WARRINGTON PCI MANAGEMENT

FOR LEASE

Retail & Office Space
in the Heart of Kerrisdale

7,993 SF



2164 WEST 41ST AVENUE
Vancouver, BC

SANJAY SUDRA
(604)-331-5256
ssudra@warringtonpci.com

Prime Retail & Office in the Heart of Kerrisdale

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

OPERATING COST & TAXES (2026 Est.)
Additional Rent: $23.56 psf

PARKING
6 parking stalls in total

ZONING
C-2A

MISC.
Up to 50 ft of street frontage

West 41st Avenue Exposure

Street-facing visibility along Kerrisdale's main shopping corridor.

250+ Business & Services

Shops, dining, and everyday services throughout Kerrisdale Village.

Convenient Connectivity

Nearby R4 RapidBus service connects to the Canada Line, Expo Line, and UBC.

Affluent Neighbourhood

Estimated average household income of $235,000.



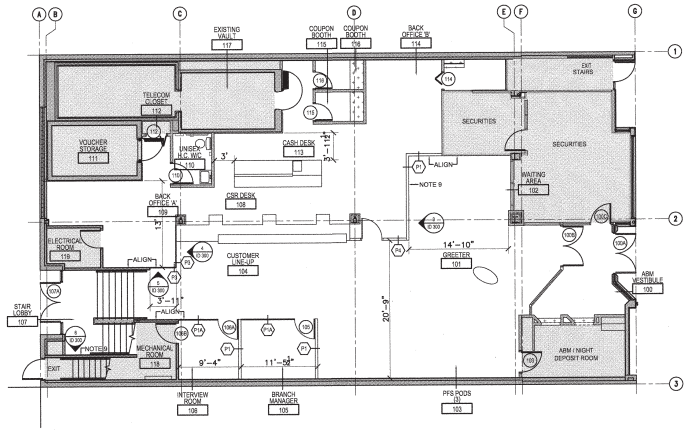
Unit 2164

7,993 SF of Retail/Office Space

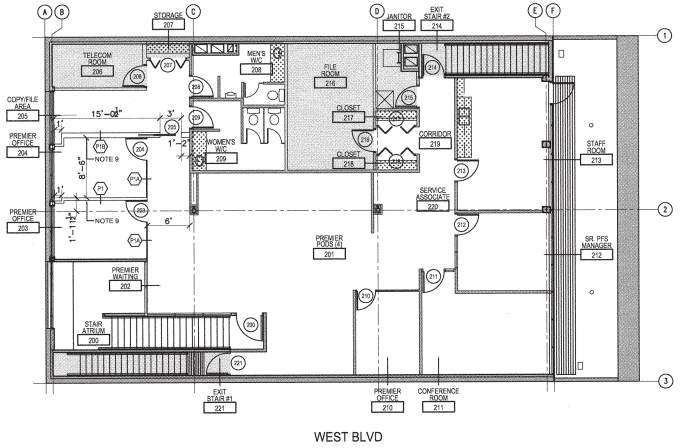
AVAILABLE IMMEDIATELY

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



WEST BLVD

Floorplan - **2nd Floor**
3,573 SF


Lobby Waiting Area


Open Concept + 2 Offices


2nd Floor, Offices/Meeting Rooms

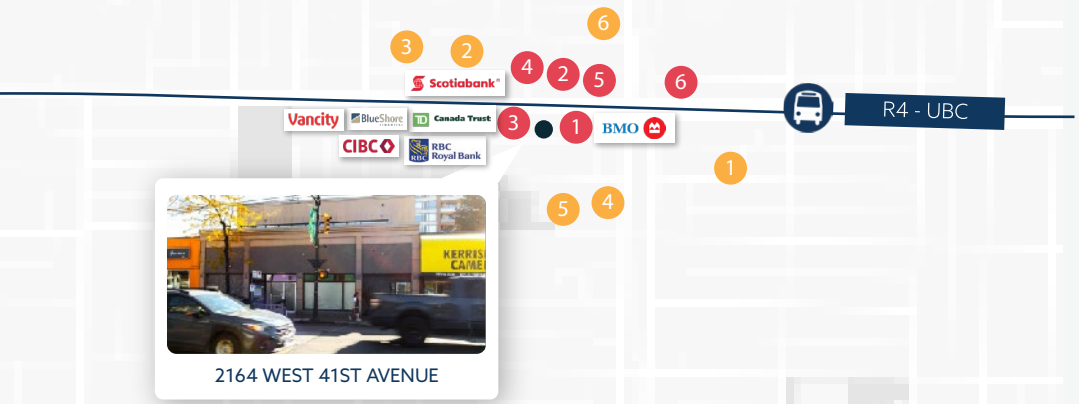

2nd Floor, Kitchenette

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.





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

RESTAURANTS & CAFES

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

CONTACT

Sanjay Sudra

Director, Leasing

604.331.5256 | ssudra@warringtonpci.com

WARRINGTON PCI MANAGEMENT

Warrington PCI Management | #300 - 1030 W Georgia St, Vancouver, BC V6E 2Y3

E.&O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Warrington PCI Management.