

HIGH PROFILE RETAIL FOR LEASE

2230 WEST 4TH AVE

VANCOUVER, BC



SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

NICK FISHER

Personal Real Estate Corporation

604.628.2581

nick@sitings.ca

KAT RIGTER

Associate

604.336.8159

kat@sitings.ca

PROJECT SUMMARY

2230 W 4TH AVE
VANCOUVER, BC

2230 West 4th Avenue offers a rare opportunity to secure premium retail space along one of Vancouver's most established and sought-after shopping corridors. Located in the heart of Kitsilano, the property benefits from outstanding exposure on West 4th Avenue, a vibrant high street known for its strong pedestrian activity, affluent customer base, and dynamic mix of national retailers, boutique operators, cafés, fitness studios, and wellness brands.

98 WALK SCORE
Walker's Paradise

97 BIKE SCORE
Biker's Paradise

72 TRANSIT SCORE
Excellent Transit



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 **SITINGS**

XTEAM
RETAIL ADVISORS

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DETAILS

2230 W 4TH AVE
VANCOUVER, BC

✚ Size: 1,562 SF

✚ Base Rent: Contact Listing Agent

✚ Available: September 2026

✚ Additional Rent: \$39.90 PSF Total

✚ Parking: 1 dedicated stall and paid street parking available

AREA TENANTS



gravitypoppe



WARBY PARKER



49th
PARALLEL
COFFEE ROASTERS
VANCOUVER

PROVISIONS



Delara^{by}

ARITZIA



Reformation



SEPHORA



KIT ACE

DEMOGRAPHICS WITHIN 3KM



30,890

Vehicles passing daily



218,946

2025 Total Population



234,546

2025 Daytime Population



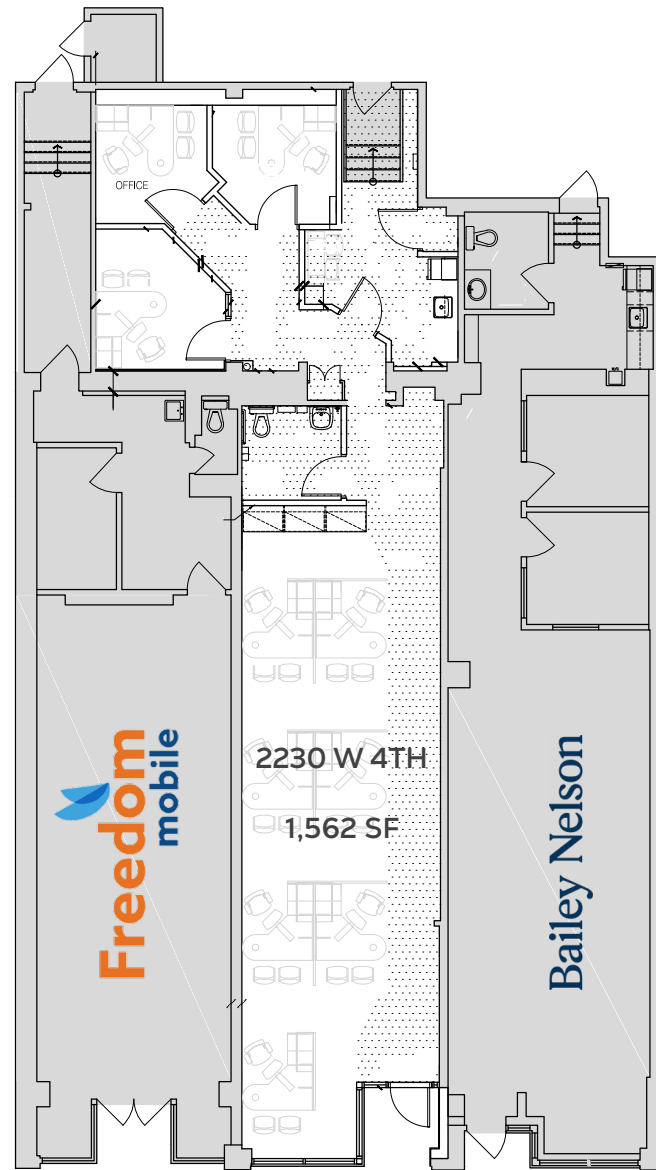
\$122,647

2025 Average HH Income



FLOOR PLAN

2230 W 4TH AVE
VANCOUVER, BC



WEST 4TH AVENUE

CONTACT

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