FOR LEASE

1852 - 1854 W 4TH AVENUE

Rare Commercial Space Kitsilano Opportunities



corbel
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THE LOCATION

Strategically positioned mid-block on W 4th Avenue between Cypress and Burrard Street, this prime retail space sits in the heart of Kitsilano—one of Vancouver's most sought-after neighborhoods. Consistently voted Vancouver's Best Neighborhood by Georgia Straight readers, Kitsilano is renowned for its vibrant mix of residential, retail, dining, and recreational attractions.

Surrounded by top-tier retailers like Lululemon, Patagonia, Arc'teryx, and Reigning Champ, as well as acclaimed restaurants such as Au Comptoir, and Mae Nam, this bustling retail corridor benefits from high foot traffic and strong local demographics. With seamless access to major routes like Burrard Street and W Broadway, the location offers exceptional connectivity to surrounding neighborhoods and downtown Vancouver.







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

MAIN LEVEL

UNIT
1854

SIZE[1]
3,219 SF (Approx.)

BASIC RENT
Please contact agent

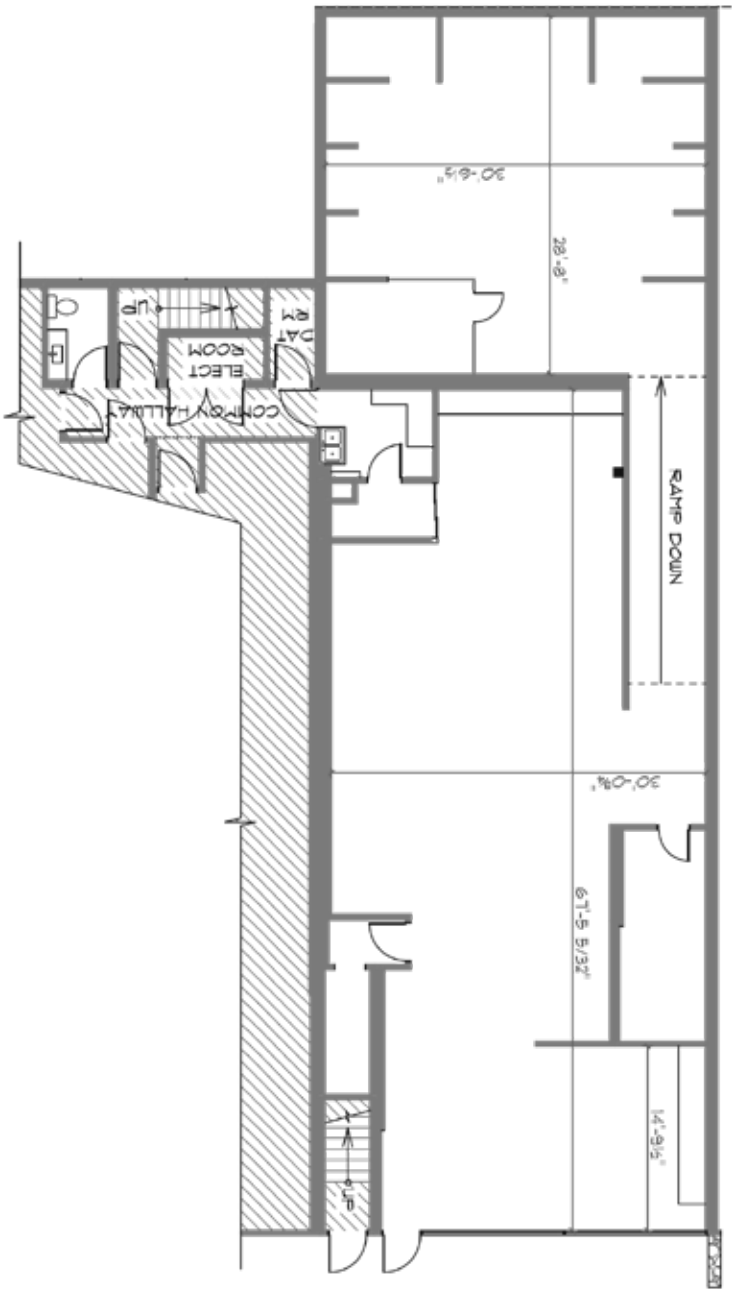
ADDITIONAL RENT
$26.00 (2026 est.)

AVAILABILITY
Immediately

FEATURES

- Improved design showroom premise with private offices and large display windows
- Fully distributed HVAC
- Parking available onsite

[1]All sizes are approximate and subject to verification.
*Floor plan is a sample furnished plan. It may not be 100% accurate and is subject to verification.
**Note: Certain interior images have been virtually staged for illustrative purposes only. Furnishings, fixtures, and finishes shown may not reflect the property's actual condition or inclusions











2ND LEVEL

UNIT
1852

SIZE[1]
2,308 SF (Approx.)

BASIC RENT
Please contact agent

ADDITIONAL RENT
$26.00 (2026 est.)

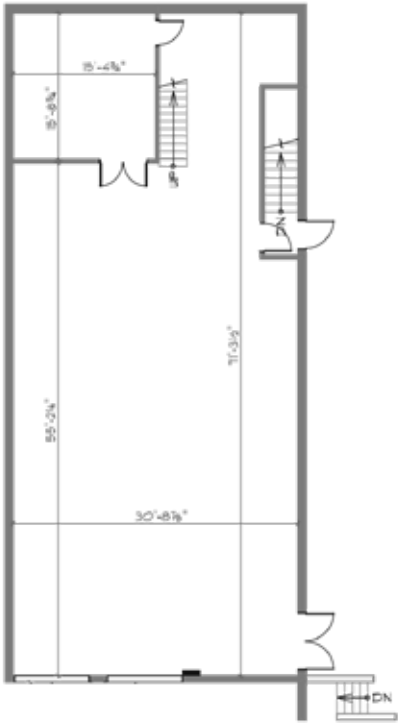
AVAILABILITY
Immediately

FEATURES

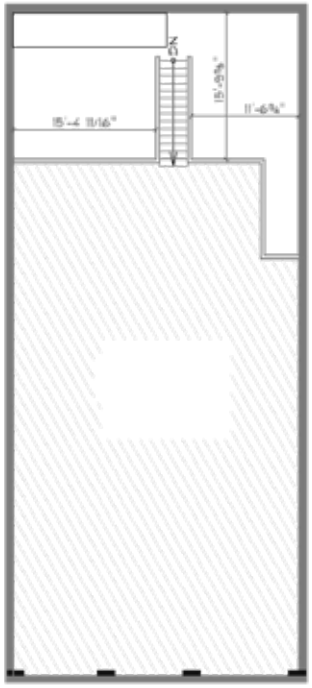
- Dock level loading zone at rear
- Soaring ceiling heights with clear span space
- Private dedicated main level entry

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2nd Level



Mezzanine









*Conceptual rendering for discussion purposes only.

FULL BUILDING

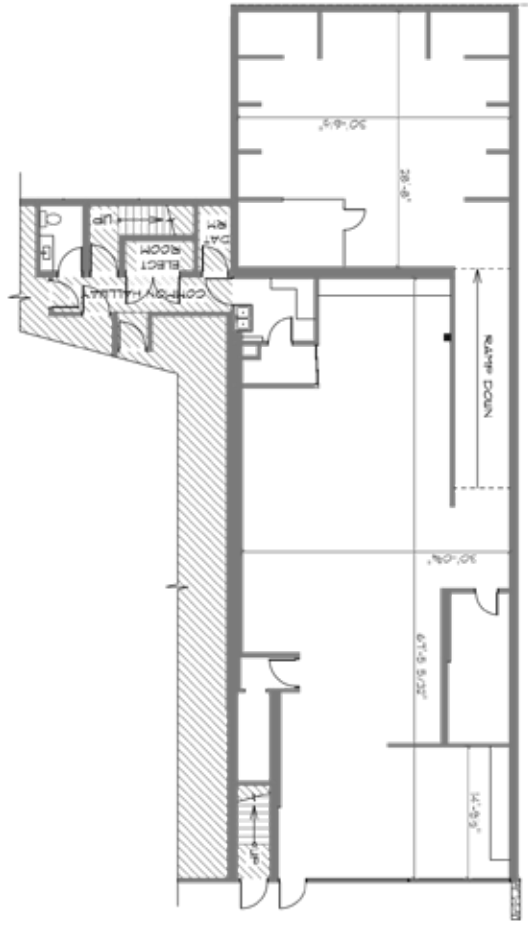
SIZE[1]
5,527 SF (Approx.)

BASIC RENT
Please contact agent

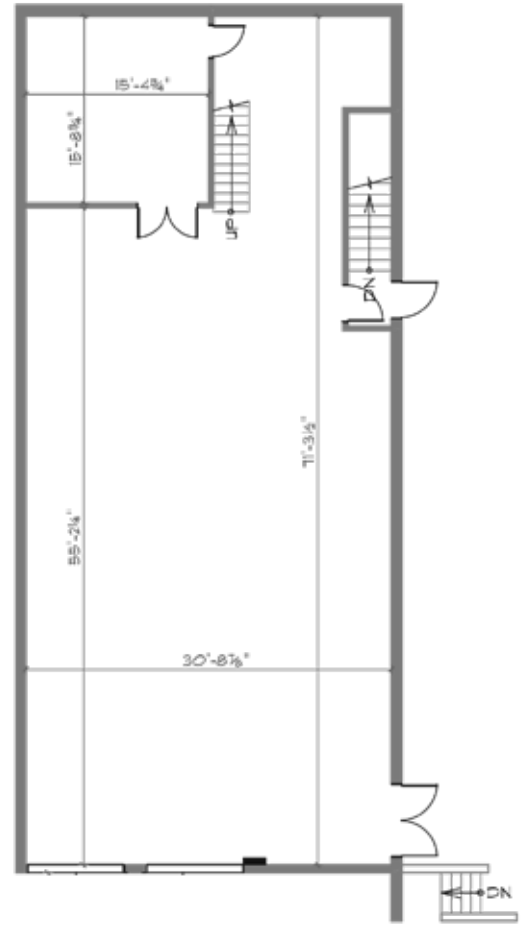
ADDITIONAL RENT
$26.00 (2026 est.)

AVAILABILITY
Immediately

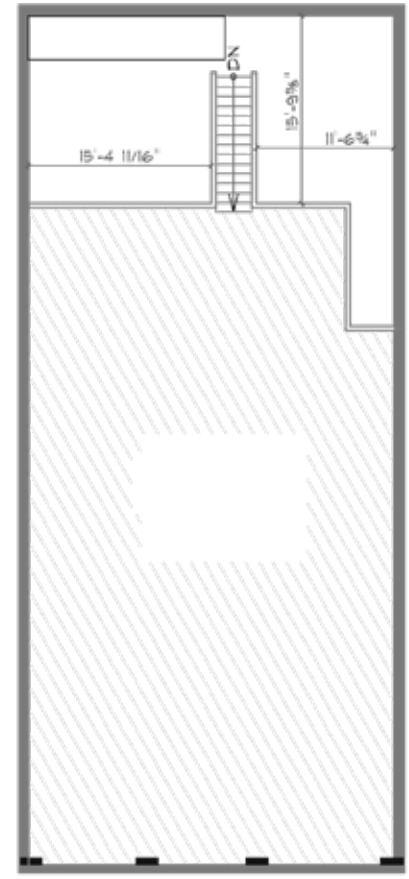
Main Level



2nd Level



Mezzanine



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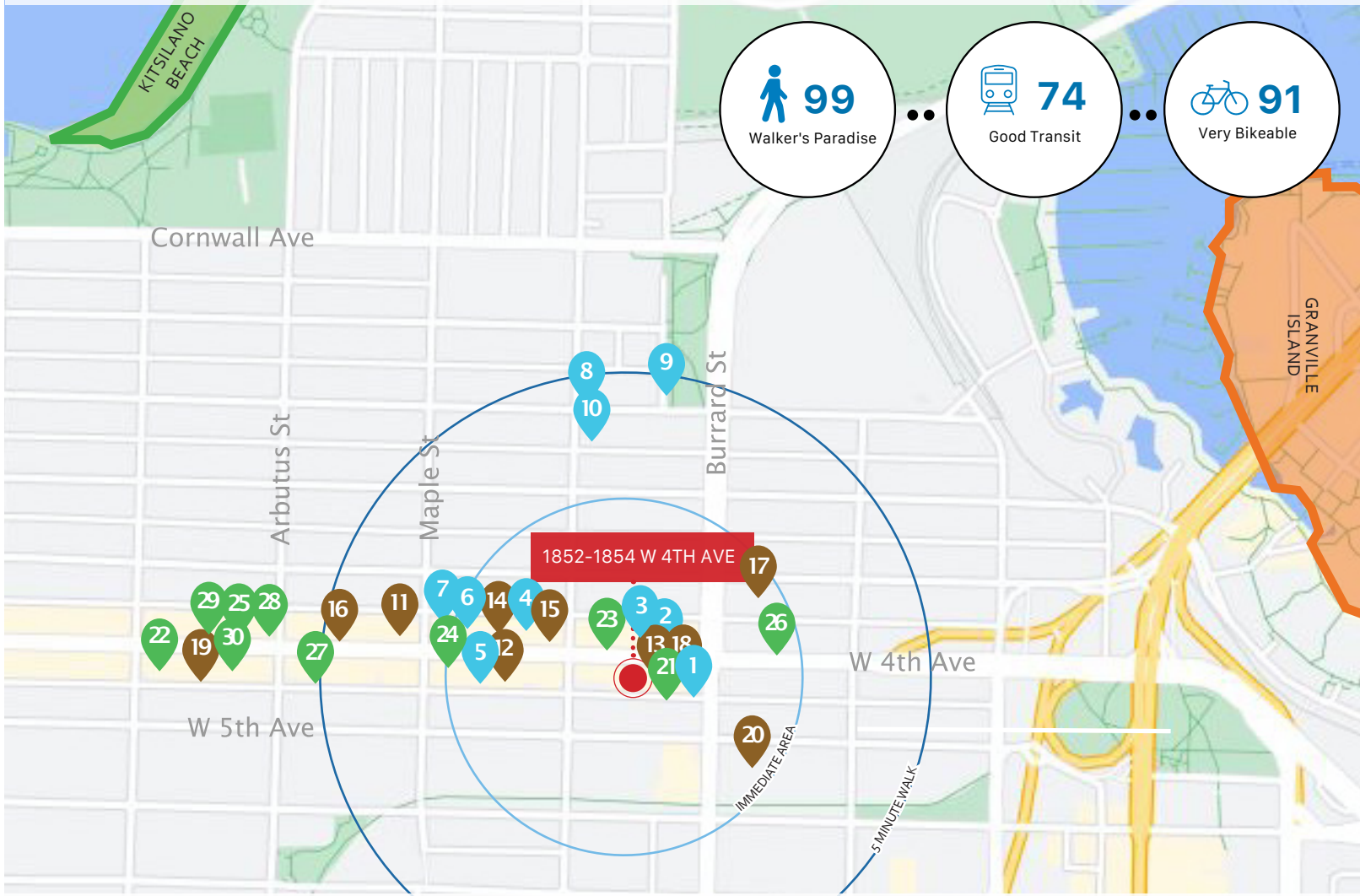






SELECTION OF RETAILERS ALONG W 4TH AVENUE:

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. Goldie's Donuts
12. Rain or Shine Ice Cream
13. Oakberry
14. cowdog
15. Tractor
16. TurF
17. Bel Café
18. Oohlala Donuts
19. Body Energy Club
20. Elysian Coffee

SHOPPING + SERVICES

21. Be Bloom
22. Mejuri
23. Kin Culture
24. Patagonia
25. Reigning Champ
26. DUER
27. Aesop
28. Lululemon
29. Monos
30. Knix

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