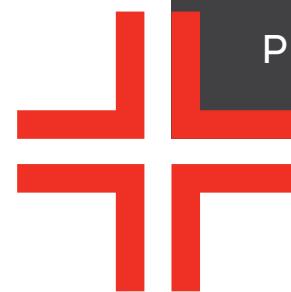


# RADIUS

1636 West 4th Avenue,  
Vancouver, BC

PROPERTY LEASING BROCHURE



DAN CLARK

Personal Real Estate Corporation

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SITINGS REALTY LTD.

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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 18,639 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.



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## DETAILS

 Size: 18,639 SF

 Rent: Contact Listing Agents

 Additional Rent: \$14.07 PSF + mgmt. fee  
(3% 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

























## 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

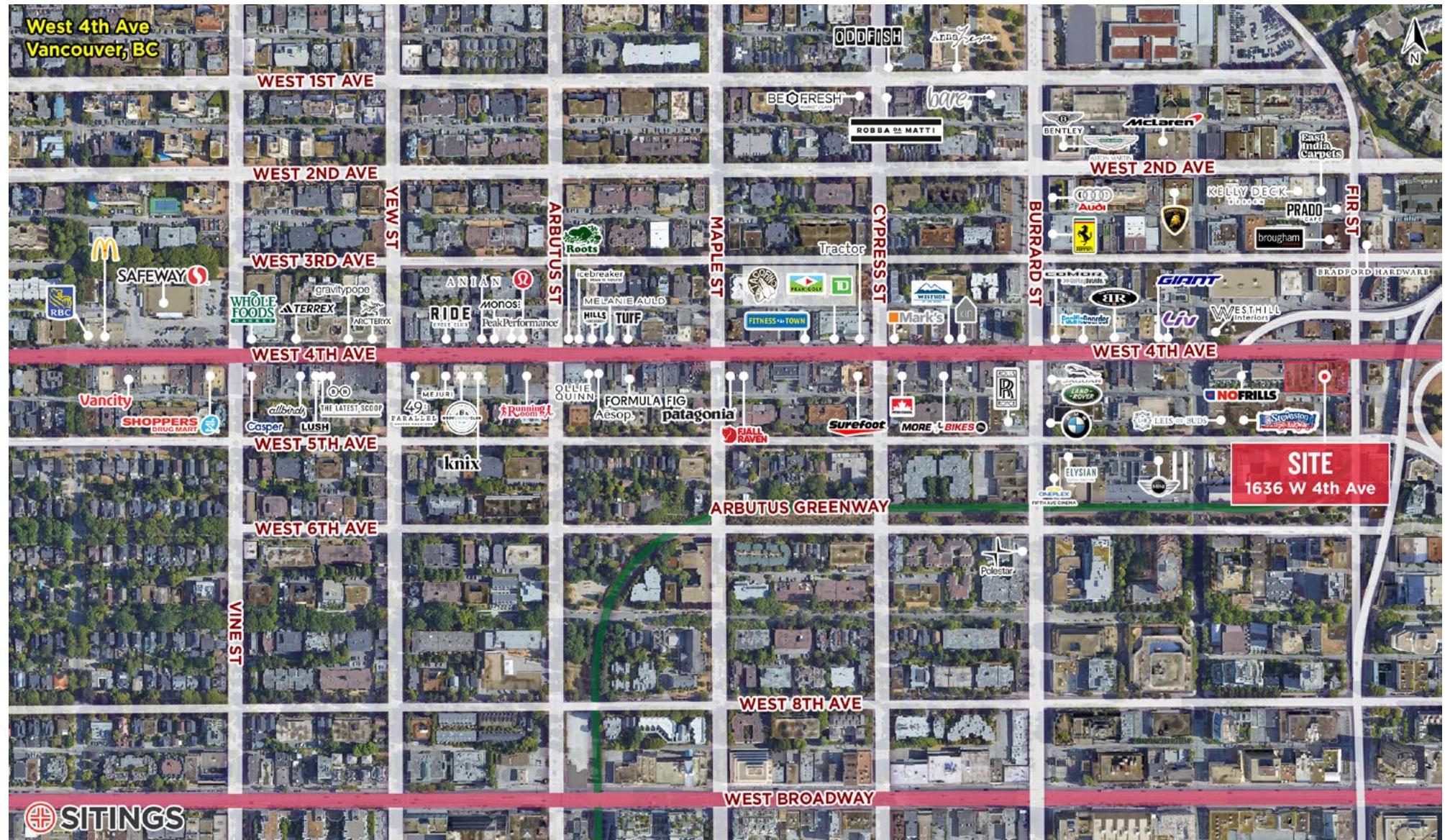
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## W 4TH RETAIL NODE





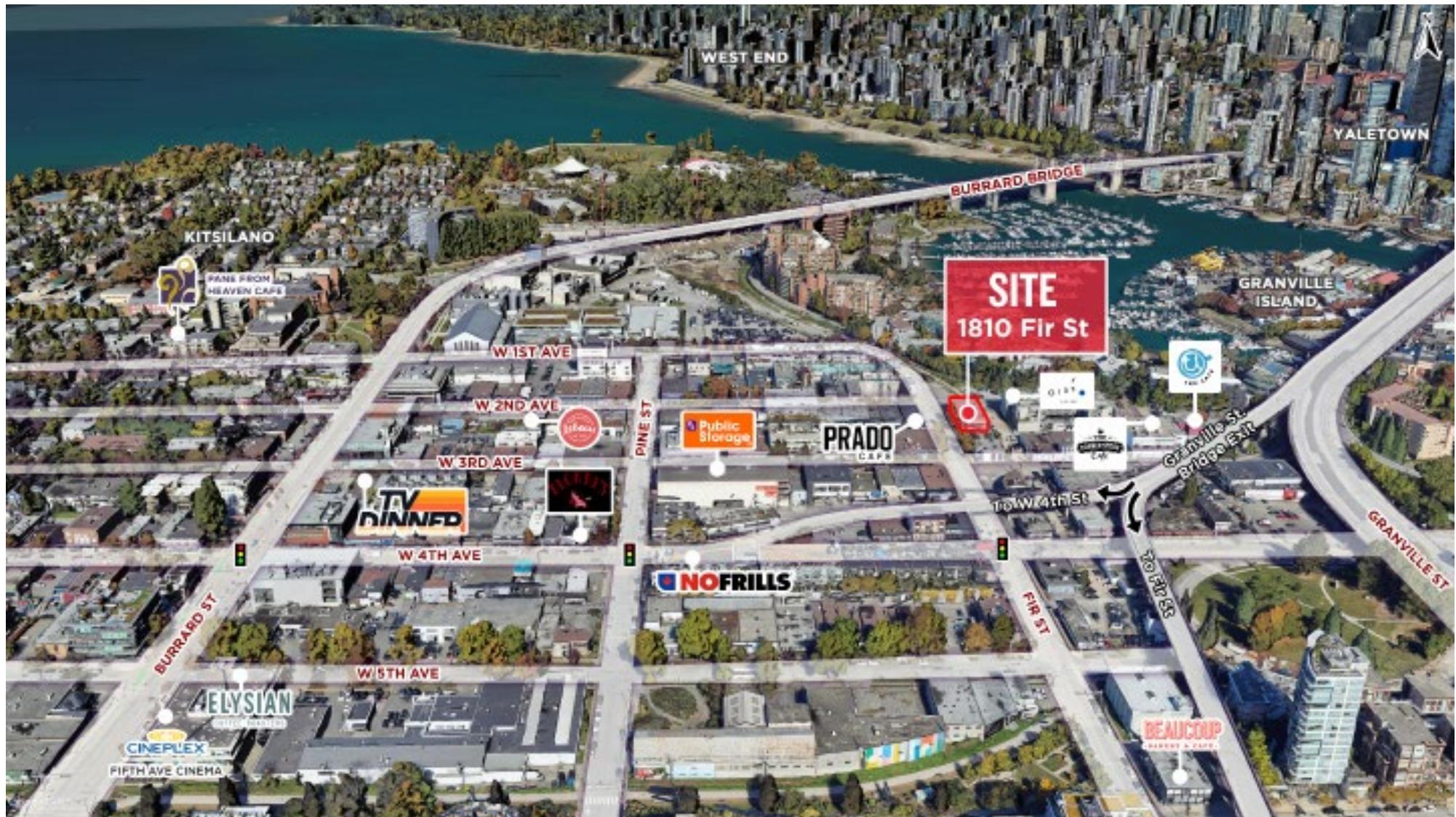
**LEDINGHAM McALLISTER**

 SITING

**S** XTEAM  
RETAIL ADVISOR

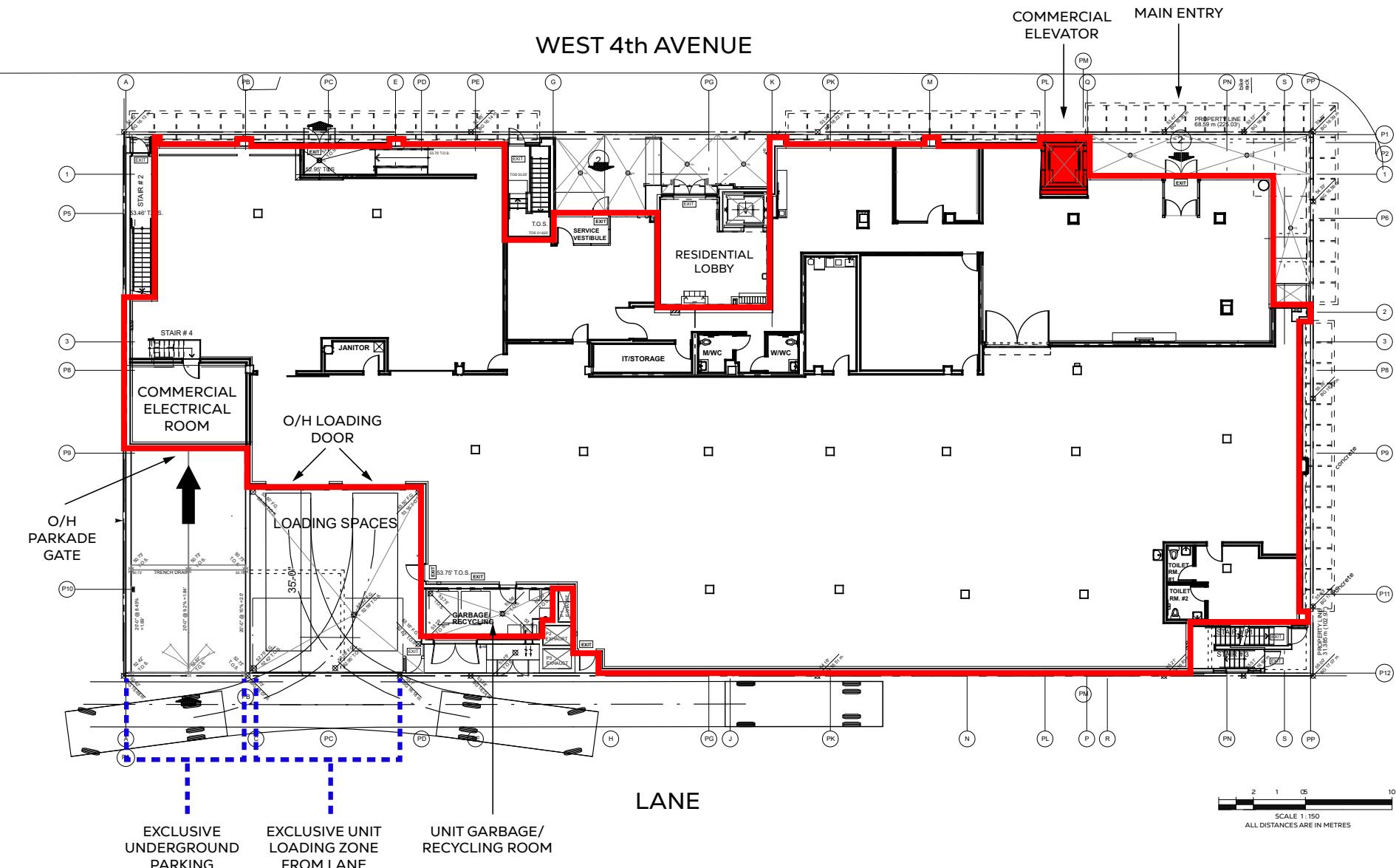
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# AERIAL



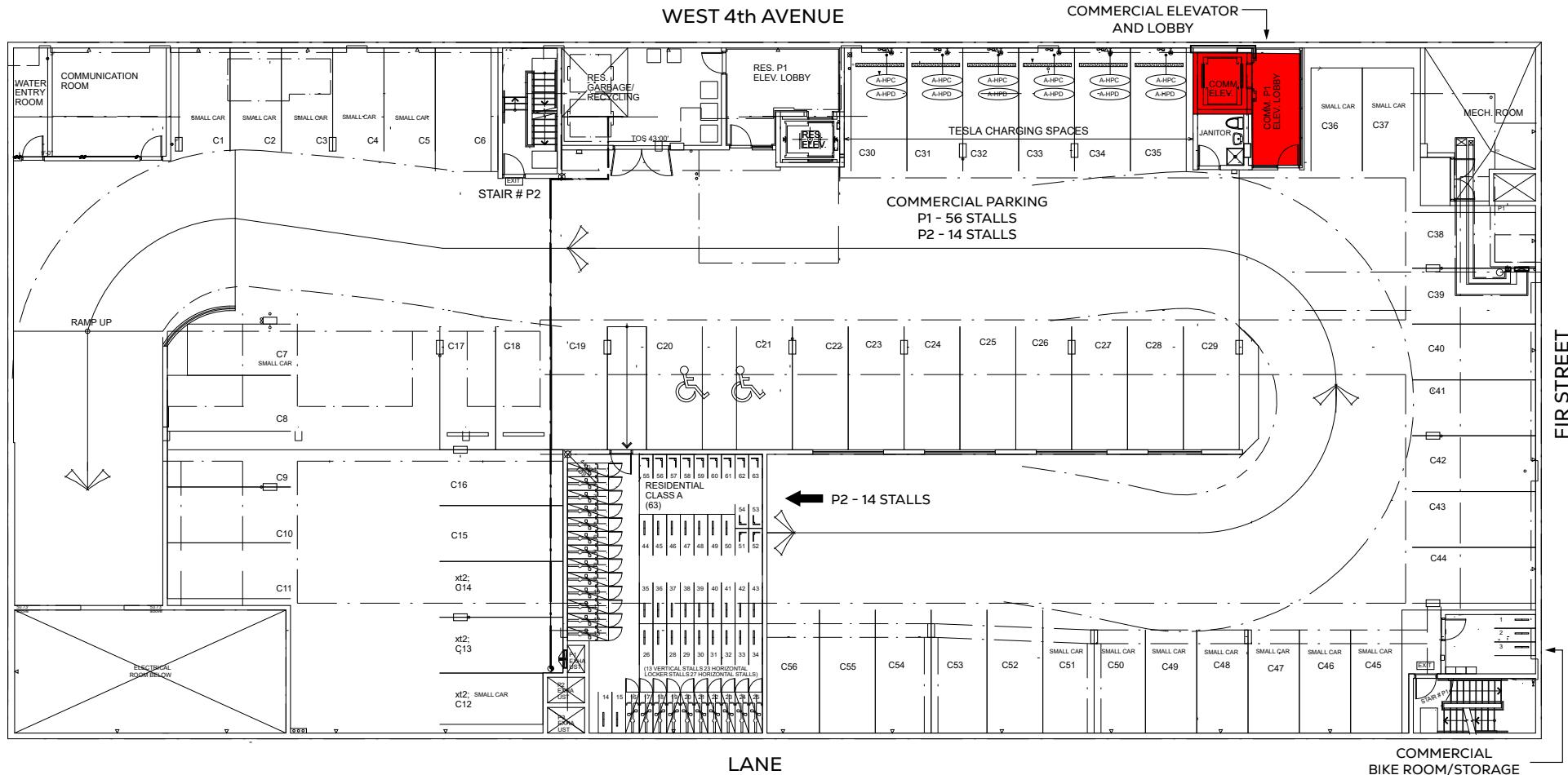
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## FLOOR PLAN

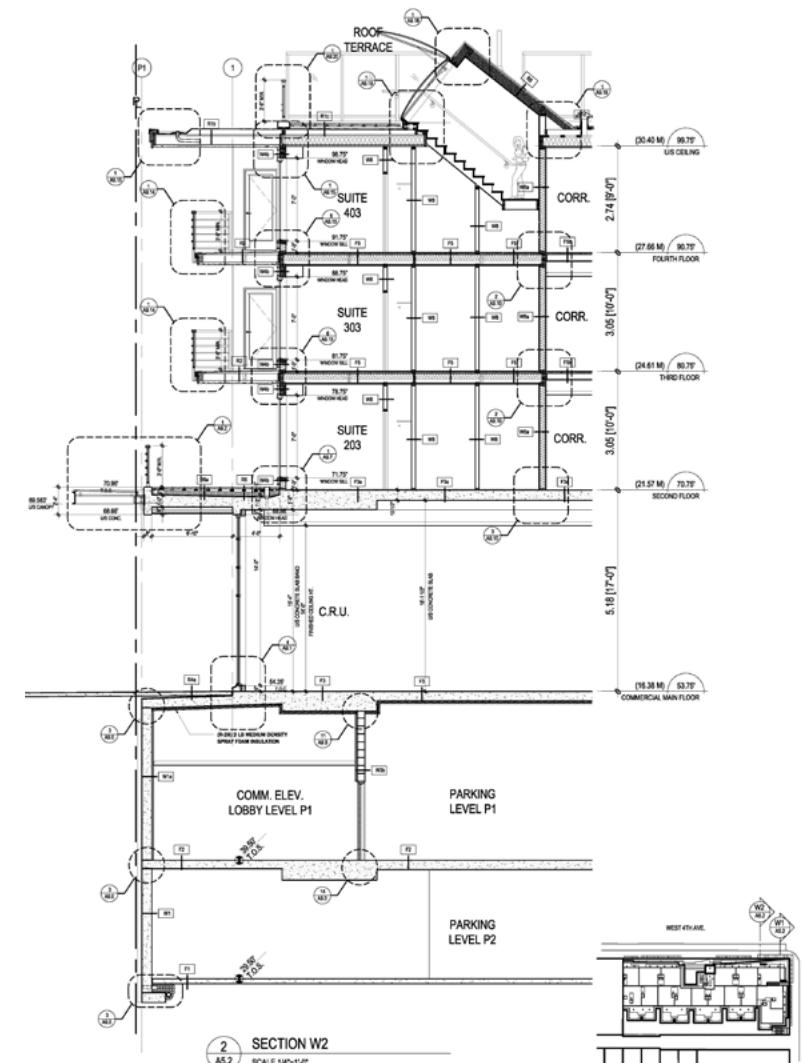
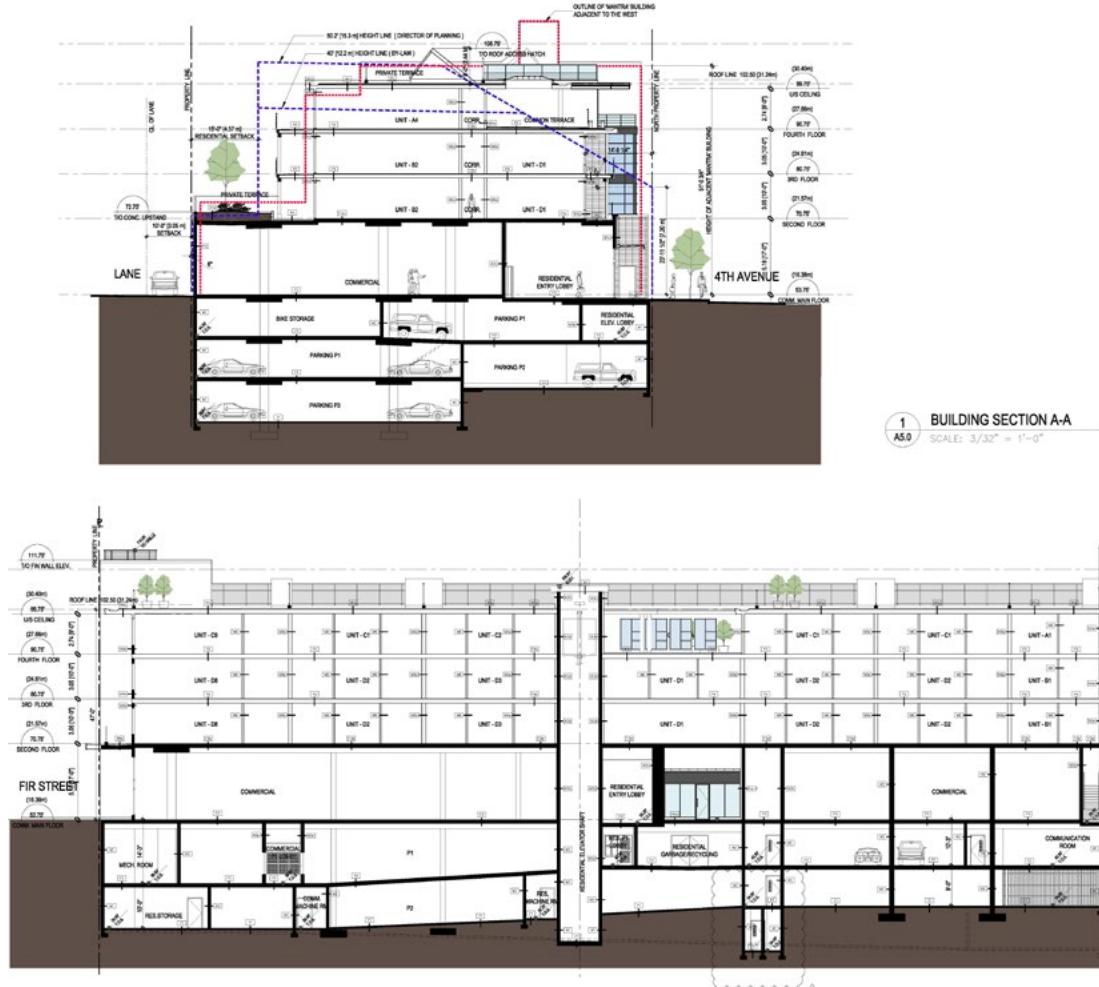


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# COMMERCIAL PARKING | LEVEL 1



# BUILDING SECTIONS

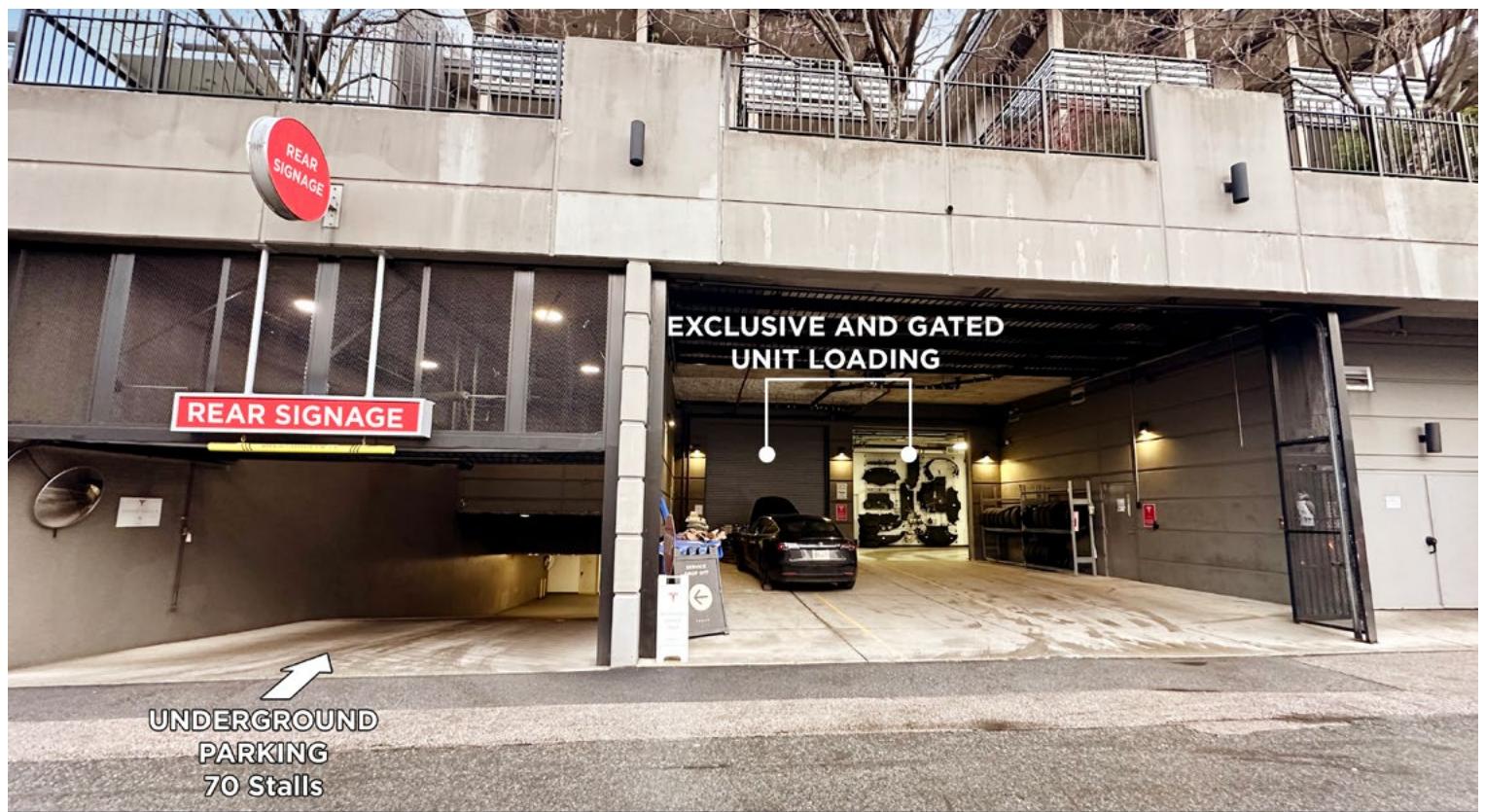


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# PHOTOS



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