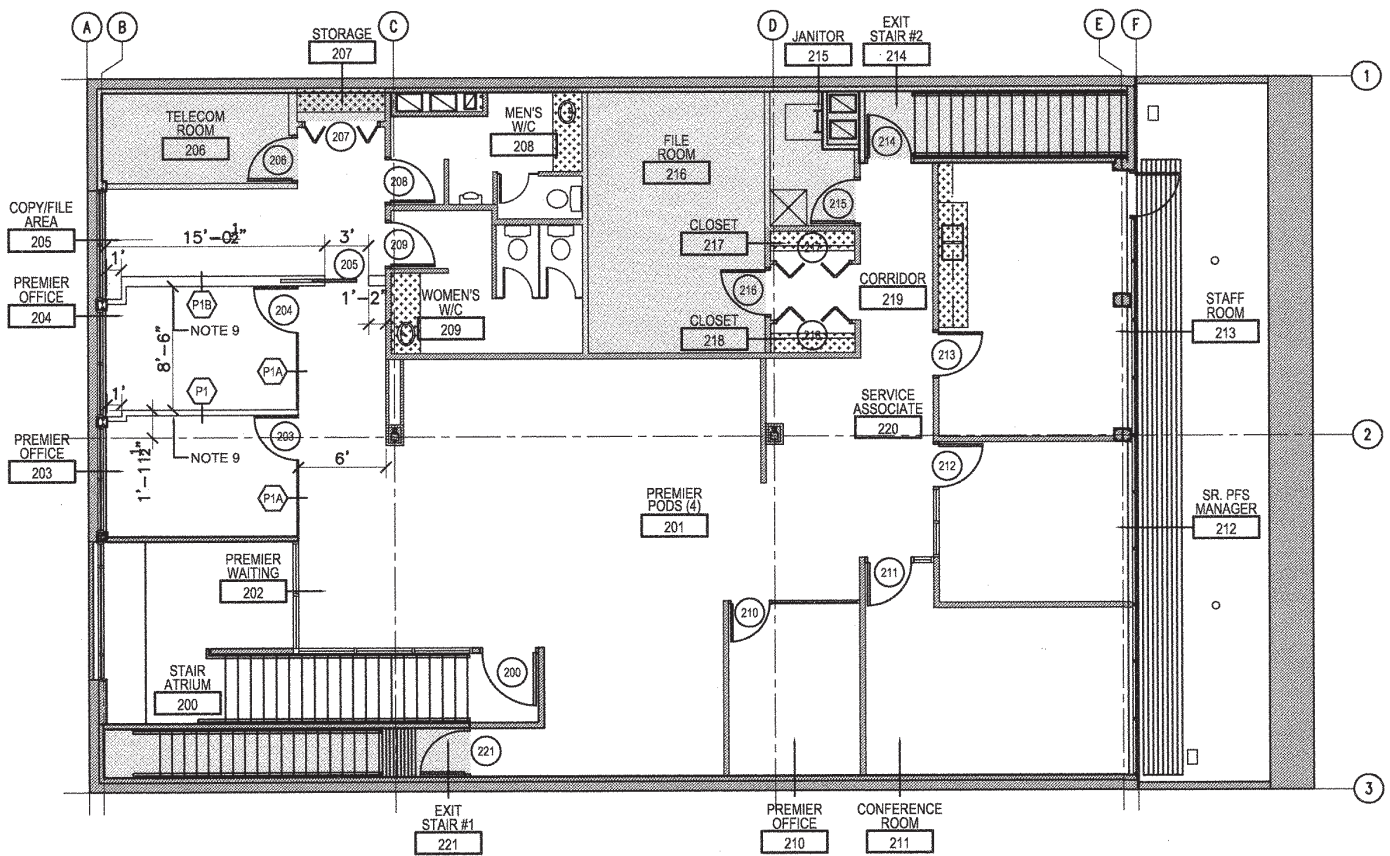
AVAILABLE IMMEDIATELY

This exceptional two-level premises features a welcoming reception area, multiple private offices, meeting rooms, customer service areas, and support space, while the second floor provides additional offices, and meeting rooms, two washrooms facilities, and staff amenities and a patio.

With a functional layout, dedicated vestibule entrance, and six on-site parking stalls, the premises is well suited for a variety of professional, medical, educational, financial services, wellness, and service-oriented users seeking a prominent presence along Vancouver's premier West 41st Avenue corridor.



Floorplan - Ground Floor  
4,420 SF



Floorplan - 2nd Floor  
3,573 SF



Lobby Waiting Area



Open Concept + 2 Offices



2nd Floor, Offices & Meeting Rooms



2nd Floor, Kitchenette

# Location

Position your business in the heart of Kerrisdale Village, this property offers a rare opportunity to establish a presence within one of the city's most sought-after commercial districts. Kerrisdale Village attracts a loyal customer base, benefiting from strong household incomes, high daytime activity, and a well-established mix of local and national retailers.

With excellent transit service, walkability, and convenient access to surrounding west side neighbourhoods, the property is ideally positioned to support a wide range of retail, office, and service-oriented businesses.



\$137,388

Average Household Income

11,785

Daytime Population



## NEARBY AMENITIES

### SHOPPING & SERVICES

- 1 London Drugs
- 2 Kin's Farm Market
- 3 Canada Post
- 4 Vancouver Public Library
- 5 Kerrisdale Community Centre
- 6 Kerrisdale Pharmacy
- 7 Point Grey Secondary School

### RESTAURANTS & CAFES

- 1 Faubourg
- 2 Donair Dude
- 3 COBS Bread
- 4 Starbucks ZUBU
- 5 Ramen
- 6 McDonald's
- 7 Ramen Danbo

CONTACT

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