



For Lease

Second Floor Large Format Retail Opportunity

845 MARINE DRIVE

North Vancouver, BC



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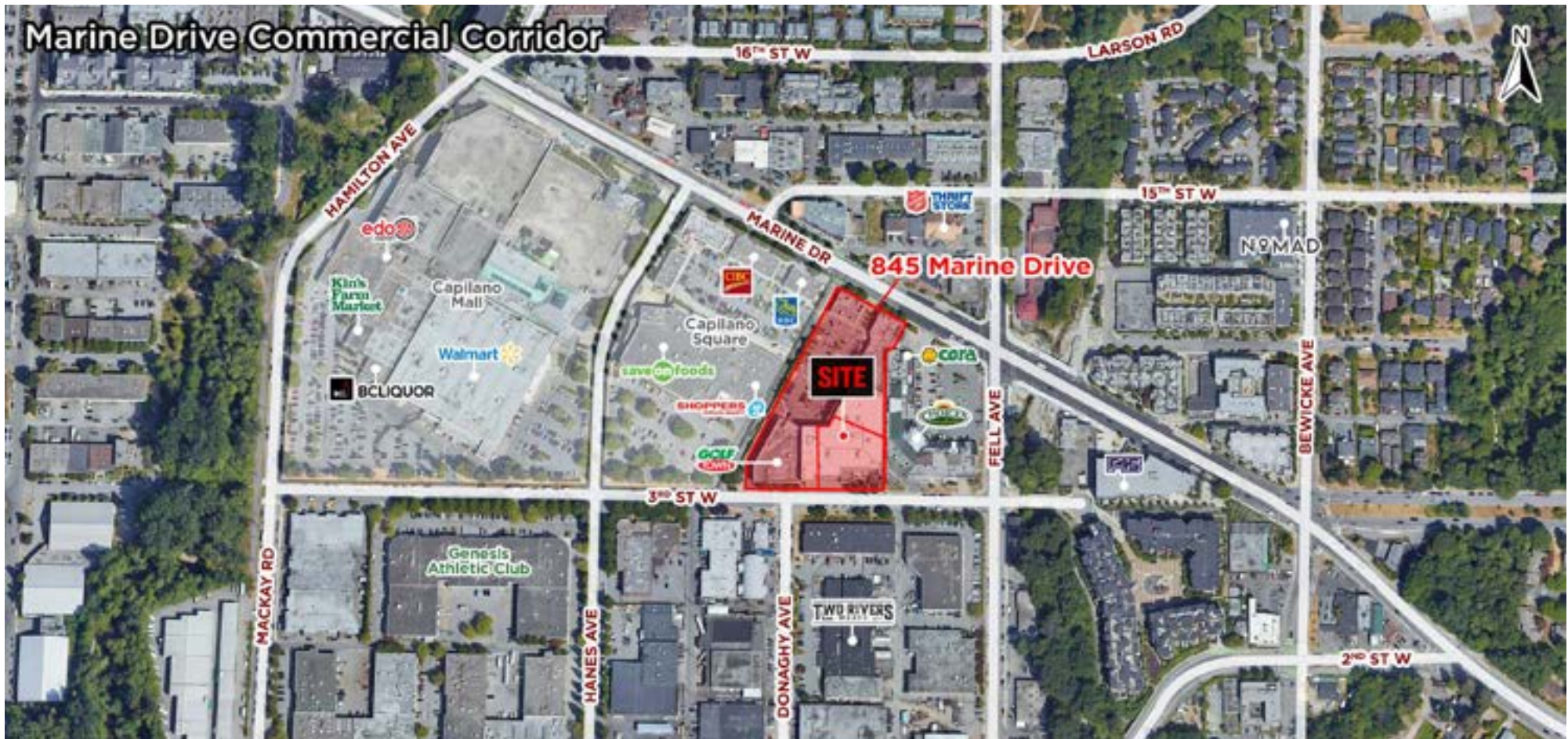
PROJECT SUMMARY

845 MARINE DRIVE
North Vancouver, BC

The Property occupies a key location on the Marine Drive Commercial Corridor amongst other strong drawing retailers including grocery stores, pharmacies and Walmart. Further, Marine Drive is one of the most dominant retail corridors on the North Shore and is currently densifying with multi-family residential development.

Highlights include:

- ✦ Modern open-air strip centre
- ✦ Prominent signage opportunities along Marine Drive
- ✦ Close proximity to Capilano Mall, the largest enclosed mall in North Vancouver and anchored by Walmart
- ✦ Shadow anchored by to Save-On-Foods and Shoppers Drug Mart
- ✦ Situated on Translink's B-Line - a high capacity express bus service
- ✦ Over 50,000 residents with an average household income of over \$120,000 within a 5-minute drive



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DETAILS

✦ Unit 200: Second Floor: 33,257 SF
 Mezzanine: 1,643 SF
 Total: 34,900 SF

✦ Base Rent: Please Contact Listing Agents

✦ Additional Rent (est. 2025): \$16.60 PSF

✦ Signage: Storefront, multi-tenant panel, and podium signage available

✦ Zoning: CD-537 which permits a wide range of commercial uses

✦ Commercial Loading Facility: Please see photo on [page 5](#)

✦ Ceiling Height (approx.):

✦ Floor to underside of roof deck: 22'6"

✦ Floor to underside of trusses: 20'4"

(There are "drops" throughout the ceiling for drains, lights, mechanical, etc.)

✦ Parking: Surface: 106 stalls
 Subsurface: 214 stalls
 Total: 320 stalls

✦ Access/Egress: The shopping centre is easily accessible as follows:

- ✦ Signalized intersection at Marine Drive and Fell Avenue
- ✦ Signalized intersection at Fell Avenue and West 3rd Street
- ✦ Right in, right out from Marine Drive east bound
- ✦ Right in, right out from West 3rd Street

DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2025 Population	13,676	57,558	151,059
2030 Populations Projections	14,515	62,179	158,610
2025 Average HH Income	\$149,996	\$139,078	\$175,505
2025 Daytime Population	19,415	60,772	144,176

AREA TENANTS



SITE PLAN



PROJECT

845 MARINE DRIVE
Vancouver, BC



Premises and Prominent Streetfront Signage Opportunity



Multi-Tenant Panel Sign



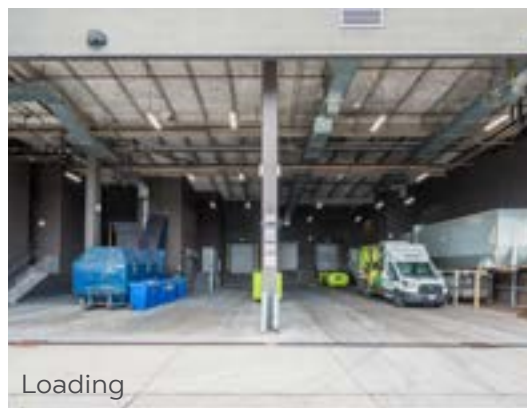
Project Tenants



Golf Town



Plaza Entrance from Marine Drive



Loading



Parkade

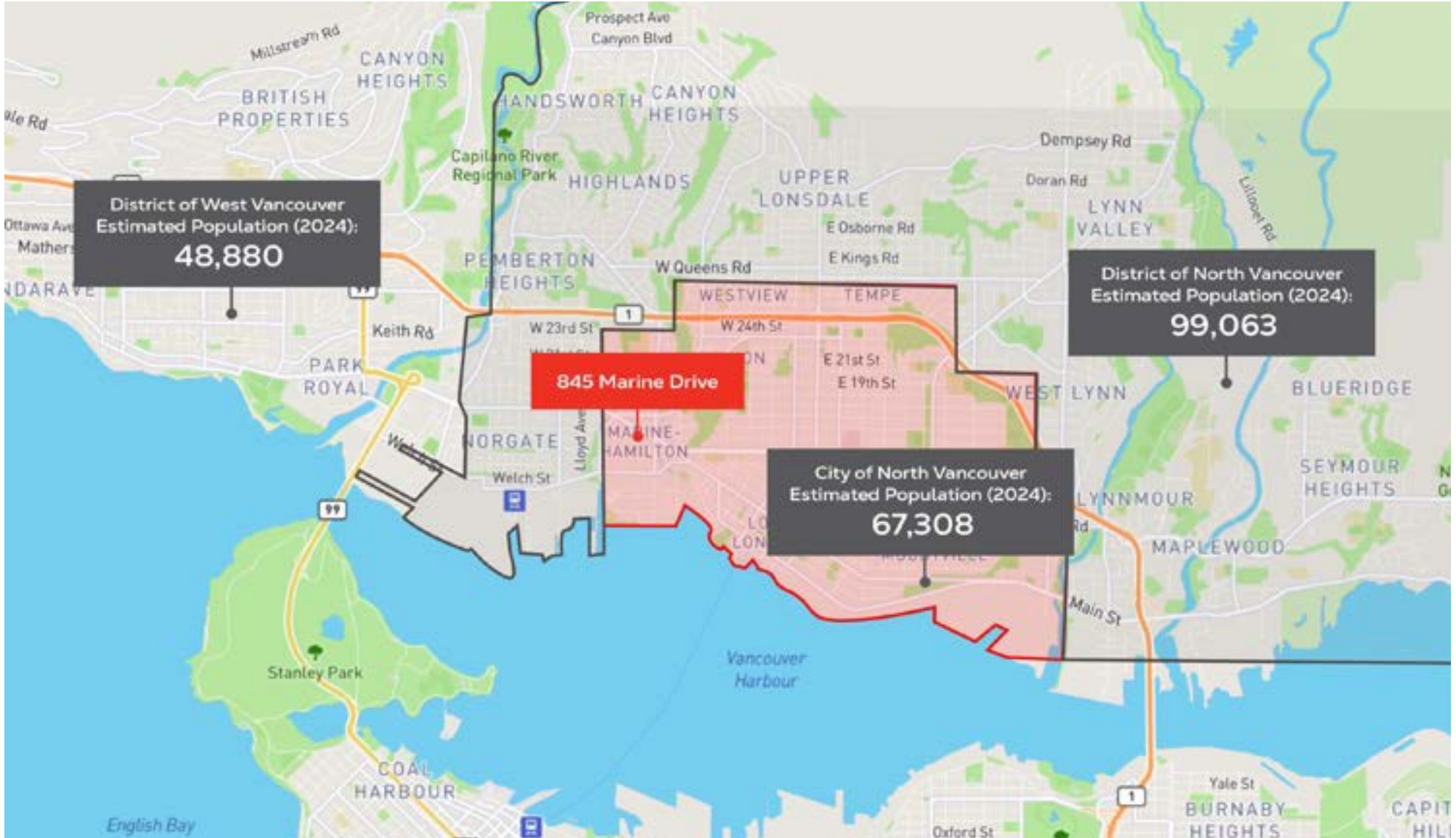
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NEIGHBOURING TENANTS



TRADE AREA

The population on the North Shore (West and North Vancouver) is over 200,000 people as follows:





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