



JUST LISTED

103 - 15505 MARINE DR

WHITE ROCK, BC V4B 1C9, CANADA

\$2,600

GROSS RENT/MONTH

534 SF

TOTAL SF

Now

AVAILABLE

PROPERTY HIGHLIGHTS

- Prime Marine Drive waterfront location in White Rock
- Former bakery, currently configured for takeout food service
- Suitable for retail, food & beverage, specialty retail, and service commercial uses
- Flexible layout with a variety of permitted uses under current zoning
- Excellent storefront exposure and signage potential
- High pedestrian traffic in a vibrant commercial district
- Surrounded by popular restaurants, cafés, boutiques, and destination businesses
- Gross lease rate of \$2,600/month

OVERVIEW

Position your business in one of White Rock's most sought-after waterfront locations. This versatile retail space, formerly a bakery and currently configured for takeout food service, is ideal for retail, food and beverage, specialty retail, and service commercial uses permitted under the current zoning. Enjoy excellent storefront exposure, strong pedestrian traffic, and a vibrant mix of nearby restaurants, cafés, boutiques, and destination businesses. Offered at a gross lease rate of \$2,600 per month, this is an exceptional opportunity to establish your business on iconic Marine Drive.



JEFF COPLAND

PERSONAL REAL ESTATE CORPORATION

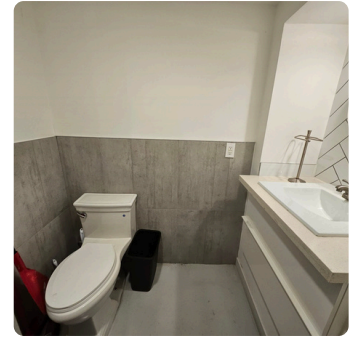
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PROPERTY DETAILS & SPECIFICATIONS

15505 MARINE DR, WHITE ROCK, BC V4B 1C9, CANADA

REMAX
ELEVATE



BUILDING SPECIFICATIONS

TOTAL SPACE:	534 SF
YEAR BUILT:	2002
MLS@ :	C8080096
BUILDING:	MIXED USE BUILDING

FINANCIAL SUMMARY

GROSS RENT (MONTHLY)	\$2,600
LEASE TYPE	GROSS LEASE
AVAILABILITY	AVAILABLE

ZONING & PERMITTED USES

ZONING	CR-3
USE CLASS	RETAIL, FOOD & BEVERAGE

IDEAL TENANT USES

- RETAIL BOUTIQUE
- BAKERY OR CAFÉ
- TAKEOUT FOOD SERVICE
- SPECIALTY FOOD STORE
- PERSONAL SERVICE BUSINESS
- CONVENIENCE RETAIL
- PROFESSIONAL SERVICES

LOCATION, SITE & AREA OVERVIEW

15505 MARINE DR, WHITE ROCK, BC V4B 1C9, CANADA

REMAX
ELEVATE

■ PROPERTY MAP



■ UNIT LAYOUT



■ LOCATION HIGHLIGHTS



ACCESSIBILITY & EXPOSURE

- PRIME MARINE DRIVE FRONTAGE WITH EXCELLENT STOREFRONT VISIBILITY
- STRONG PEDESTRIAN TRAFFIC AND EXPOSURE WITHIN WHITE ROCK'S WATERFRONT COMMERCIAL AREA



BUSINESS SUITABILITY

- IDEAL FOR RETAIL, FOOD & BEVERAGE, CAFÉ, BAKERY, SPECIALTY RETAIL, AND SERVICE BUSINESSES
- FLEXIBLE SPACE SUITABLE FOR ENTREPRENEURS AND ESTABLISHED BUSINESSES SEEKING A HIGH-VISIBILITY WATERFRONT LOCATION



LOCATION & AVAILABILITY

- PRIME MARINE DRIVE LOCATION IN WHITE ROCK, BC
- AVAILABLE FOR LEASE WITH FLEXIBLE COMMERCIAL USE OPPORTUNITIES
- 534 SF RETAIL SPACE WITH IMMEDIATE AVAILABILITY IN A SOUGHT-AFTER WATERFRONT AREA

AREA OVERVIEW

LOCATED ALONG ICONIC MARINE DRIVE IN WHITE ROCK, THIS PROPERTY BENEFITS FROM A PRIME WATERFRONT SETTING WITH STRONG PEDESTRIAN ACTIVITY AND EXCELLENT EXPOSURE. THE AREA FEATURES A VIBRANT MIX OF RESTAURANTS, CAFÉS, BOUTIQUE RETAILERS, AND DESTINATION BUSINESSES, ATTRACTING BOTH LOCAL RESIDENTS AND VISITORS. THIS SOUGHT-AFTER BEACHSIDE COMMERCIAL CORRIDOR OFFERS AN IDEAL ENVIRONMENT FOR BUSINESSES LOOKING TO ESTABLISH A PRESENCE IN A HIGH-TRAFFIC AND HIGHLY RECOGNIZABLE LOCATION.

CONTACT FOR A PRIVATE SHOWING

AVAILABLE IMMEDIATELY · MOVE-IN READY



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SCHEDULE A PRIVATE TOUR

CALL OR EMAIL JEFF
DIRECTLY TO ARRANGE A
VIEWING AT YOUR
CONVENIENCE

LEASE SUMMARY

ADDRESS	UNIT 103 – 15505 MARINE DR, WHITE ROCK, BC V4B 1C9, CANADA
BUILDING	MIXED USE BUILDING
TOTAL SPACE	534 SF
ZONING	CR-3
GROSS RENT	\$2,600/MO
MLS®	C8079730

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CONFIDENTIALITY & PROFESSIONAL SERVICE

All inquiries handled with discretion. Jeff Copland brings deep expertise in commercial leasing throughout the Fraser Valley, White Rock, and South Surrey markets.

- Commercial Real Estate Services — Retail, Office & Industrial
- Business Sales & Acquisitions — Confidential Brokerage
- Commercial Property Management — Plazas, Office, Mixed-Use

