



For Sale | Restaurant Assets

1873 W 4TH AVENUE

Vancouver, BC



SHELDON SCOTT
Personal Real Estate Corporation
604.416.5582
sheldon@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

PROPERTY SUMMARY

West 4th Avenue in Kitsilano is one of Vancouver's premier hubs for shopping and dining. Located just a few blocks north of Kitsilano Beach, West 4th Avenue is home to an array of trendy restaurants and local and international retail boutiques.

Other highlights include:

- ⌘ Fully fixtured, furnished and equipped as a restaurant
- ⌘ Excellent foot traffic along West 4th Avenue
- ⌘ Exclusive seasonal patio (paid)
- ⌘ High exposure freestanding building
- ⌘ Many complimentary retailers and amenities in the area
- ⌘ 3 surface parking stalls plus adjacent paid parking lot



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DETAILS

⌘ Price for Equipment: \$298,000 plus applicable taxes.
Contact Listing Agent for the Equipment List.

⌘ Size:

Ground Floor	1,905 SF (approx.)
Basement	789 SF (approx.)
Total	2,694 SF (approx.)

⌘ Base Rent: Contact Listing Agent.

⌘ Additional Rent*:

Property Tax	\$14.96 PSF
Insurance	\$2.20 PSF
Total	\$17.16 PSF

**Tenant also pays all operating costs for repairing and maintaining the Demised Premises and Common Area.*

⌘ Lease Expiry: Contact Listing Agent.

⌘ Parking: 3 surface stalls, street-level metered parking and adjacent paid lot.



AREA TENANTS



DEMOGRAPHICS

	5 MIN	7 MIN	12 MIN
2023 Population	139,519	250,082	385,902
2028 Populations Projections	146,998	267,531	418,895
2023 Daytime Population	168,375	341,930	543,527
2023 Average HH Income	\$127,105	\$128,040	\$131,236

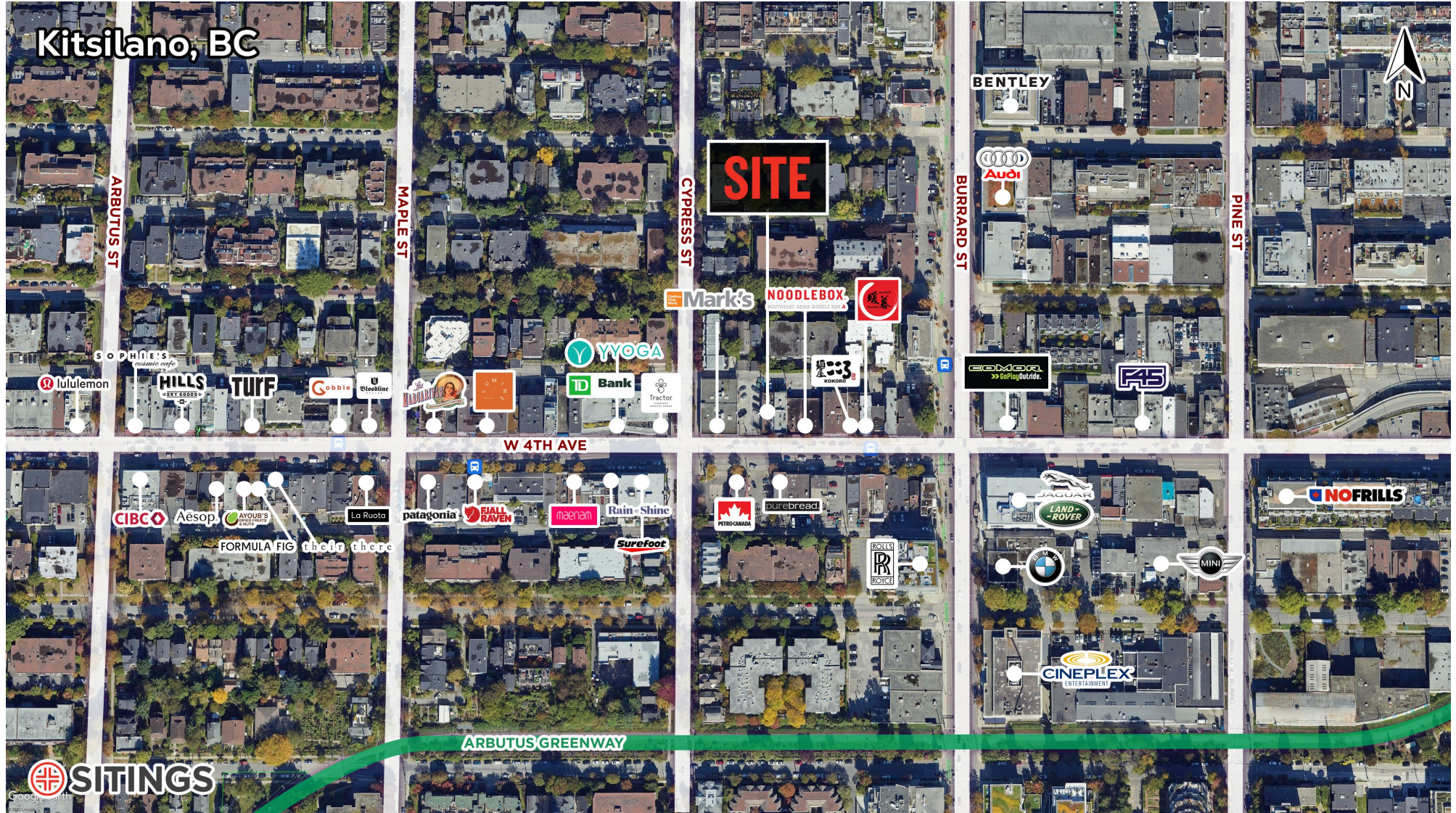
CONTACT

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AERIAL

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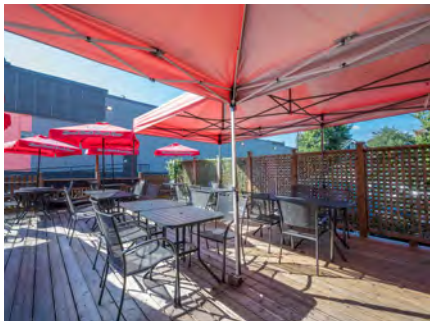
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