

# 2211 West 4th Avenue

Vancouver, BC

FOR LEASE

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## Highlights

This premier address features a dynamic mix of established tenants such as Whole Foods, Arc'teryx, and Adidas, alongside exciting newcomers Kit and Ace and Helly Hansen. The Property boasts over 500 feet of frontage on busy West 4th Avenue, a prime high-street shopping district with established and trendy shops, attracting a significant amount of foot traffic. The Property offers unparalleled exposure to a wealthy and growing population.

- Average household income exceeding \$120,000.
- 1.27 acre site on the prestigious West 4th Avenue.
- Steps away from popular Kitsilano Beach.
- Located just minutes from renowned Granville Island and prestigious Yaletown district.



## Demographics | 3km Radius



Population

203,591



Number of Households

110,827



Median Age

39.4



Household Income

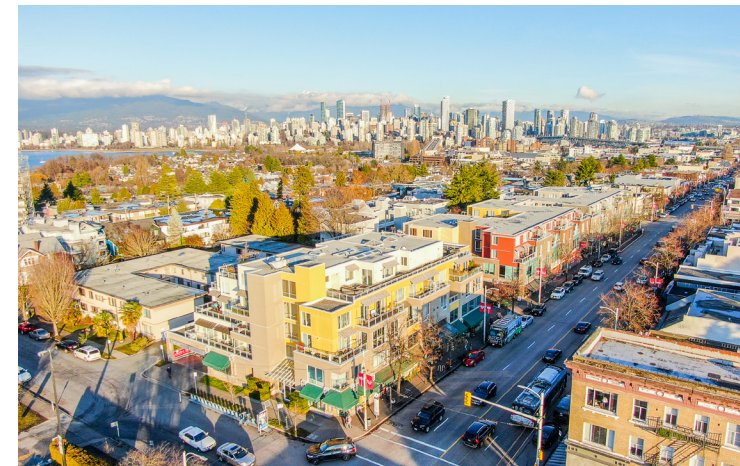
\$125,752



People Per Household

1.84

\*Data from 2024 Environics Analytics.



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## Legend

### Ground Floor

- 2201. Arc'teryx (6,560 sf)
- 2203. Gravity Pope Clothing (1,766 sf)
- 2205. Gravity Pope Shoes (3,180 sf)
- 2207. Judith & Charles (2,085 sf)
- 2209. New Look Vision Group (1,704)
- 2231. Helly Hansen (3,908 sf)

- 2233. Kit & Ace (2,380 sf)
- 2235. Adidas (2,272 sf)
- 2239. Kitslano Wine Cellar (3,189 sf)
- 2259. Dr. A. Shivji Dentist (1,234 sf)
- 2285. Whole Foods Market (11,809 sf)

### Second Level

- 200. Whole Foods Market Office (5,663 sf)
- 202. Bea in Balance Consulting (735 sf)
- 207. Movement Studio & Pilates (1,025 sf)
- 209. Novena Management (1,794 sf)
- 215. Dr. Nigel Liang (840 sf)
- 216. West 4th Physiotherapy Clinic (2,394 sf)

- 219. Anytime Fitness (9,520 sf)
- 224. Spirit of Math Schools (3,760 sf)
- 225. Available (1,021 sf)**
- 228. Removery (1,131 sf)
- 288. Yap, Goldswain, White, Brownlee (970 sf)