

FOR LEASE | RETAIL  
**4213 MAIN STREET**  
VANCOUVER, BC



- ▶ **877 SF Retail Space**
- ▶ **Trendy High Pedestrian Traffic Location**

### Location

The subject property is located next to Vancity on the south west corner of Main Street and 26th Avenue in the Hillcrest/Little Mountain neighbourhood in Vancouver. Only minutes from Downtown Vancouver, this area has been recognized as one of the hottest areas to live and do business. This segment of Main Street has emerged from being Antique Row to attracting trendy fashion boutiques, a wide variety of restaurants and specialty coffee cafes. Main Street is a popular shopping destination with high pedestrian traffic.

This is an opportunity to locate in a renovated multi-tenant 8,000 square foot retail building anchored by Vancity Savings with convenient street front and surface parking at the rear.

### Neil S McAllister

Personal Real Estate Corporation  
D 604.630.3374 C 604.720.3312  
neil.mcallister@lee-associates.com

**FOR LEASE | RETAIL**  
**4213 MAIN STREET**  
**VANCOUVER, BC**

**Leasable Area**

877 SF

**Availability**

January, 2023

**Features**

- ▶ Trendy neighbourhood
- ▶ High pedestrian and vehicular traffic
- ▶ Newly renovated exterior

**Zoning**

C-2 – allows a wide variety of commercial retail uses

**Basic Rental Rate**

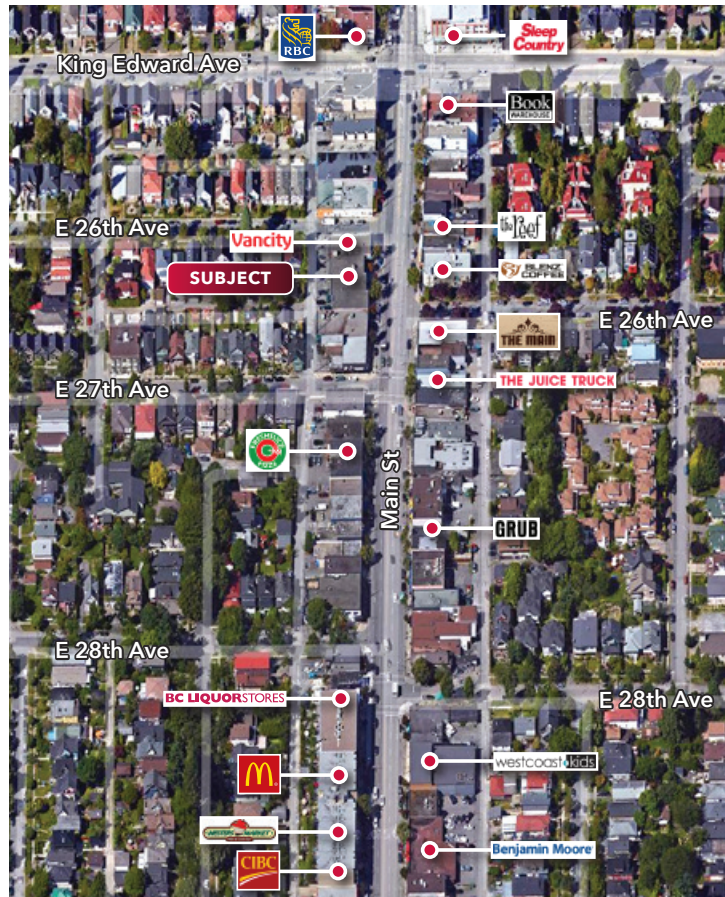
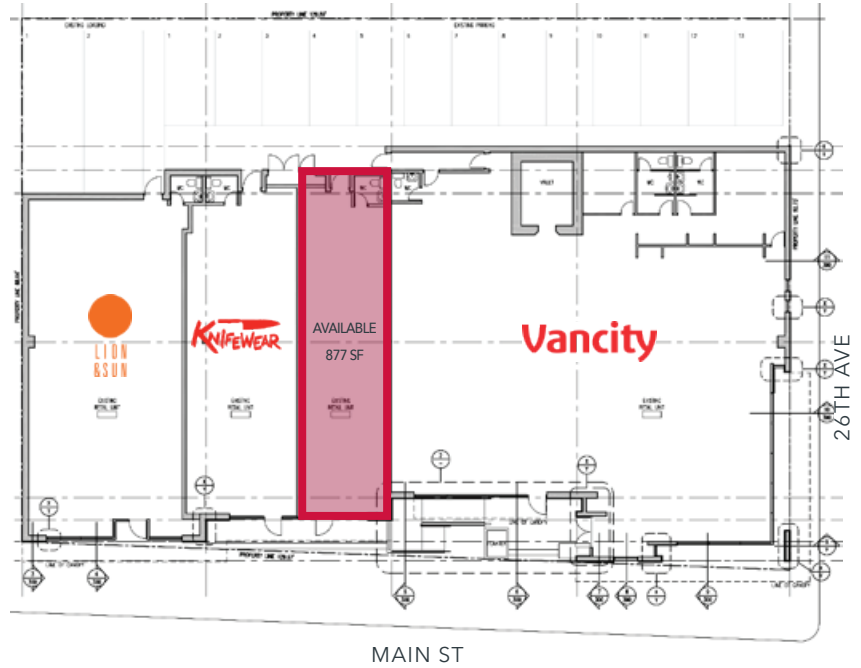
\$60.00 PSF per annum

**Taxes and CAM (2022 Estimate)**

\$22.64 PSF includes 4% basic rent management fee

**Parking**

2 dedicated parking stalls included



Demographics	1 km	3 km	5 km
Total Population	19,729	178,810	522,668
Median Age	37.9	38.3	39.0
Avg. Household Income	\$139,952	\$121,359	\$116,488
Total Daytime Population	14,249	170,991	614,250

Source: Environics Analytics 2021 Estimate

