



Retail Pre-Lease Opportunities on West 4th in Kitsilano

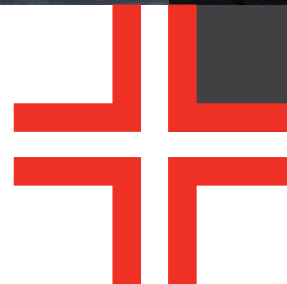
NEIGHBOUR ON 4TH

**2908 WEST
4TH AVENUE**

VANCOUVER, BC

DAVID KNIGHT
Personal Real Estate Corporation
604.416.5581
david@sitings.ca

KAYLA MORROW
Senior Associate
604.416.5584
kayla@sitings.ca



SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

Orr Development's latest mixed-use project, Neighbour on 4th, is situated on West 4th Avenue in the heart of Kitsilano, one of Vancouver's most vibrant and desirable neighborhoods. This prime location offers a unique blend of residential charm, trendy shops, bustling eateries, and easy access to recreational amenities, making it an ideal spot for retail businesses seeking a dynamic and diverse customer base.

The project is proposed to introduce 54 rental residential units alongside approximately 4,613 SF of ground level retail.

- Prominent location on West 4th Avenue in Kitsilano
- Unit sizes from 1,062 SF
- 21,055 population within 1 km radius
- Designated commercial underground parking
- Ventilation shafts for kitchen exhaust in place for CRU 1
- Convenient access to commercial parking from CRU's via a parking elevator



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DETAILS

✦ Address: 2908 West 4th Avenue, Vancouver

✦ Estimated Additional Rent: \$26.00 PSF

✦ Available Space:

CRU 1	1,062 SF
CRU 2	1,241 SF
CRU 3	2,310 SF
Total:	4,613 SF

✦ Commercial/Visitor Parking: 11 stalls with elevator access to West 4th Ave

✦ Loading: Class B with rear access to each CRU

✦ Base Rent: Contact Listing Agent

✦ Estimated Completion: Q2/Q3 2025

AREA TENANTS



little bird



DEMOGRAPHICS

	3KM	5KM	10KM
2023 Population	35,589	78,098	324,653
2028 Populations Projection	36,424	80,778	344,776
2023 Daytime Population	24,878	73,779	453,611
2023 Average HH Income	\$141,728	\$146,612	\$135,447

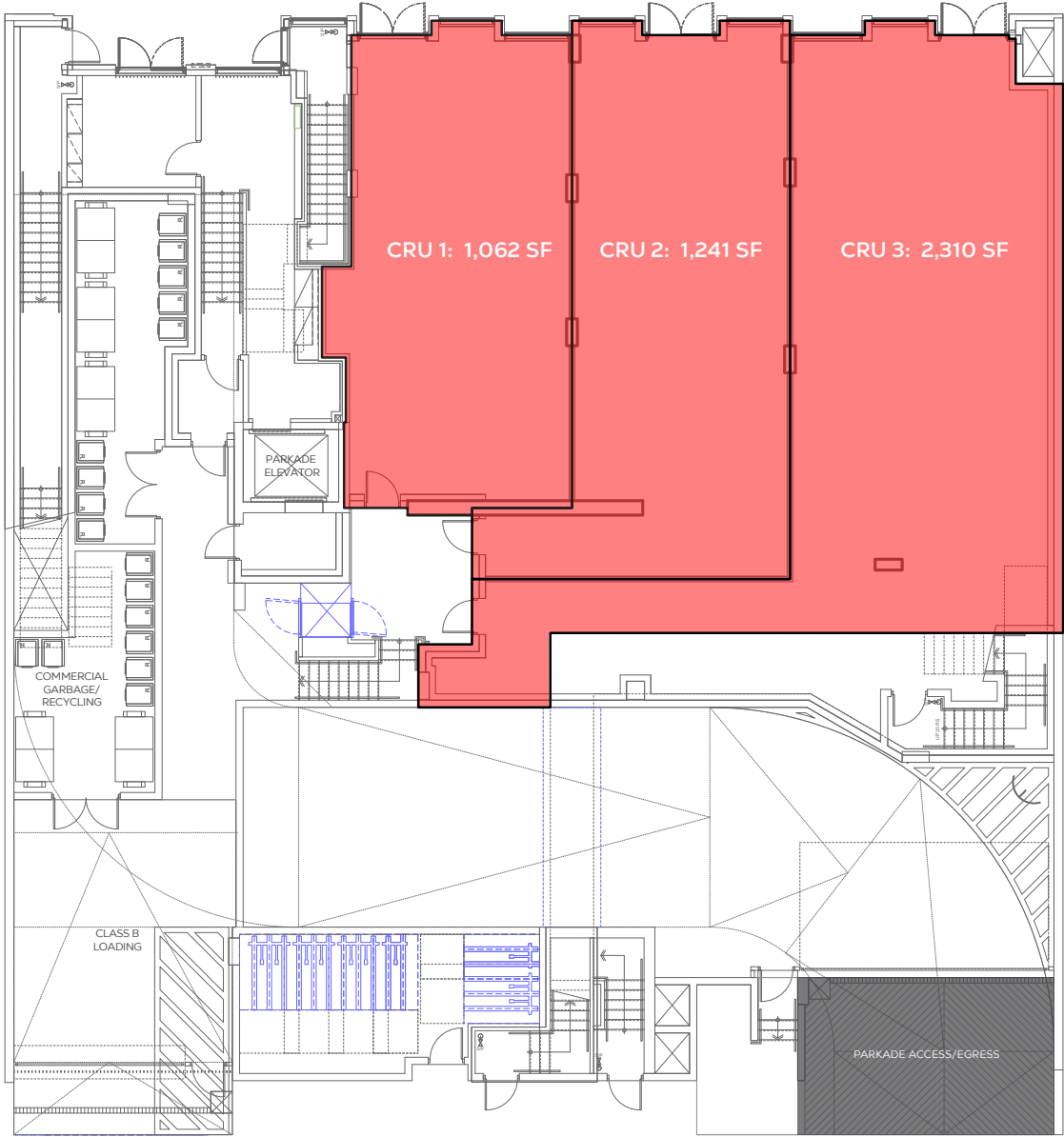
CONTACT

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FLOOR PLAN

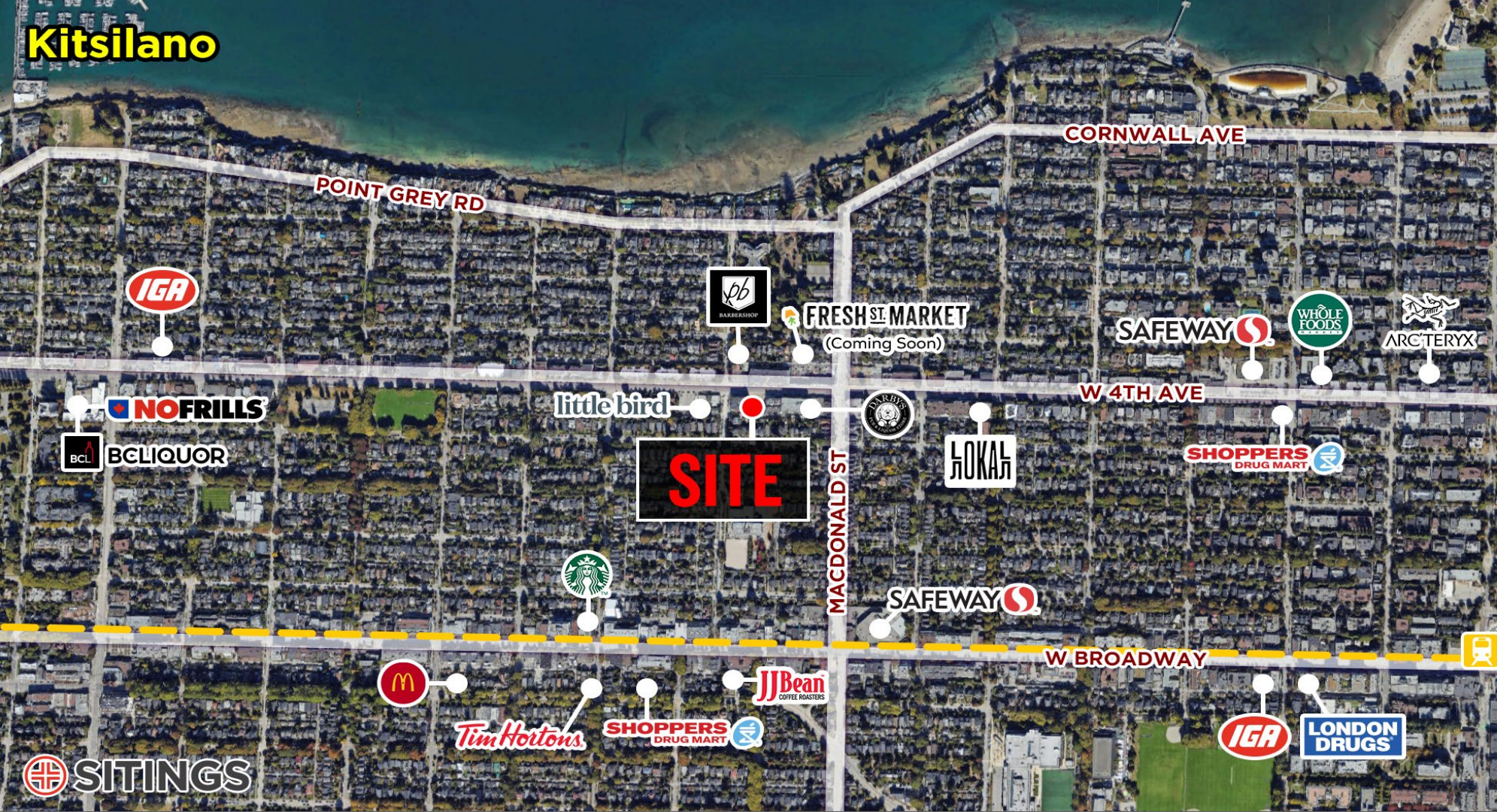
W 4TH AVE



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LOCATION

Nestled along West 4th Avenue, a major thoroughfare in Kitsilano, the property enjoys high visibility and foot traffic from both local residents and visitors. West 4th Avenue is renowned for its eclectic mix of boutiques, galleries, cafes, restaurants, and specialty stores. The area attracts a diverse demographic, including young professionals, families, students, and tourists, creating a bustling retail hub with a constant flow of potential customers.



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