

COMPLETING SPRING 2028

# darby's corner

2828 WEST 4<sup>TH</sup> AVENUE  
Vancouver, BC



*5,427 RSF of Retail Space Available For Lease*



# Property Overview

## Prime Rental Space in a Landmark Kitsilano location



The project is located at a rapidly transforming Kitsilano intersection, with redevelopment underway on three of four corners. The ground floor offers approximately 5,427 SF of highly efficient commercial space for lease, designed with maximum flexibility in mind. Operators have the option to lease the space as a full, contiguous unit or as 2 to 4 smaller demised units, enabling a more diverse and curated tenant mix.

This is an exceptional opportunity for tenants aiming to position themselves in one of Vancouver's most desirable and vibrant commercial districts. Combining premium residential living above with best-in-class commercial offerings at street level, Darby's Corner is poised to become a new Kitsilano focal point. Retailers will benefit from:

- Strong household incomes in the immediate trade area
- Constant foot traffic from locals and visitors
- Excellent transit, bike, and pedestrian access
- Bold architectural presence and expansive floor-to-ceiling glazing
- An emerging corner servicing the surrounding residents needs
- Shadow anchored by high end grocery and national brand drug store
- High-end exterior finishings
- Corner unit has patio access via sliding doors and offers a ventilation shaft
- Secured underground commercial parking available
- A total of 226 residential units on the three corners of 4th and MacDonald once Darby's Corner has completed construction
- Approx. 492 SF of ground floor storage available adjacent to retail CRUs



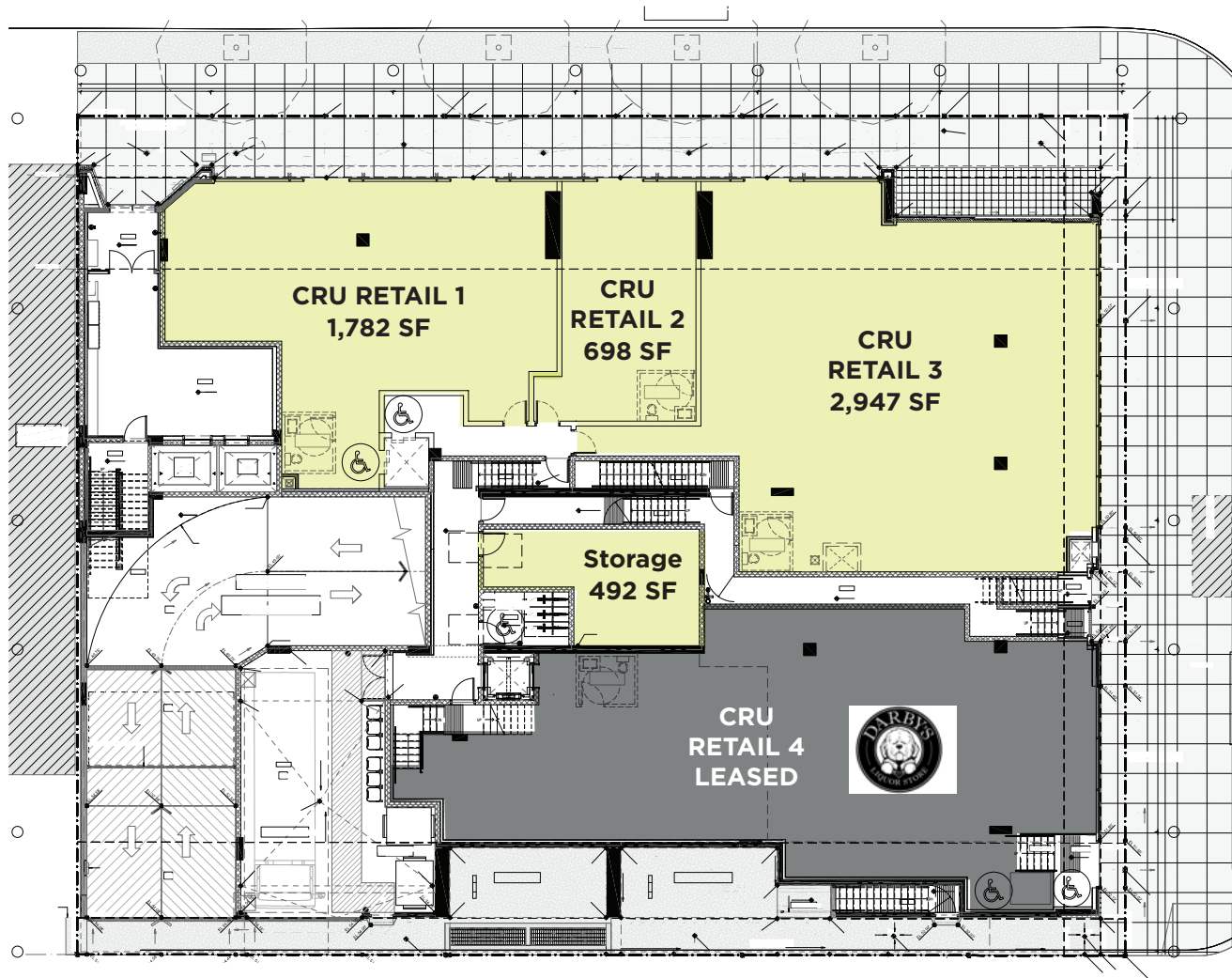


## SALIENT DETAILS

Address	2828 West 4th Avenue, Vancouver, BC
Building Details	6-storey mixed-use building
Residential Units	68 secured market rental units
Major Neighborhood Tenants	Darby's Liquor Store, Fresh Street Market, Shoppers Drug Mart
Gross Leasable Retail Area	5,427 RSF
Parking	6 Secured Underground stalls (±11 stalls/1,000 SF)
Zoning	C-2 (Commercial Zone 2)
Estimated Completion	Q1 2028

# Site Plan

Total Retail Space: 5,427 RSF



## AVAILABLE AREA

CRU 1	1,782 SF
CRU 2	698 SF
CRU 3	2,947 SF
TOTAL RETAIL AREA	5,427 RSF
UNIT 4 - Leased to Darby's Liquor Store	<b>LEASED</b>
TOTAL STORAGE AREA	492 SF



# A Neighbourhood in Motion

The surrounding area is experiencing notable transformation, supported by the recent opening of Fresh Street Market and the upcoming launch of Shoppers Drug Mart. This flat, pedestrian-oriented retail corridor naturally supports frequent, neighborhood-focused shopping—an important factor when tailoring an effective tenant mix. Though not a conventional shopping centre, the site's Vancouver West location and evolving retail mix make it attractive to premium tenants drawn by visibility and reliable daily-needs traffic.



# darby's corner

2828 WEST 4<sup>TH</sup> AVENUE  
Vancouver, BC

**5,427 SF RSF RETAIL SPACE AVAILABLE**

**CRAIG HAZIZA**

Personal Real Estate Corporation  
Vice President, Retail  
+1 604 831 2823  
craig.haziza@cushwake.com

**CODY BUCHAMER**

Personal Real Estate Corporation  
Associate Vice President, Retail  
+1 604 613 3351  
cody.buchamer@cushwake.com



700 West Georgia Street / Pacific Centre, Suite 1200 / Vancouver, BC V7Y 1A1 / +1 604 683 3111 / [cushmanwakefield.com](http://cushmanwakefield.com)

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-190186 - v10