

4498 West 10th Ave

Vancouver, BC

5,287 SF Retail/Office Space Available for Sublease or Assignment (Former Bank Branch)



Banking client has undertaken a comprehensive analysis of its retail network and has flagged that there is excess market coverage in certain retail nodes. This excess market coverage has allowed the Bank the opportunity to bring prime real estate space to market for sublease or assignment.

Surrounding Retailers

CIBC BMO Tenth & Proper Pure Pharmacy Domino's
Bean Around the World
Coffees
Four Olives Restaurant
Burgoo

For More Information

CRAIG HAZIZA

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SITE DETAILS

Area: 5,287 SF

Asking Net: Call Listing Agent

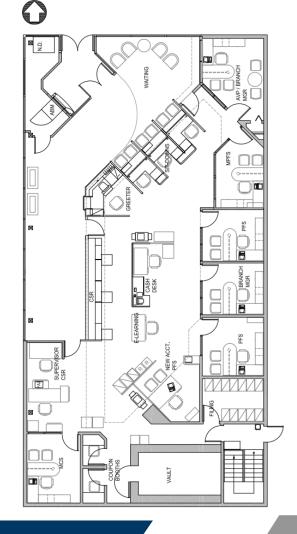
Operating CAM Costs: \$14.24 per SF

Sublease Term: November 30, 2026

PROPERTY HIGHLIGHTS

- In the heart of Vancouver's Point Grey neighbourhood
- · Upscale residential neighbourhood
- The area hosts a rich variety of independently owned businesses, boutique restaurants and cafes shops
- Close proximity to the University of British Columbia and Jericho Beach





Demographics



Avg. Household Income \$193 582



Household Population8,187



Daytime Population5.938