

4498 West 10th Ave

Vancouver, BC

5,287 SF Retail/Office Space Available for Sublease or Assignment
(Former Bank Branch)



Banking client has undertaken a comprehensive analysis of its retail network and has flagged that there is excess market coverage in certain retail nodes. This excess market coverage has allowed the Bank the opportunity to bring prime real estate space to market for sublease or assignment.

Surrounding Retailers

CIBC
BMO
Tenth & Proper
Pure Pharmacy

Domino's
Bean Around the World
Coffees
Four Olives Restaurant
Burgoo

For More Information

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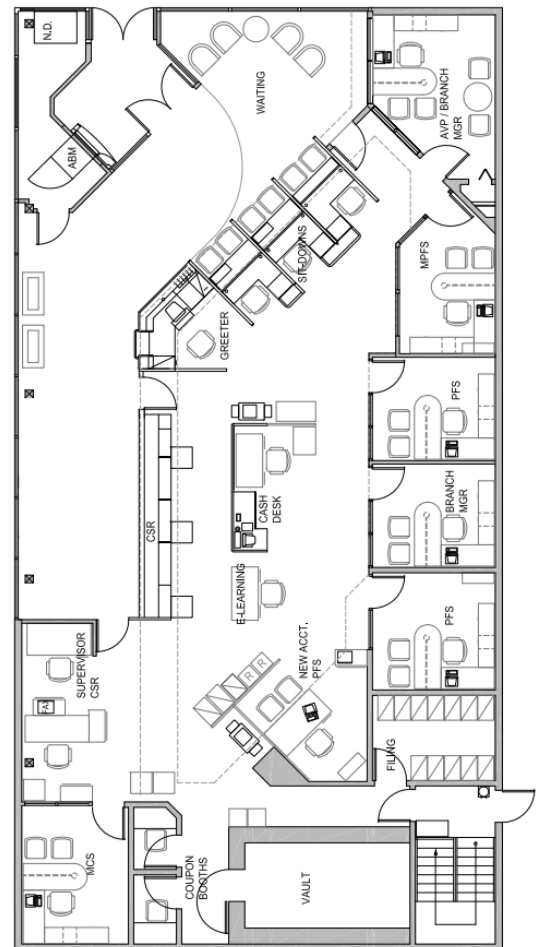
[Click here for 3D Property Tour](#)

SITE DETAILS

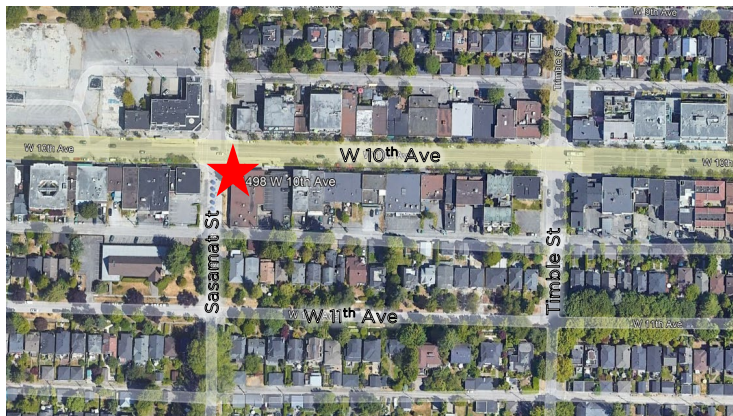
Area:	5,287 SF
Asking Net:	Call Listing Agent
Operating CAM Costs:	\$14.24 per SF
Sublease Term:	November 30, 2026

PROPERTY HIGHLIGHTS

- In the heart of Vancouver's Point Grey neighbourhood
- Upscale residential neighbourhood
- The area hosts a rich variety of independently owned businesses, boutique restaurants and cafes shops
- Close proximity to the University of British Columbia and Jericho Beach



5,287 SF



Demographics



Avg. Household Income
\$193,582



Household Population
8,187



Daytime Population
5,938