

FOR SALE

- LOCATED IN ONE OF VANCOUVER'S MOST ICONIC RETAIL CORRIDORS, WEST 4TH AVENUE



HIGH RETAIL AREA

1941-1943 WEST 4TH AVENUE

VANCOUVER, BC

MATTHEW MACLEAN Personal Real Estate Corporation
Executive Vice President | +1 604 640 5855 | matthew.maclean@cushwake.com

WILL MCQUEEN Associate | +1 604 640 5802 | will.mcqueen@cushwake.com



BUILDING HIGHLIGHTS

LISTING PRICE: \$3,850,000

- Full retail building
- 25 (frontage) x 113 (depth)
- Located within the Broadway plan

SALIENT DETAILS

Civic Address 1943 West 4th Avenue

PID 015-267-938

Lot Area 3,600* SF (approx.)

Building Area 1,881 SF

Availability Currently leased for a 5-year term with an option to renew

Current Zoning C-2B

Property Taxes (2024) \$35,664.00

Parking Street parking.

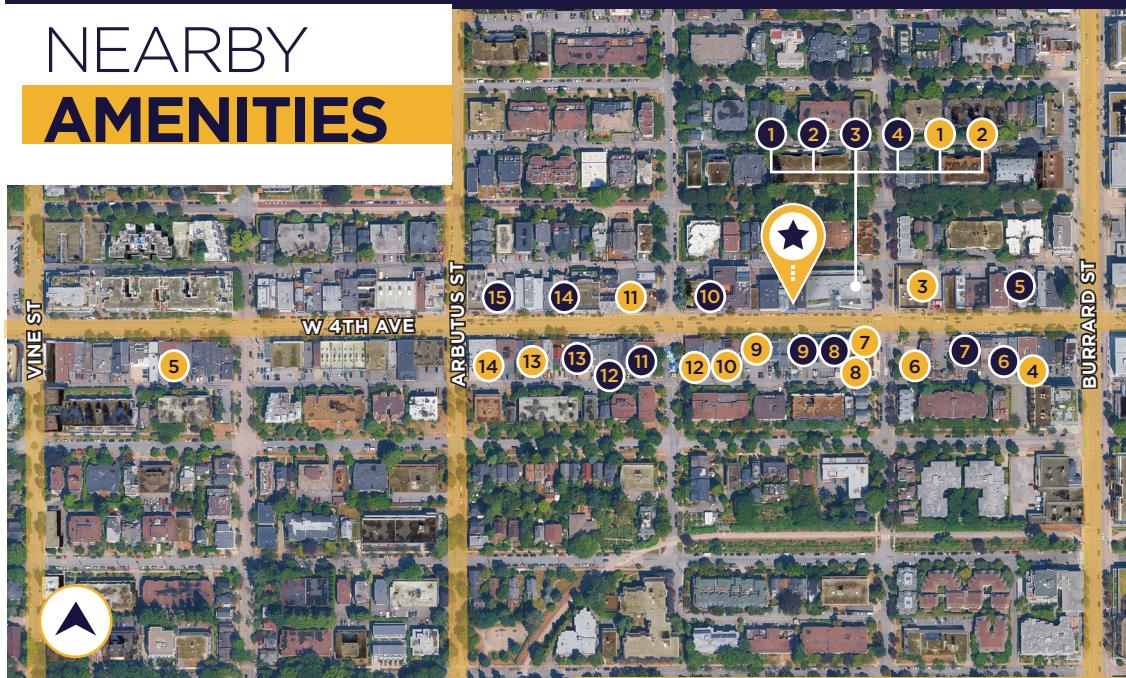
Listing Price \$3,850,000

OPPORTUNITY

Cushman & Wakefield ULC is pleased to present to the market the opportunity to purchase 1943 West 4th Avenue, Vancouver, BC, located in the heart of the vibrant Kitsilano neighbourhood. This offering comprises a full retail building currently leased for a 5-year term with an option to renew. The existing lease includes a demolition clause that allows termination after December 31, 2030. This makes the property an attractive investment opportunity for buyers seeking stable income with future redevelopment potential.

West 4th Avenue is one of Vancouver's most iconic retail corridors, home to an eclectic mix of fashion boutiques, lifestyle brands, specialty retailers, cafés, and restaurants, attracting strong foot traffic and a dynamic customer base.

NEARBY AMENITIES



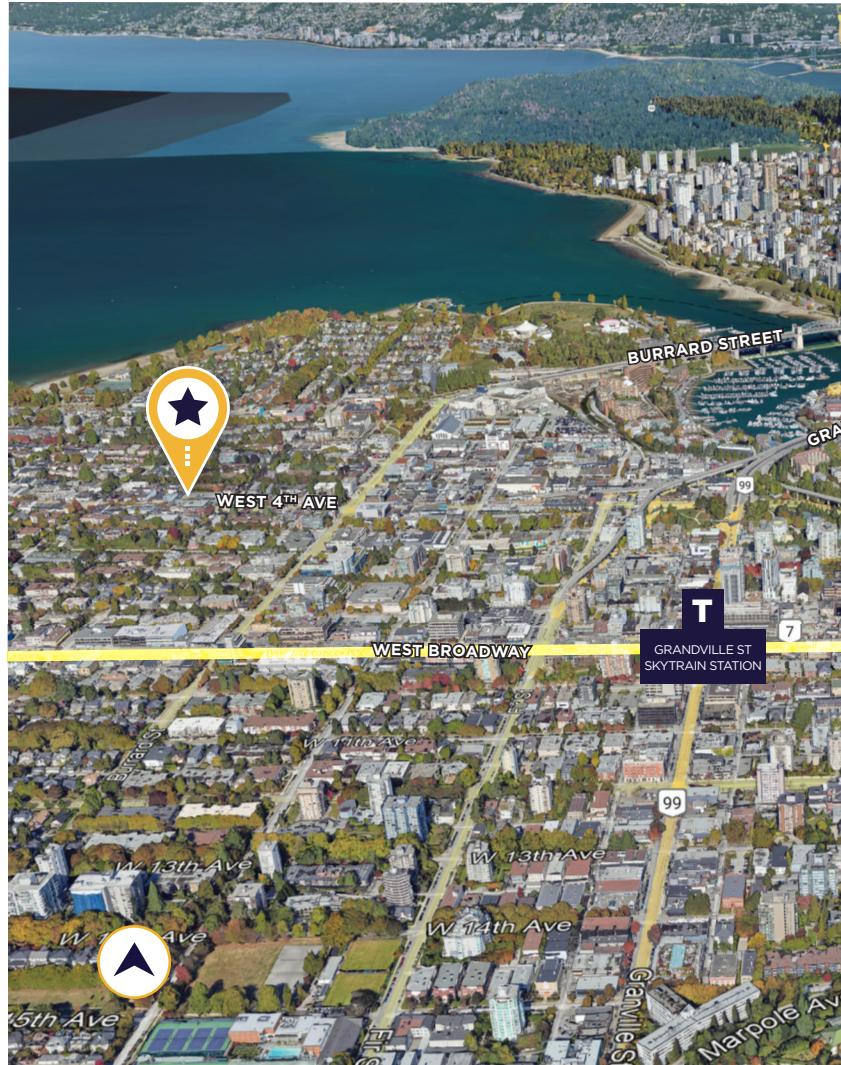
Restaurants

- 1 Cowdog (kits)
- 2 Chi
- 3 Tacofino
- 4 Tractor
- 5 Ramen Danbo
- 6 Ocean Goose Japanese Restaurant
- 7 Purebread Bakery & Cafe
- 8 Rain or Shine Ice cream
- 9 Maenam
- 10 Las Margaritas
- 11 Juicy Joe's Burgers
- 12 Bimini's
- 13 Their There
- 14 Turf Kitsilano
- 15 Sophie's Cosmic Cafe

Retail

- 1 Peak Golf
- 2 TD Canada Trust
- 3 Mark's
- 4 Canvas Hair & Nail Salon
- 5 The Latest Scoop
- 6 Petro Canada
- 7 Surefoot
- 8 Circle K
- 9 Australian Boot Company
- 10 Stripped Wax Bar
- 11 Bloodline Design
- 12 Patagonia
- 13 Aesop Kitsilano
- 14 Shoes on Fourth

THE LOCATION



Located along West 4th Avenue in the heart of Kitsilano, the property offers exceptional exposure on one of Vancouver's most prominent retail corridors. This prime location provides convenient access to Downtown Vancouver, Granville Island, Fairview, and the surrounding West Side neighbourhoods via car, bike, or transit. The area is renowned for its vibrant mix of amenities, including boutique shops, cafés, restaurants, fitness studios, banks, and lifestyle retailers, all within walking distance.



WALK SCORE

WALKER'S PARADISE

99



TRANSIT SCORE

EXCELLENT TRANSIT

73



BIKE SCORE

BIKER'S PARADISE

92



CONTACT INFORMATION

MATTHEW MACLEAN

Personal Real Estate Corporation
Executive Vice President
+1 604 640 5855
matthew.maclean@cushwake.com

WILL MCQUEEN

Associate
+1 604 640 5802
will.mcqueen@cushwake.com

700 West Georgia Street
Pacific Centre | Suite 1200 | +1 604 683 3111
Vancouver, BC V7Y 1A1 cushmanwakefield.com



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