

FOR SUBLEASE

2695 W 4TH AVENUE

High Profile Corner Kitsilano Retail Opportunity





THE LOCATION

2695 West 4th Ave is ideally situated along the corner of W 4th Avenue and Stephens 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 vicinity include Arc'teryx, Reformation, The Latest Scoop, and Fresh St. Market, 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.**





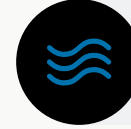
THE FEATURES



Exceptional corner retail opportunity situated along bustling W 4th Avenue in the heart of Kitsilano



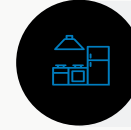
Large retail display windows providing prominent signage and abundant natural light



Fully distributed HVAC



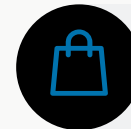
Private washroom



Kitchenette area



Abundant street parking available



Numerous restaurants, premier shops and amenities in the immediate area

salient facts

Size¹ 1,145 SF (Approx.)

Basic Rent \$70.00 PSFPA

Additional Rent \$19.00 (2026 est.)

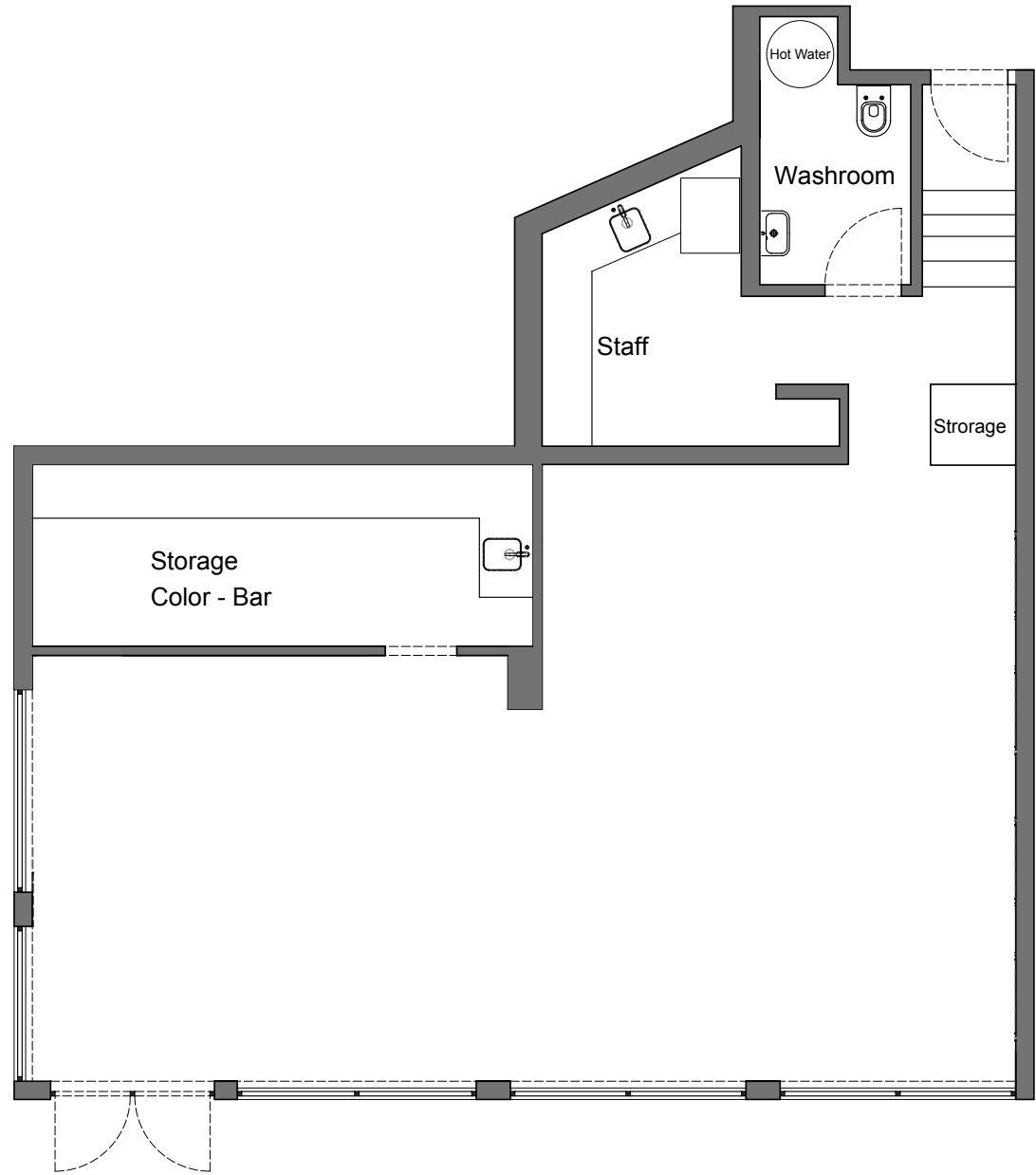
Zoning C-2 (Commercial)

Headlease Expiry May 31, 2029

Availability Immediately

¹All sizes are approximate and subject to verification.

THE FLOORPLAN



*Floor plan may not be 100% accurate and is subject to verification.



SELECTION OF RETAILERS ALONG W 4TH AVENUE:



RESTAURANTS

- 1. Sazon Mexican Cuisine
- 2. Dark Table
- 3. The Naam
- 4. Karma Indian Bistro
- 5. Simpatico Ristorante
- 6. Delara
- 7. Little Bird Dim Sum + Craft Beer
- 8. Raisu
- 9. Au Comptoir
- 10. Thai Ni Yom

CAFÉ + CASUAL FARE

- 11. Amberdo Cafe
- 12. Petite Forêt Play Café
- 13. Cafe Lokal
- 14. Starbucks
- 15. Kokomo
- 16. Artistry Coffee Shop
- 17. C41 Coffee
- 18. WFM Coffee Bar
- 19. Simit Bakery Cafe
- 20. O5 Tea

SHOPPING + SERVICES

- 21. BodyPulse
- 22. Lagree West
- 23. Fresh St. Market
- 24. Wet Coast Wools
- 25. Reformation
- 26. Safeway
- 27. Shoppers Drug Mart
- 28. Arc'teryx
- 29. Whole Foods
- 30. Casper



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