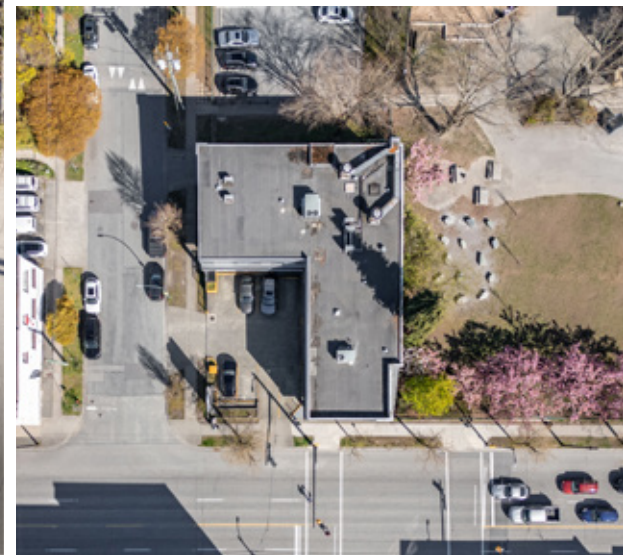


FOR LEASE

4800 MAIN STREET

PRIME MOUNT PLEASANT CORNER RETAIL OPPORTUNITY



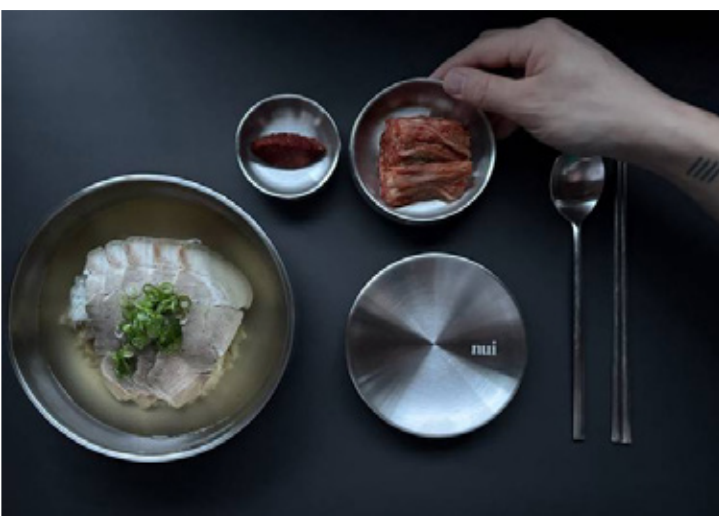


OPPORTUNITY OVERVIEW

An exceptional opportunity to lease a well-positioned retail unit along one of Vancouver's most vibrant and community-oriented corridors. Located at 4800 Main Street, this 624 SF (approx.) ground-floor space, currently home to Distance Runwear, offers immediate availability within a high-traffic, mixed-use plaza with strong visibility and an established local customer base.

Set within the heart of the Main Street corridor, the area is known for its curated mix of independent retailers, cafés, and restaurants that draw consistent foot traffic throughout the day. Neighbouring businesses include Nui, East is East, Published, Anh and Chi, Liberty Bakery, and a variety of boutique shops that contribute to the street's distinct character and loyal following. Just steps away, the Riley Park Farmers Market further animates the neighbourhood, bringing a steady stream of visitors and reinforcing the area's strong sense of community.

The unit offers a turnkey retail environment well suited for specialty retail, health and wellness, boutique services, or food and beverage concepts. Surrounded by a dense residential population and a highly engaged neighbourhood demographic, this is a rare opportunity to establish a presence in one of Vancouver's most sought-after retail destinations.



FEATURES



Prime Main Street location with strong brand exposure and high pedestrian and vehicle traffic



Located within Little Mountain Plaza alongside established tenants including RE/MAX, restaurants, and professional services, driving consistent cross-traffic



Flexible C-2 zoning allows for a variety of potential uses



Positioned in South Main, a high-demand retail corridor with affluent residential density and proven consumer spending



Strong transit access via multiple bus routes along Main Street



Ample surface and underground parking available

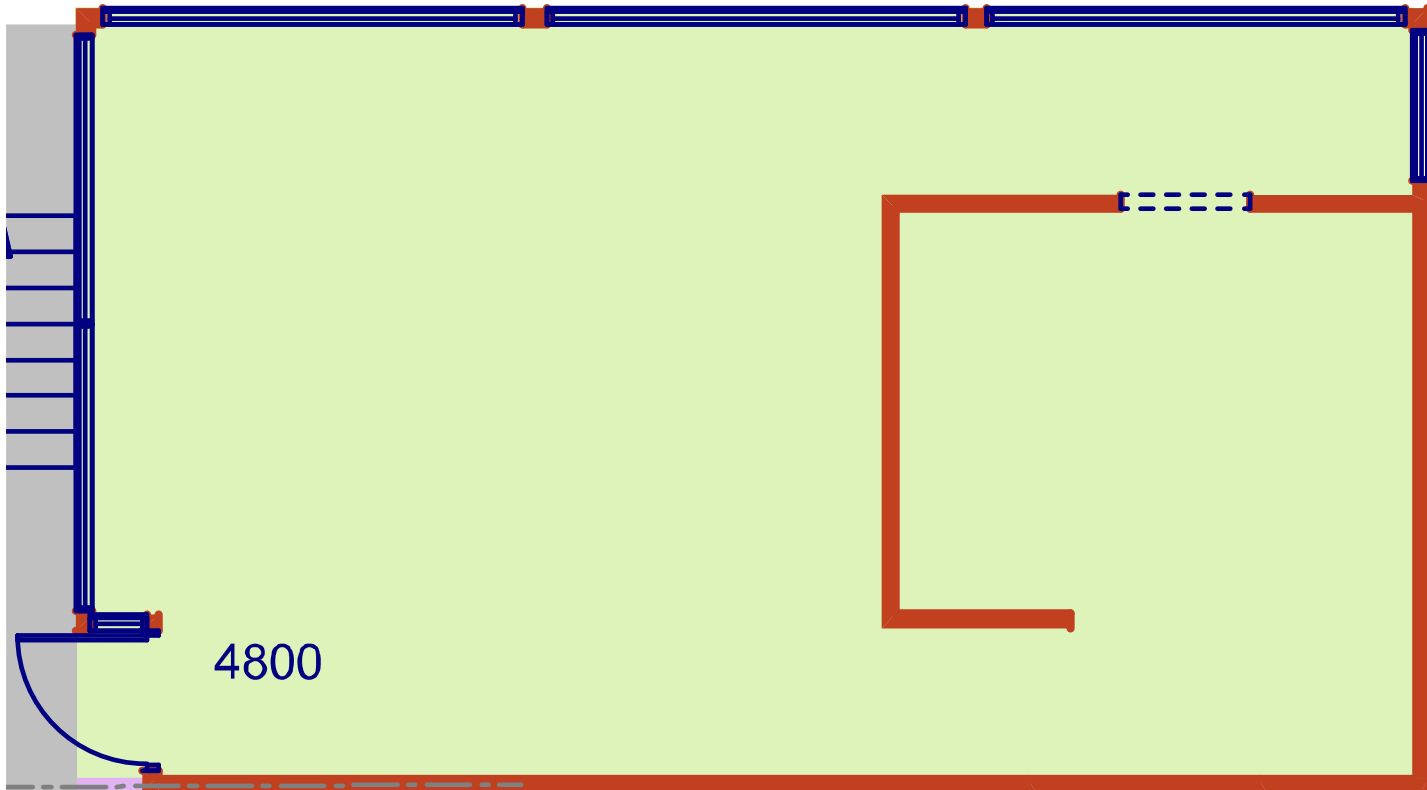


SALIENT FACTS

Size¹	623.70 SF (Approx.)
Basic Rent	\$50.00 PSFPA
Additional Rent	\$14.50 (2026 est.)
Zoning	C-2 (Commercial)
Availability	October 1, 2026

¹All sizes are approximate and subject to verification.

THE FLOORPLAN



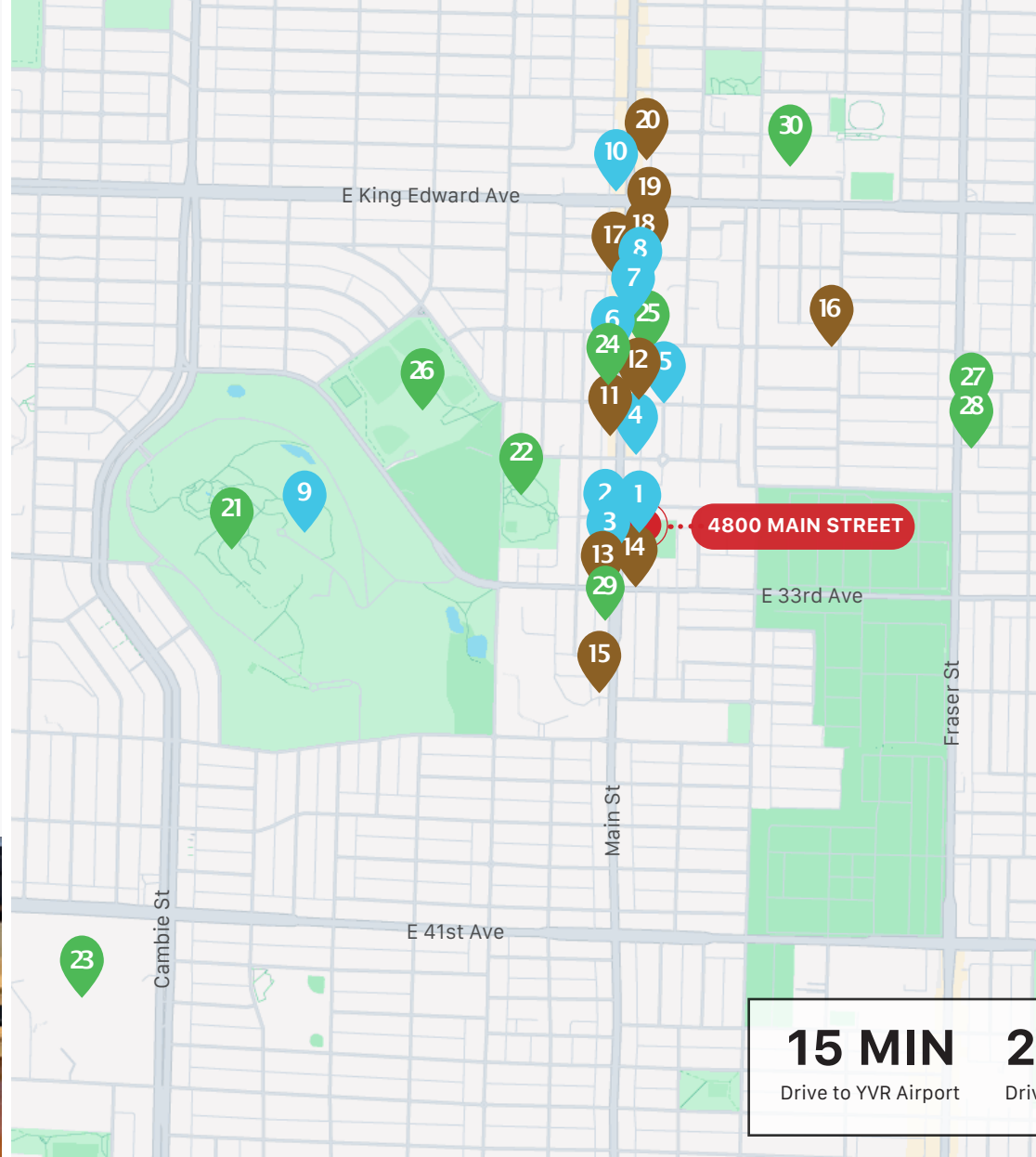
*Floor plan may not be 100% accurate and is subject to verification.

THE LOCATION

4800 Main Street sits within Little Mountain Plaza — an established, well-maintained multi-tenant commercial complex at the corner of Main Street and 32nd Avenue in South Vancouver.

Main Street is one of Vancouver's most vibrant retail and lifestyle corridors, known for its walkable, community-oriented character and strong independent business culture. The immediate area benefits from dense residential catchment, high daytime foot traffic, and excellent transit connectivity via TransLink bus routes on Main Street.

The property enjoys strong co-tenancy with RE/MAX, established restaurant operators, and professional services, driving consistent customer traffic throughout the week. Ample surface parking is available on-site for customers and staff.



DINING + CAFÉ

1. Haiyi Seafood Restaurant
2. Nui
3. Oretachi Curry
4. Ivy's Kitchen
5. bbq Chicken
6. East is East
7. MeeT on Main
8. Heritage Restaurant & Bar
9. Seasons in the Park
10. Zakkushi

CAFÉS & CASUAL FARE

11. Sweet Thea Bakery
12. Breka
13. Melt Confectionary
14. PlayScape Café
15. C Market Coffee
16. Le Marché St. George
17. Continental Coffee
18. Blenz Coffee
19. Aperture Coffee Bar
20. Jo's Italian Deli

AMENITIES & SHOPS

21. Queen Elizabeth Park
22. Riley Park Farmers Market
23. Oakridge Park
24. Nesters Market
25. Rodan Jewellers
26. Hillcrest Community Centre
27. Dean's NOFRILLS
28. Shoppers Drug Mart
29. Oro Hair Studio
30. Sir Charles Tupper Secondary School

15 MIN

Drive to YVR Airport

20 MIN

Drive to Downtown

8 MIN

Drive to BC Children's Hospital



Queen Elizabeth Park



Oakridge Park



C Market Coffee

Contact Us

ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA
604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC
604.609.0882 Ext. 226
nathan@corbelcommercial.com

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

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