KITSILANO RETAIL
FOR SALE BY COURT ORDER

2,500 SF RETAIL STRATA
FULLY LEASED
5% CAP RATE
(INCLUDING MANAGEMENT FEE)

2036 WEST 4TH AVE

VANCOUVER | BC

CONTACT

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CBRE

OVERVIEW

2036 WEST 4TH AVE

CBRE Limited has been engaged under a court-appointed mandate to present the opportunity to acquire **2036 West 4th Avenue (the "Property")**—a bespoke, at-grade strata retail asset within one of Vancouver's most coveted urban retail markets.

The Property offers approximately 2,500 square feet of premium retail frontage in the heart of Kitsilano's West 4th Shopping District, a neighbourhood recognized for its strong tenant mix, sustained foot traffic, and enduring retail performance.

The unit is secured by a long-term restaurant tenant and elevated by a comprehensive $1.7 million renovation completed in 2025. Delivering immediate income, exceptional visibility, and elevated retail presence, providing a refined, turnkey investment with enduring appeal along one of the city's premier urban retail markets. A trophy retail investment asset, fully leased and available via Court.

Contact Listing Agent for cout-ordered sales process details.

$1.7M IN RECENT TENANT IMPROVEMENTS

HIGHLIGHTS

INVESTMENT HIGHLIGHTS

2,500 NET RENTABLE SF	**4 Stalls** SECURED UNDERGROUND PARKING
$182.5k NET OPERATING INCOME	**33.6k** VEHICLES PER DAY EXPOSURE
$1.7M RECENT TENANT IMPROVEMENTS	**550 m** TO FUTURE ARBUTUS STATION
25 ft. WEST 4TH FRONTAGE (APPROX.)	**$144k** AVG. HOUSEHOLD INCOME (3KM RADIUS)

PRIME WEST 4TH INVESTMENT

ALL VALUES ARE APPROXIMATE AND SUBJECT TO VERIFICATION
SOURCE: CBRE RESEARCH, 2026

SALIENT DETAILS

CIVIC ADDRESS	2036 West 4th Avenue
PID	006-074-090
ZONING	C-2B (Commercial District)
UNIT AREA	2,500 SF (as per lease)
LEGAL DESCRIPTION	STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 863, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

PROPERTY TAX	$25,550.00 (2025)
ASSESSED VALUE	$2,158,000.00 (2026)
YEAR BUILT	1980
PARKING	4 stalls in secured garage
NOI	$191,625 (including mgt fee) $73 PSF (net) + 5% mgt fee

$3,250,000
LISTING PRICE

5%
CAP RATE
(INCL MANAGEMENT FEE)

EXISTING TENANT

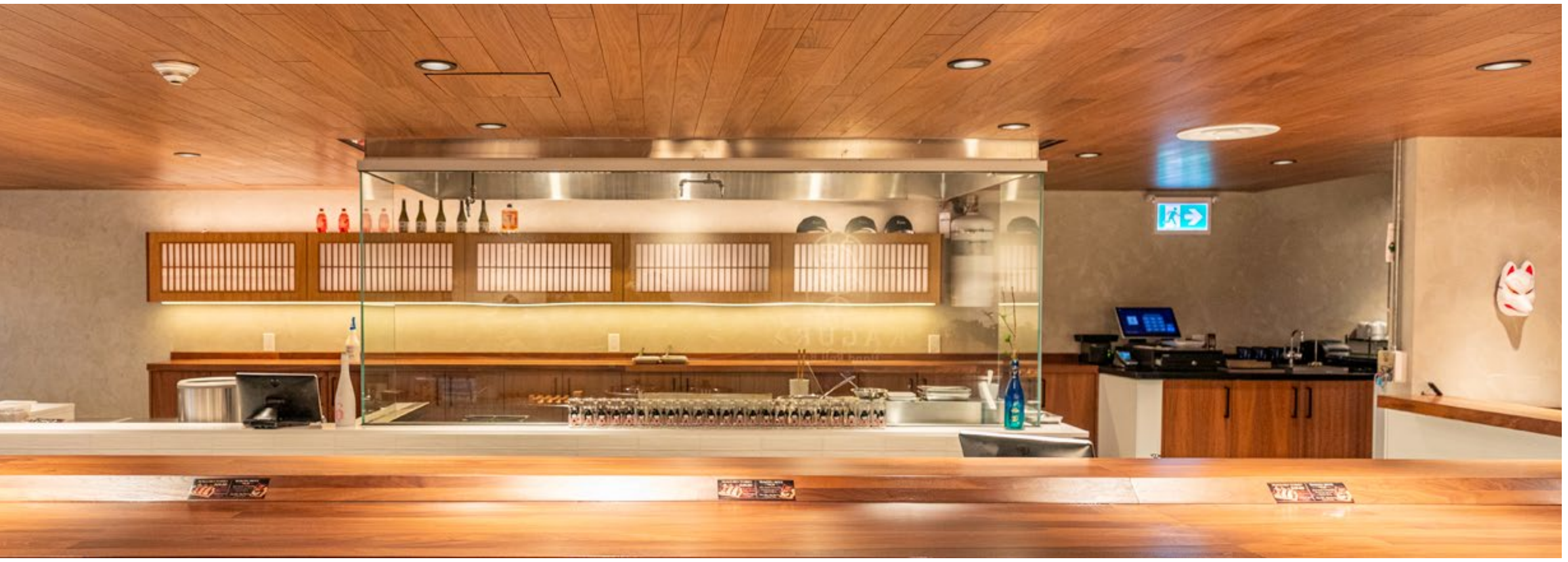
KAGURA HAND ROLL BAR

The unit is secured by Kagura, a Japanese sushi hand roll bar, which opened in December 2025. Its parent company owns more than 5 restaurants across Canada and Japan, including Vancouver's beloved JINYA Ramen Bar and Ebi-Ten, with over 35 years in the restaurant industry.

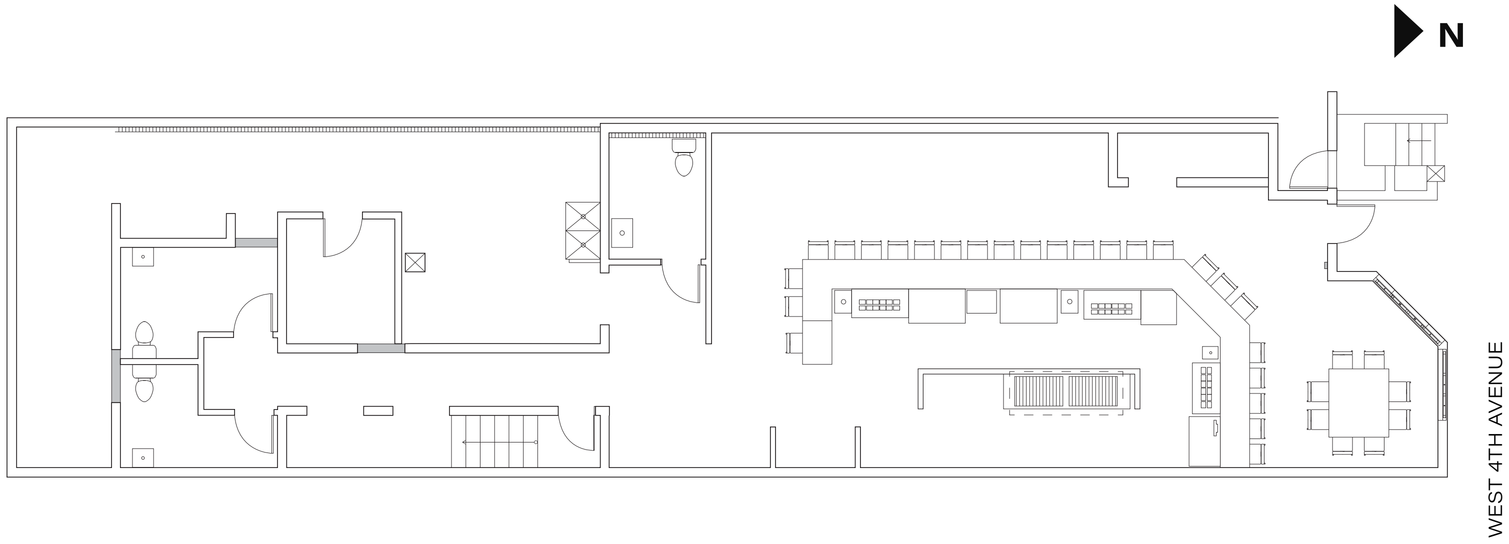
Kagura's arrival also adds momentum to West 4th Avenue's dining corridor, which has seen a steady mix of new restaurants, cafés, and takeout spots opening alongside long-standing neighbourhood favourites.

The tenancy introduces a trendy restaurant use that supports daytime and evening traffic, strengthening the property's street-level engagement along West 4th. Beautifully renovated for modern restaurant operations, the space is configured to support efficient service, frequent turnover, and strong visibility in a mature, high-barrier neighbourhood.

SEASONED RESTAURATEUR IN ONE OF THE MOST PROFITABLE RETAIL NEIGHBOURHOODS IN VANCOUVER



FLOOR PLAN



2,500 SF

WITH 25′ PREMIUM FRONTAGE IN KITSILANO

FLOOR PLAN NOT TO SCALE. SUBJECT TO VERIFICATION

ZONING

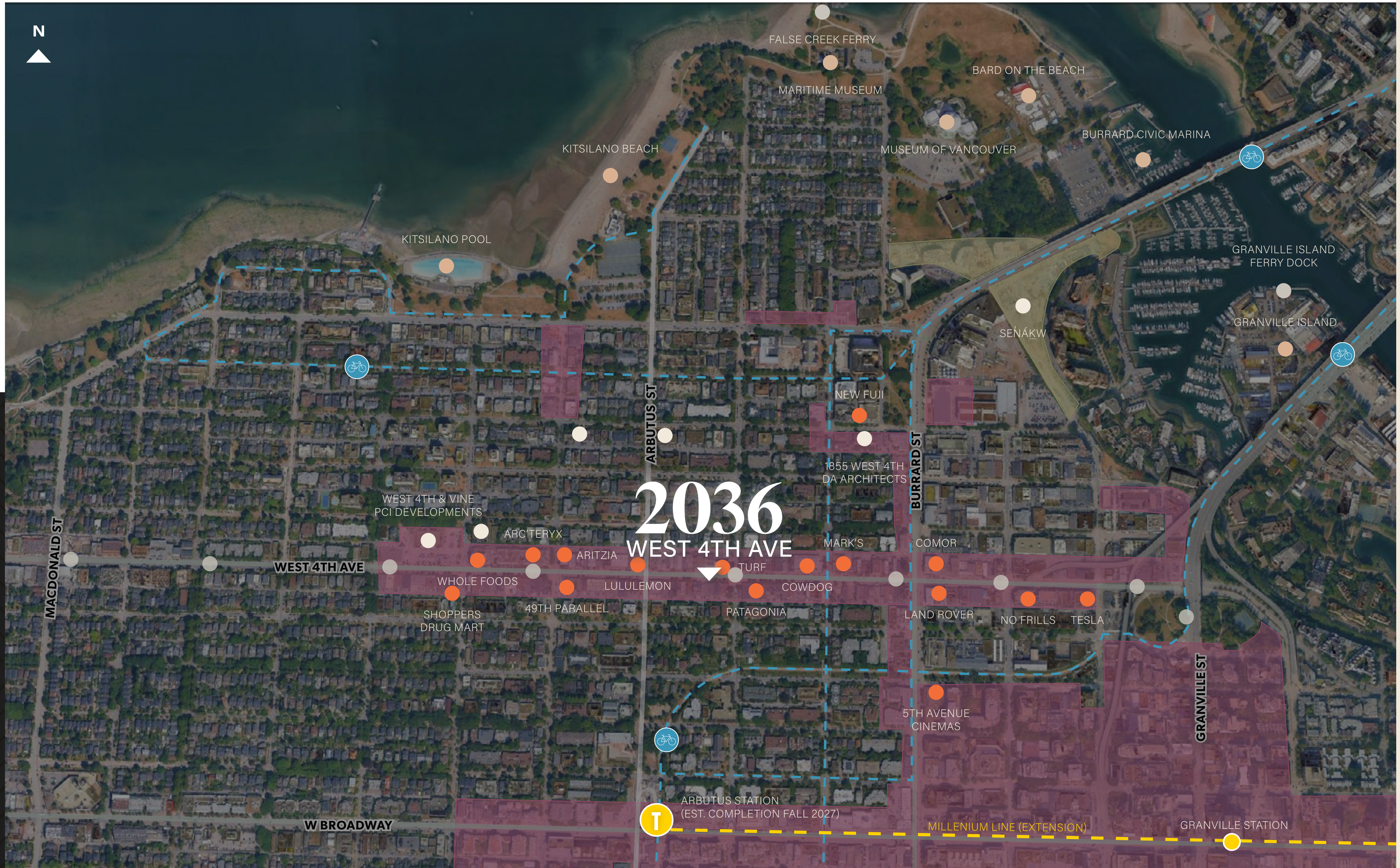
C-2B (COMMERCIAL)

Designated to support a wide range of commercial goods and services in central locations to serve larger neighbourhoods and communities. This zoning also encourages mixed-use residential developments that incorporate secure rental housing.

SOURCE: CITY OF VANCOUVER, 2026

KITSILANO

NEIGHBOURHOOD OVERVIEW



NOTABLE TENANTS · DEVELOPMENT · LANDMARK

$90-$125	33,695	123,193	$144,468
AVG ASKING NET RENT RATE	VEHICLES PER DAY	HOUSEHOLDS (3KM)	AVG. HOUSEHOLD INCOME (3KM)

SOURCE: CBRE RESEARCH, 2026

NEARBY TENANTS

WEST 4TH

Aesop
Adidas
Arc'teryx
Aritzia
Casper
Comor
Fjällräven
Helly Hansen
Kit & Ace
Land Rover
Lululemon
Mejuri
Monos Travel
Melanie Auld Jewelry
Patagonia
Peak Performance
Reigning Champ
Reformation
Shoppers Drug Mart
Tesla
Warby Parker
Whole Foods

50+ RESTAURANTS & CAFÉS

12+ GROCERY & LIQUOR STORES

20+ SPA & WELLNESS

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2036
WEST 4TH AVE

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FOR MORE INFORMATION INCLUDING THE COURT-ORDERED SALE PROCESS DETAILS, PLEASE CONTACT:

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Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.