



JERICO HOUSE

RETAIL UNITS FOR PRE-LEASE

West 4th Avenue & Highbury Street
3780 W 4th Avenue, Vancouver





BOULANGERIE

TRATTORIA

BRICK HOUSE

UNIQUE RETAIL PRE-LEASING OPPORTUNITY

3780 W 4th Avenue

A premium opportunity to pre-lease retail space within Locarno's newest mixed-use development, ideally located at the intersection of West 4th and Highbury Street in Vancouver's West Point Grey neighbourhood. Positioned along one of the city's most established west side corridors, the property offers excellent visibility and consistent local traffic, with convenient access to surrounding residential communities and nearby beaches.

The development will feature 63 market residential units above 4,699 SF of high-exposure ground-floor retail. The surrounding area is supported by strong west side demographics, including high household incomes and a median age of 36.6 years.

The project is steps from many well-established retailers and amenities including Breka Bakery, No Frills, La Quercia & L'Ufficcio, Jo's Italian Deli, and Jericho Beach Park.

DEMOGRAPHICS WITHIN 1KM



Census Population (2025)
9,929



Household Income (2025)
\$172,385



Median Age (2025)
36.6



Census Population (2030)
10,111



Household Income (2030)
\$201,181



Median Age (2030)
38.1

PROPERTY HIGHLIGHTS



Retail Customer
Street front &
Paid Parking



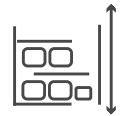
Estimated Occupancy
DECEMBER 2027



Ventilation Shaft for
Kitchen Exhaust in
place



Bi-Folding Storefront
Featured in all CRUs



15' to 16'8"
Ceiling Heights



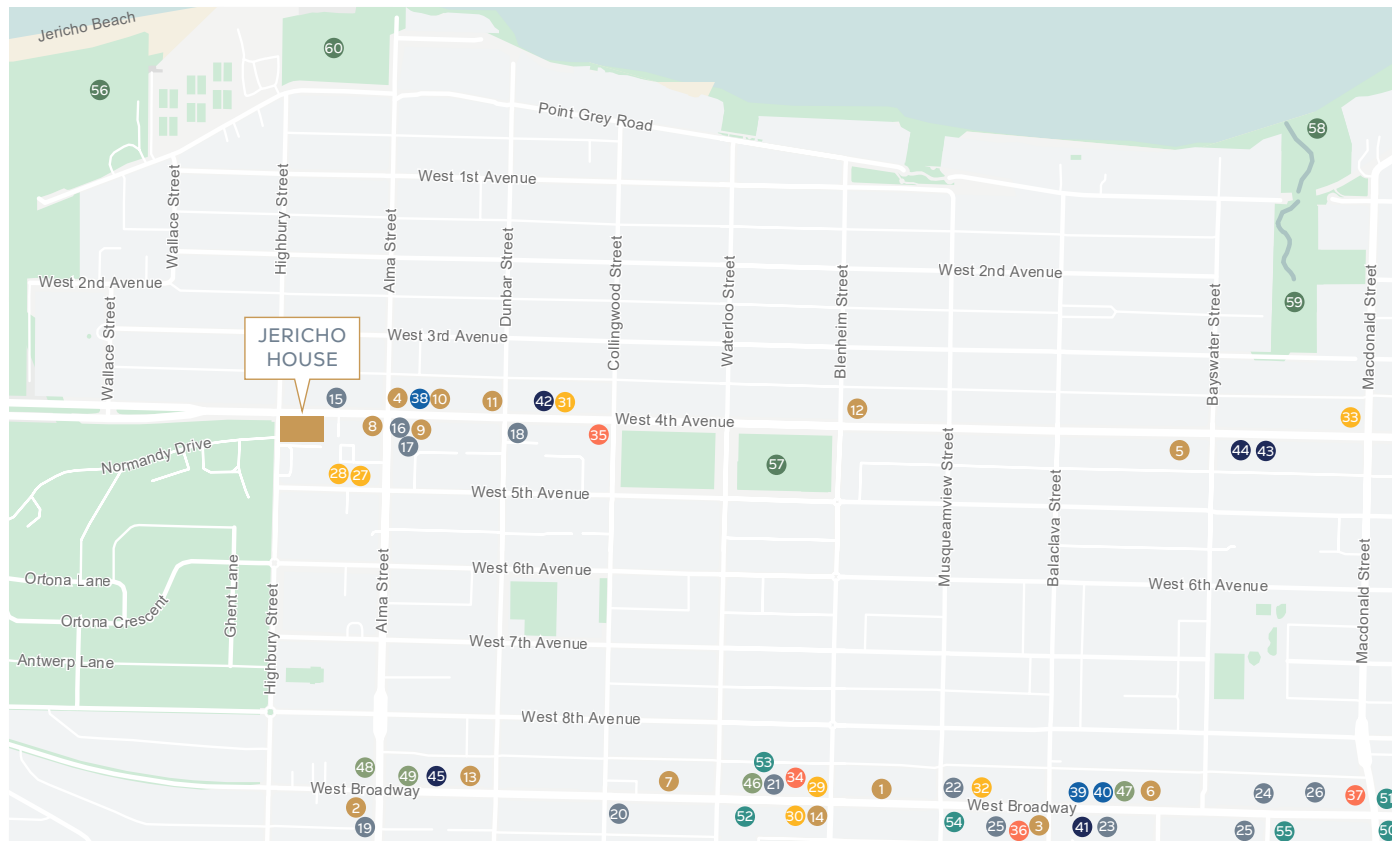
Class B Commercial Loading/
Garbage and Recycling Room
accessible to each CRU via
rear access corridor



Expansive 20 foot wide
storefront outdoor seating
and displays

LOCATION

3780 W 4th Avenue



Located at West 4th Avenue and Highbury Street, the project is surrounded by an established mix of retailers, cafés, restaurants, and everyday amenities serving West Point Grey's west side community. The location offers strong neighbourhood connectivity and close proximity to Jericho Beach and surrounding residential areas.

The location is anchored with continuous foot traffic from an adjacent Breka Bakery, BC Liquor Store, and No Frills Grocery Store.

Restaurant/Eatery

1. Good Co. Kits
2. Jo's Italian Deli
3. Nuba
4. La Quercia & L'Ufficio
5. Little Bird Dim Sum
6. Banana Leaf
7. The Eatery
8. A&W
9. Irori Sushi
10. Zapoteca
11. Gake Sushi & Lounge
12. Charm by Zab Bite
13. The Wolf and Hound
14. McDonald's

Café/Bakery

15. Breka Bakery & Café
16. Blenz Coffee
17. Beyond Bread
18. Aphrodite Organic Pie & Shop
19. Bon Ton Pastry
20. True Confections
21. Amberdo Café
22. Starbucks
23. Just Another
24. Purebread Bakery + Coffee
25. JJ Bean
26. COBS Bread

Grocery and Liquor Store

27. BC Liquor
28. No Frills
29. Sungiven Foods
30. Angry Otter Liquor Store
31. IGA
32. City Avenue Market
33. Fresh St Market

Retail Shopping

34. Sleep Country
35. Forerunners
36. Turnabout
37. Plenty

Specialty Goods

38. Killer Ice Cream
39. Parthenon Market
40. Bosley's

Medical & Pharmacy

41. Shoppers Drug Mart
42. Pure Integrative Pharmacy
43. Juno Veterinary
44. Do Well Kitsilano
45. West Kits Dental & Denture Clinic

Fitness & Wellness

46. F45
47. Orange Theory
48. Tality Kitsilano
49. YYOGA West Point Grey

Financial Institutions

50. Scotiabank
51. RBC
52. TD Bank
53. Vancity
54. National Bank
55. CIBC

Parks

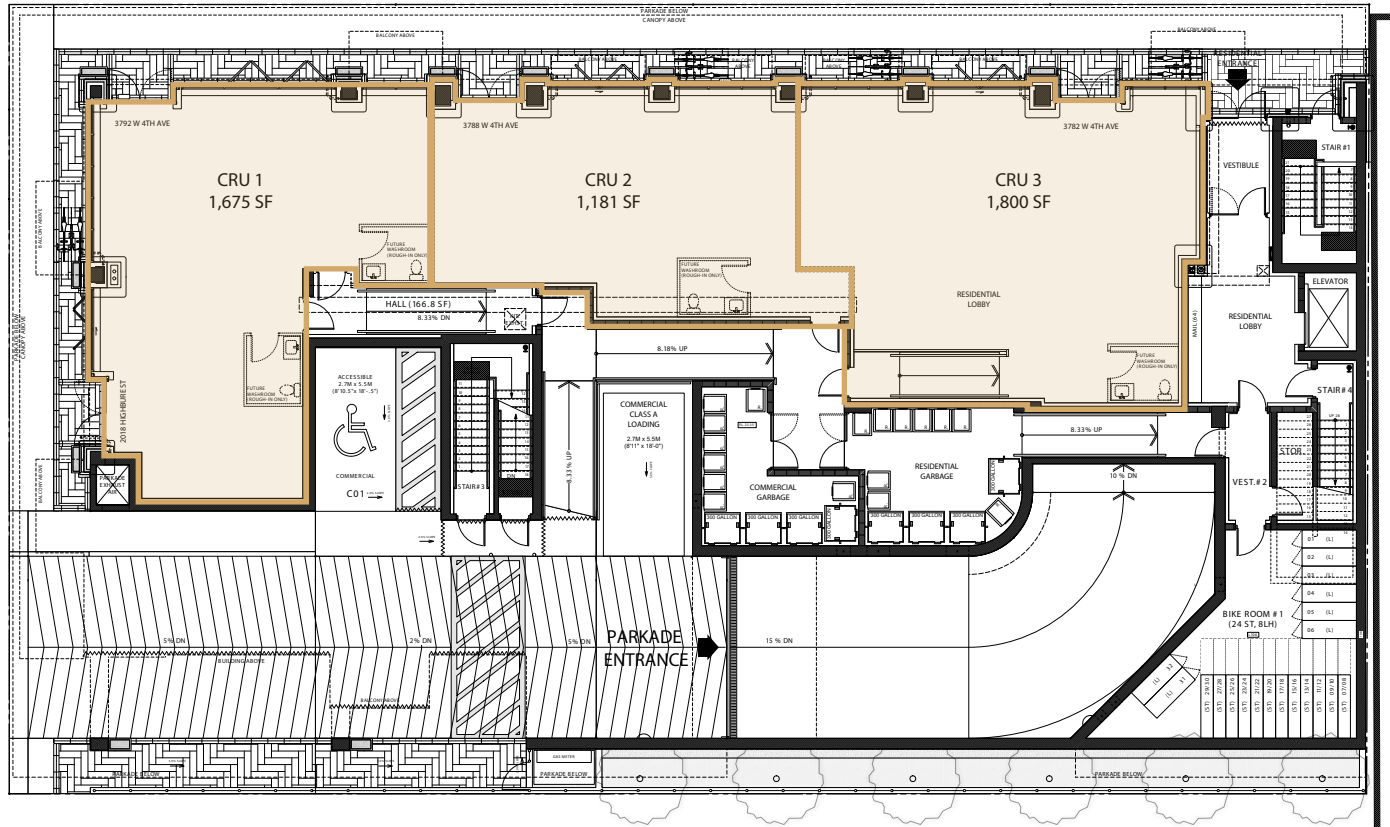
56. Jericho Beach
57. McBride Park
58. Volunteer Park
59. Tatlow Park
60. Hastings Mill Park

FLOOR PLAN

3780 W 4th Avenue

WEST 4TH AVE

HIGHBURY ST



| CRU | SIZE (SF) |
|--------------|--------------|
| CRU 1 | 1,690 |
| CRU 2 | 1,192 |
| CRU 3 | 1,816 |
| TOTAL | 4,699 |

Asking Rent: Please contact listing agent

Additional Rent: Estimated at \$25.00 PSF/annum

PROJECT TEAM

3780 W 4th Avenue



Locarno is a family-owned 4th generation landlord and real estate developer based in Vancouver with roots dating back to the 1920s when our founder began buying and developing properties in recognizable locations though out West Point Grey, Dunbar, Kitsilano, and East Vancouver.

Today, Locarno specializes in the acquisition, development and operation of commercial and mixed-use buildings in key locations within both established and growing neighbourhoods.

Our strategy is to hold properties for the long-term and we pride ourselves on producing high quality projects that will maintain their appeal for generations.

Locarno.ca



Whether project leasing, strata pre-sales, or representing tenants, Sittings Realty work in partnership with all of our clients throughout the complete process. We provide in-depth knowledge, strong industry relationships, honesty, professional support and a track record for success to every project we undertake.

Sittings.ca



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 **SITINGS**