

FOR LEASE

1904, 1910, 1918 WEST 4TH AVENUE &
2001 CYPRESS STREET
VANCOUVER, BC



HIGH TRAFFIC RETAIL OPPORTUNITIES



GROUND FLOOR RETAIL UNITS FROM 521 SF TO 3,488 SF

HIGH PROFILE RETAIL UNITS IN ONE OF VANCOUVER'S
PREMIER SHOPPING DISTRICTS

CORNER AND INLINE OPPORTUNITIES AVAILABLE WITH
UNPARALLELED SIGNAGE OPPORTUNITIES

EXCELLENT DESTINATION FOR SHOPPING AND
LIFESTYLE AMENITIES AND SPECIALTY DINING SERVICES

NEARBY AMENITIES ALONG
4TH AVENUE

- | | |
|---------------------------|-------------------------|
| Las Margaritas Restaurant | Tacofino |
| Patagonia | Rain or Shine Ice Cream |
| UPS | Jam Cafe |
| Canada Trust | 49th Parallel Cafe |
| Tractor | Whole Foods Market |
| Mark's | Safeway |

Kyle Wilson

Associate Vice President
Commercial Sales & Leasing
604 608 5941
kyle.wilson@cushwake.com

Cody Buchamer

Associate
604 608 5999
cody.buchamer@cushwake.com

Jordan Sengara

Personal Real Estate Corporation
Associate Vice President
604 640 5845
jordan.sengara@cushwake.com

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LOCATION

Situated within Vancouver's hip Kitsilano neighbourhood, the development opportunity lies within close proximity to an array of trendy restaurants and a vibrant retail district.

As a destination for shopping and lifestyle amenities and specialty dining services, the Kitsilano neighborhood, locally known as "Kits" is well known for its relaxed ambiance and scenic atmosphere.

ABOUT THE DEVELOPMENT

The project is a proposed 5-storey mixed-use residential (rental) and ground floor commercial development on the southwest corner of West 4th Avenue and Cypress Street.

The residential component is guided by the initiatives of the City of Vancouver's Rental 100 program to encourage 100 percent residential units are rental only.

FEATURES

- Directly on Translink bus service
- One block west of Burrard Street
- Close proximity to Kitsilano Beach, and downtown Vancouver

AVAILABILITIES

CRU 1 (2001 Cypress Street)	590 sf
CRU 1a (1904 West 4th Avenue)	521 sf
CRU 2a (1910 West 4th Avenue)	977 sf
CRU 2 (1918 West 4th Avenue)	1,400 sf
Total Available Area	3,488 sf

LEASE RATE

Contact Listing Agents for Details

ADDITIONAL RENT

\$18.00 psf (est. 2021)



WALK SCORE
WALKER'S PARADISE
97



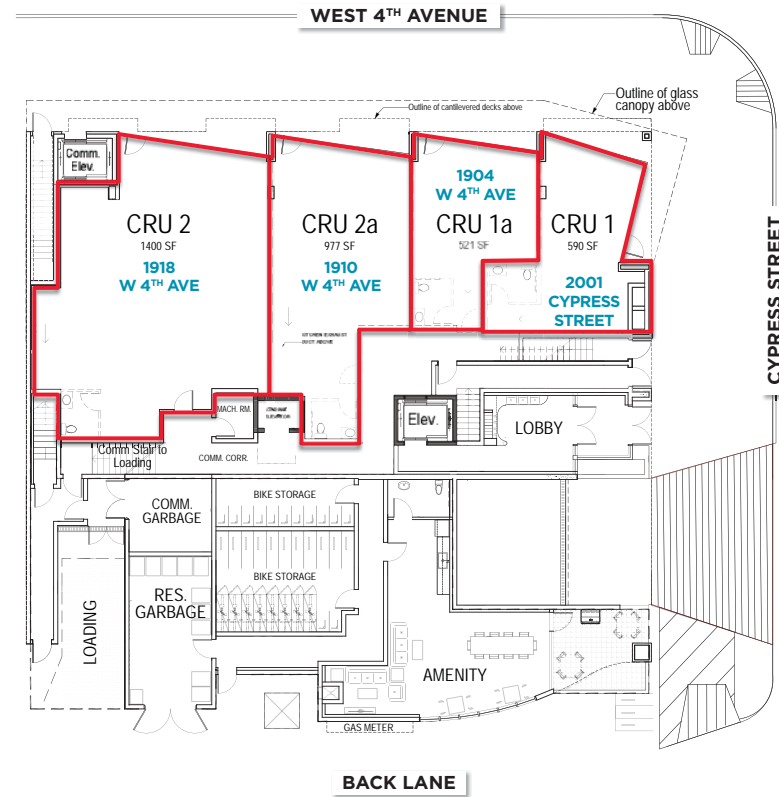
TRANSIT SCORE
EXCELLENT TRANSIT
78



BIKE SCORE
BIKER'S PARADISE
91

DEMOGRAPHICS

	1 km	3 km	5 km
Population (2019)	31,441	217,791	362,813
Population (2024)	32,721	231,737	390,325
Projected Annual Growth (2019 - 2024)	0.8%	1.2%	1.5%
Median Age	39	38.3	39
Average Household Income (2019)	\$106,740	\$113,189	\$116,619



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