

# WEST 4TH AVENUE

## SUMMARY

This two storey retail building is in close proximity to three of Vancouver's top high-traffic, high-density retail strips: West 4th Avenue, West Broadway, and the South Granville Street shopping district.

West 4th Avenue is known as a destination retail district that attracts locals and shoppers from outside the city.

West 4th Avenue (17,800 VPD) and Burrard Street (43,044 VPD) are major transportation corridors, providing exposure to thousands of daily commuters and city residents.

## DETAILS

- + West 4th Ave: 26,950 Vehicles per day
- + Burrard St: 44,566 Vehicles per day
- + Parking: Street & 5 stalls at rear of building
- + Class B loading
- + Available Spring 2014

AVAILABLE SPACE

## FULLY LEASED!

## DEMOGRAPHICS

	1 KM	3 KM	5 KM	Trade Area
2013 POPULATION	25,853	200,804	336,656	290,882
2008 POPULATION	25,348	189,642	322,917	285,109
2013 AVG HH INCOME	\$79,703	\$81,690	\$88,527	\$93,888
'10 DAYTIME POPULATION	37,035	333,777	487,051	304,912

1731 WEST 4TH AVENUE  
Vancouver, BC



## UNDER RENOVATION

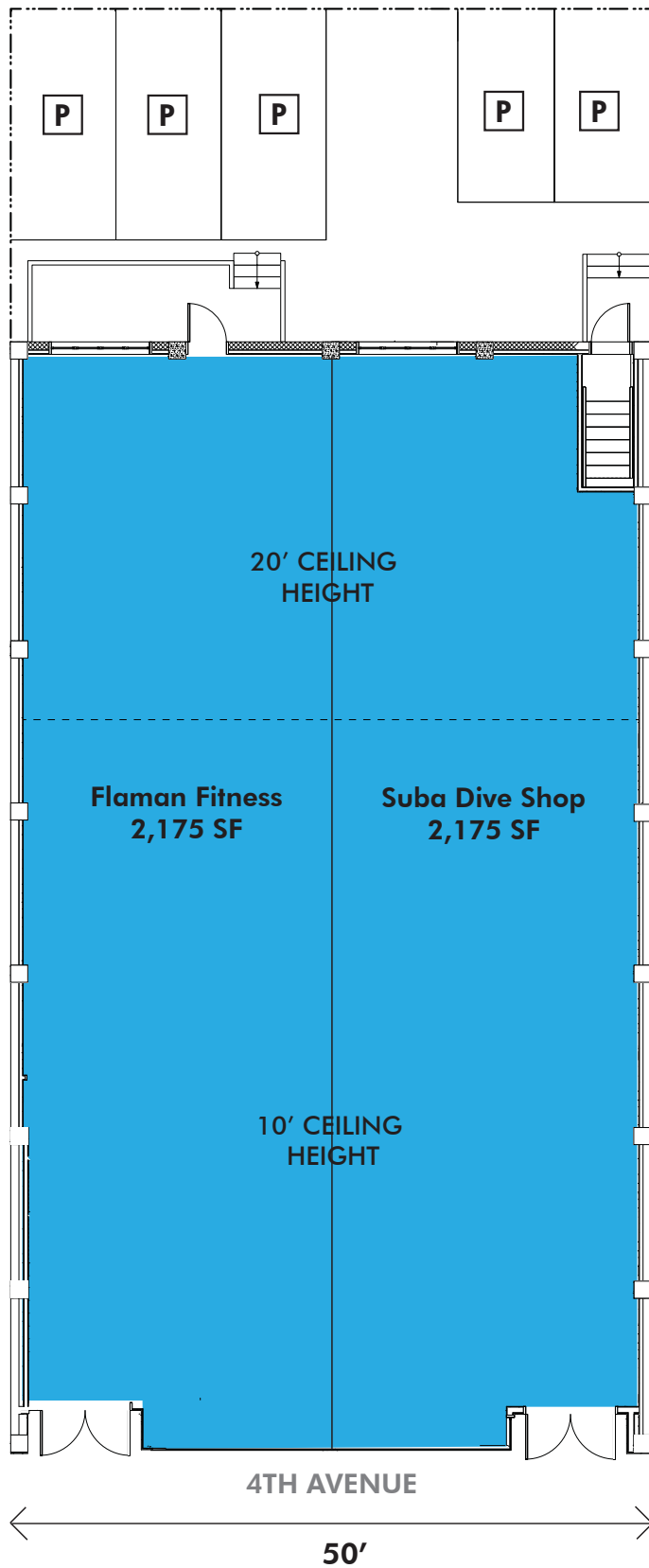
PRIME RETAIL SPACE  
IN DESIRABLE KITSILANO



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# SITE PLAN



VANCOUVER • 650 W GEORGIA STREET • SUITE 1595 • VANCOUVER, BC • V6B 4N8  
CALGARY • 1060 7TH STREET SW • SUITE 200 • CALGARY, AB • T2R 0C4

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate.

**RENDERING**



Full renovation and new storefront to be completed Spring 2014

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