

FOR LEASE | RETAIL & OFFICE

2164 WEST 41ST

Vancouver, BC



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wpm WARRINGTON PCI
MANAGEMENT

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RETAIL & OFFICE | FOR LEASE

Prime Retail Opportunity in the Heart of Kerrisdale Village

Located in the vibrant and affluent Kerrisdale Village, this premium retail space offers exceptional exposure to both pedestrian and vehicular traffic. Surrounded by a curated mix of upscale fashion boutiques, cozy cafés, gourmet restaurants, and specialty service providers, it provides an ideal setting for businesses seeking a high-profile presence in one of Vancouver's most sought-after retail districts.

BASIC RENT

Contact Listing Agent

OPERATING COST & TAXES (2025 Est.)

Additional Rent: \$24.14 psf

PARKING

6 parking stalls in total



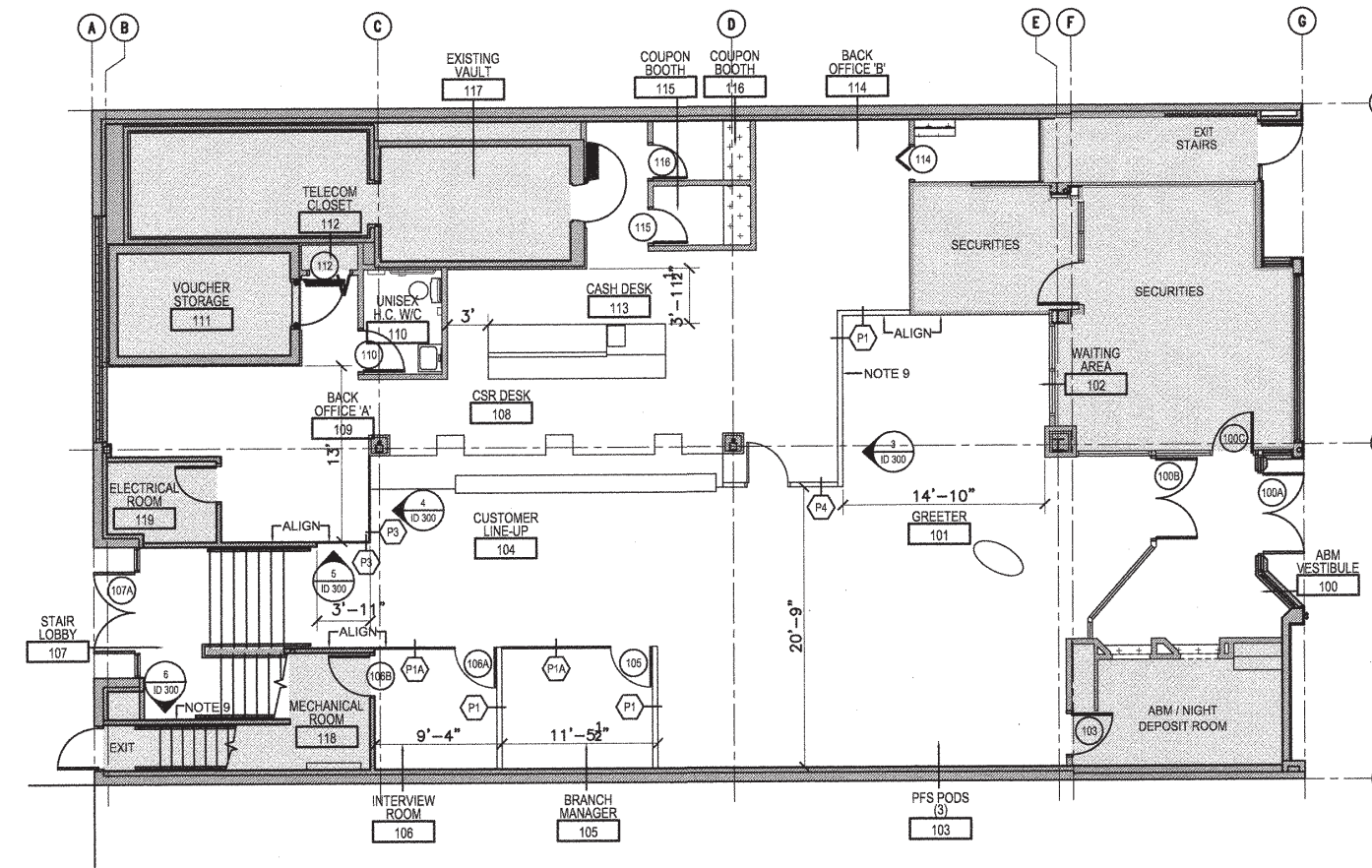
Unit 2164

7,993 SF of Retail & Office Space

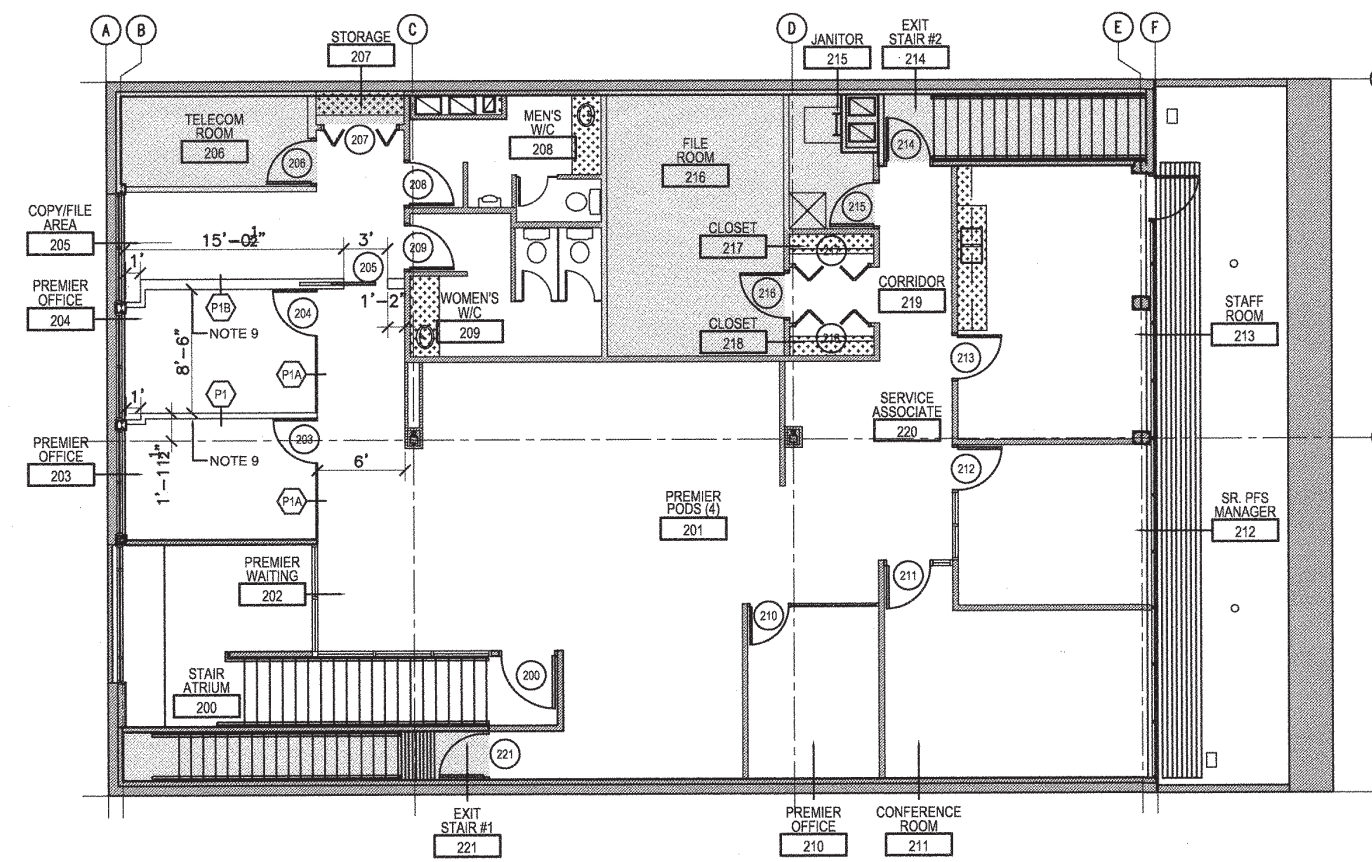
AVAILABLE IMMEDIATELY

This fully built-out, two-level unit is designed to support a variety of professional or service-oriented uses. The main level features a welcoming reception area with greeter station and customer queuing space, along with multiple private and manager offices, conference room, back-office area, interview rooms, storage, and service areas. The entrance provides a dedicated vestibule for further enhanced security.

The second floor offers additional offices, a conference room, staff kitchen, and support areas - offering efficient circulation and a professional environment throughout the premises.



Floorplan - Ground Floor
4,420 SF



Floorplan - 2nd Floor
3,573 SF

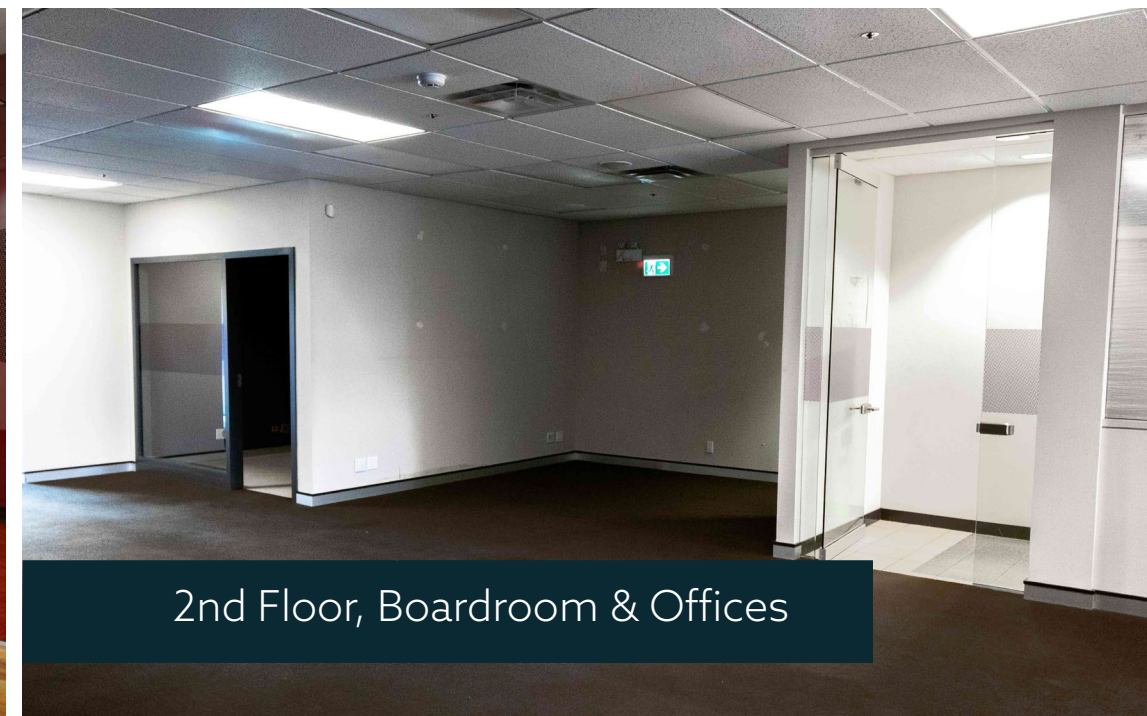
WEST BLVD



Lobby Waiting Area



Open Concept + 2 Offices



2nd Floor, Boardroom & Offices



2nd Floor, Kitchenette

Location

This property boasts excellent visibility and strong foot traffic. Surrounded by popular shops, services, and dining destinations, it's perfect for businesses seeking a vibrant, walkable neighborhood.

Convenient access to public transit - including the R4 Rapid Bus to UBC - ensures ease of travel for both customers and employees.



\$137,388

Average Household Income

11,785

Daytime Population



2164 WEST 41ST AVENUE

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

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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.