



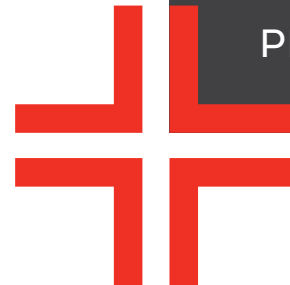
RADIUS

1636 West 4th Avenue,
Vancouver, BC

PROPERTY LEASING BROCHURE

DAN CLARK
Personal Real Estate Corporation
604.625.2577
dan@sittings.ca

NANCY BAYLY
Personal Real Estate Corporation
604.628.2580
nancy@sittings.ca



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

PROJECT SUMMARY

Welcome to Radius on West 4th Avenue, a sought-after destination that is home to numerous notable urban, outdoor and active lifestyle retailers and high-end auto dealers & home furnishing stores in the heart of Vancouver. This 18,500 SF ground floor corner retail unit offers direct exposure to W 4th Ave & Fir St. prominent signage, high ceilings, commercial loading and ample exclusive underground parking. Nestled between Vancouver's top high traffic retail hubs – West 4th Avenue, West Broadway, and South Granville shopping districts – this site ensures unparalleled visibility for your business along with convenient access to the downtown core via Burrard and Granville St Bridges. In addition, this node is home to numerous luxury auto-dealers such as Land Rover, Jaguar, Aston Martin, Lamborghini, Audi, Polestar, BMW and more.



LARGE FORMAT
LOCATION ON 4TH

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DETAILS

✦ Size: 18,500 SF

✦ Rent: Contact Listing Agents

✦ Additional Rent: \$12.90 PSF + mgmt. fee
(5% of base rent & CAM)

✦ Zoning: C-2B [CLICK HERE](#)

✦ Available: February 1, 2026

✦ Parking: 70 Exclusive Underground Stalls

✦ Exclusive Gated Loading: 2 x Class B Loading Stalls &
O/H Loading Doors

✦ Frontage: Over 160' of Storefront on W 4th Ave

AREA TENANTS



BRADFORD HARDWARE



DEMOGRAPHICS

Drive Time	3MIN	5MIN	10MIN
2023 Population	59,267	149,152	410,128
2028 Populations Projections	62,565	156,998	445,917
2023 Daytime Population	69,623	184,424	543,701
2023 Average HH Income	\$122,734	\$127,792	\$130,664

LISTING AGENT

DAN CLARK

Personal Real Estate Corporation
Sittings Realty Ltd

604.628.2577
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NANCY BAYLY

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Sittings Realty Ltd

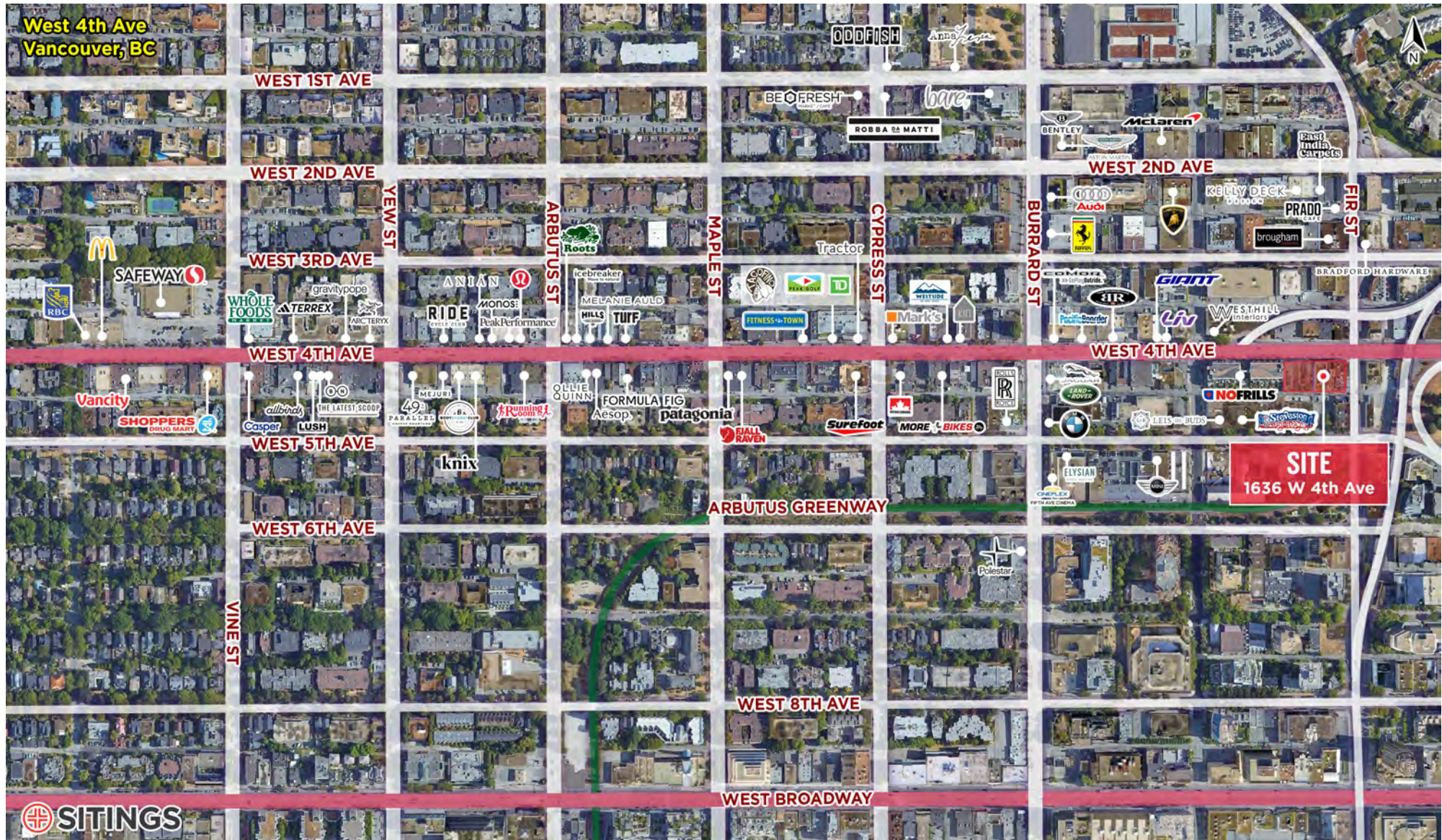
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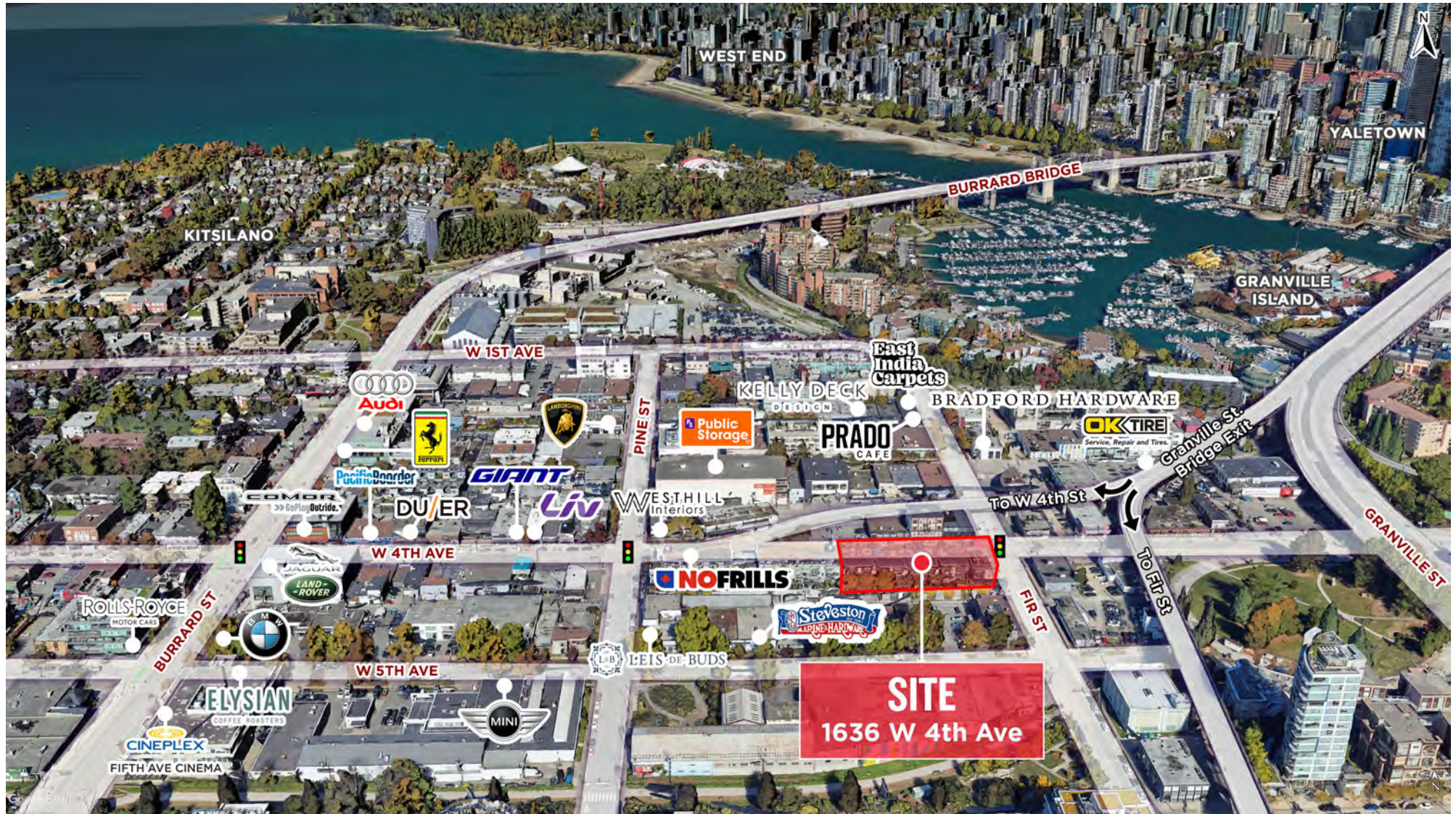


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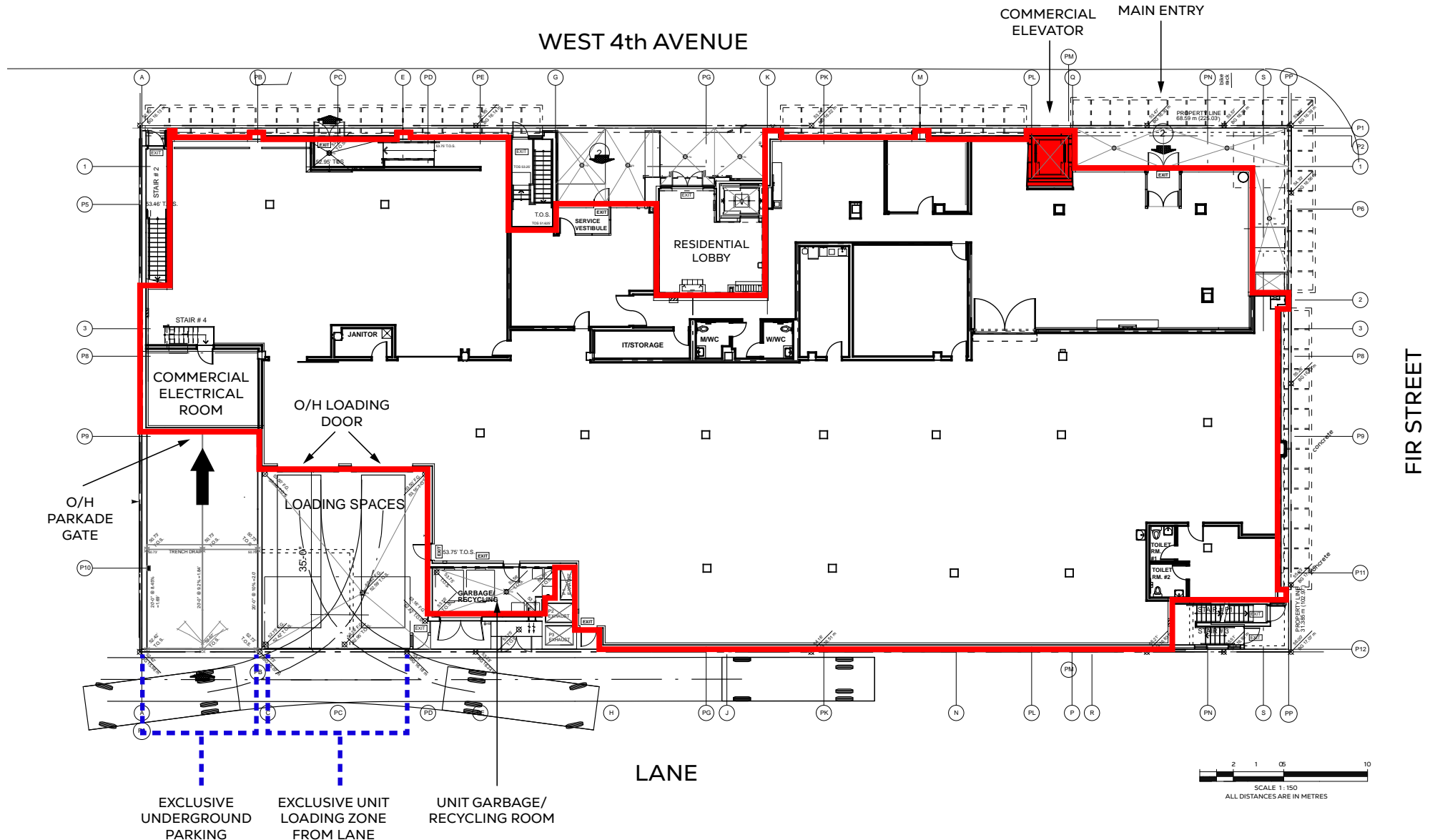
W 4TH RETAIL NODE



AERIAL



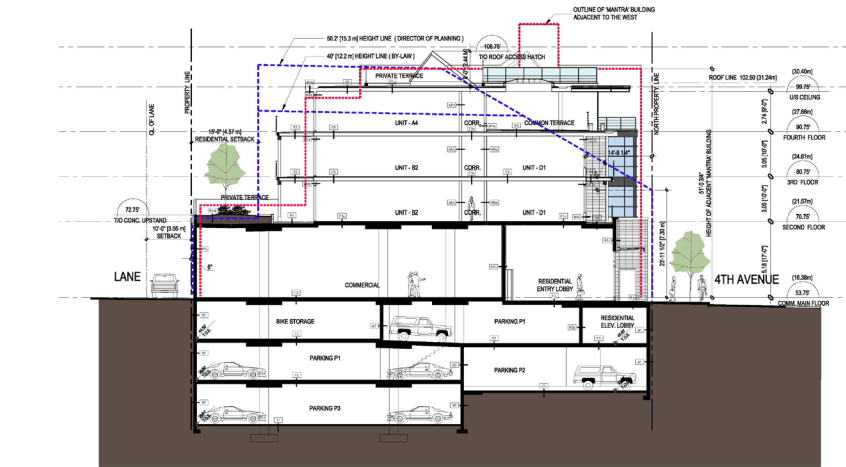
FLOOR PLAN



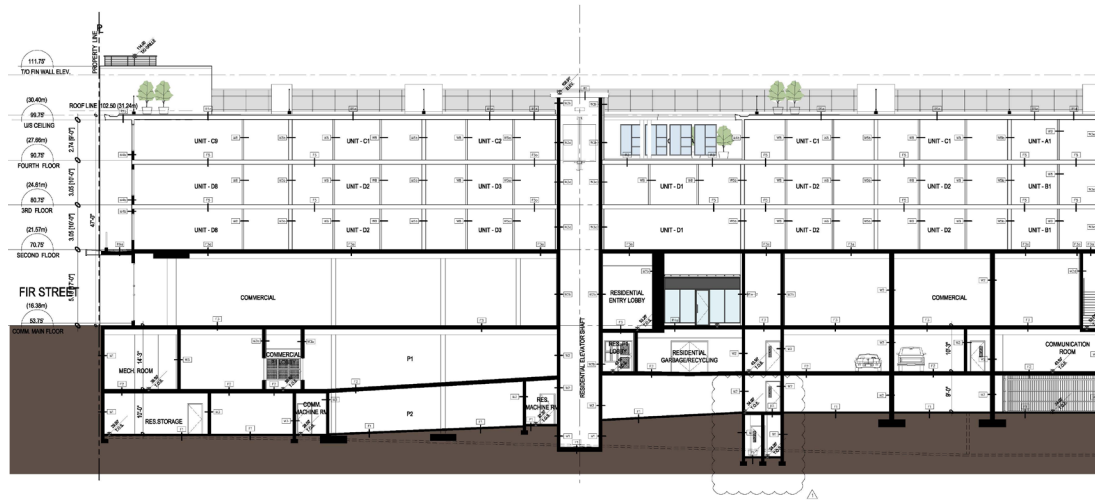
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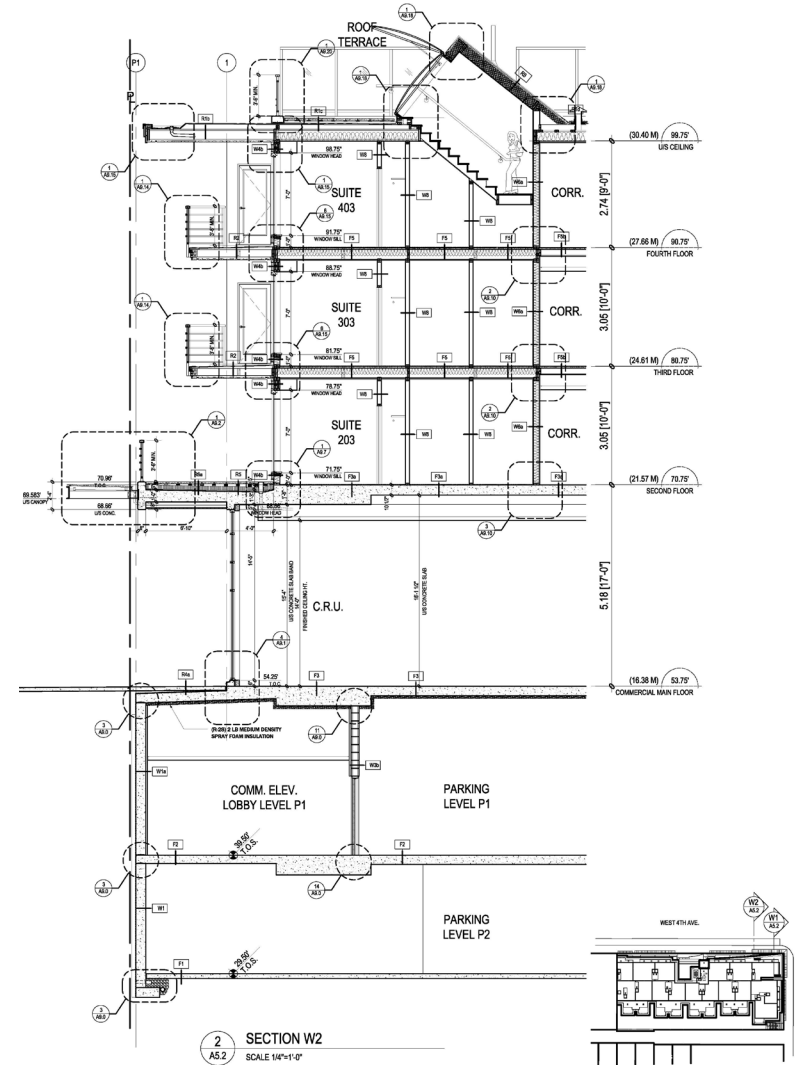
BUILDING SECTIONS



1
A5.0 BUILDING SECTION A-A
SCALE: 3/32" = 1'-0"



2
A5.2 SECTION W2
SCALE: 1/4" = 1'-0"



PHOTOS



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