



For Lease | Large Format Retail Unit

# 845 MARINE DRIVE

North Vancouver, BC



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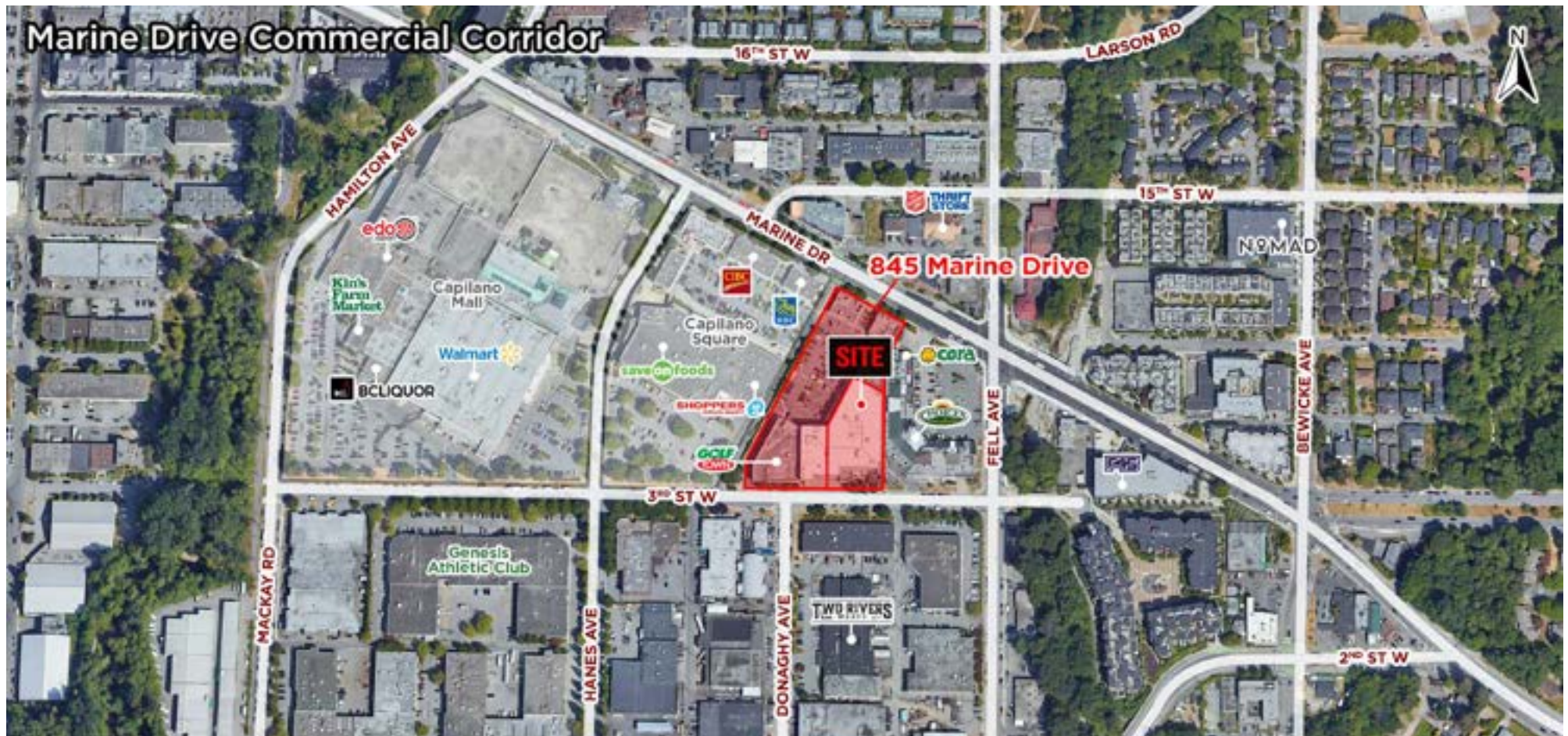
SITINGS REALTY LTD.  
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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

# PROJECT SUMMARY

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



# DETAILS

✦ <u>Unit 120:</u>	Main:	30,536 SF
	Mezzanine:	3,387 SF
	<b>Total:</b>	<b>33,923 SF</b>

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

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

✦ Base Rent: Please Contact Listing Agents

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

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

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

✦ <u>Parking:</u>	Surface:	106 Stalls
	Subsurface:	214 Stalls
	<b>Total:</b>	<b>320 Stalls</b>

- ✦ 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

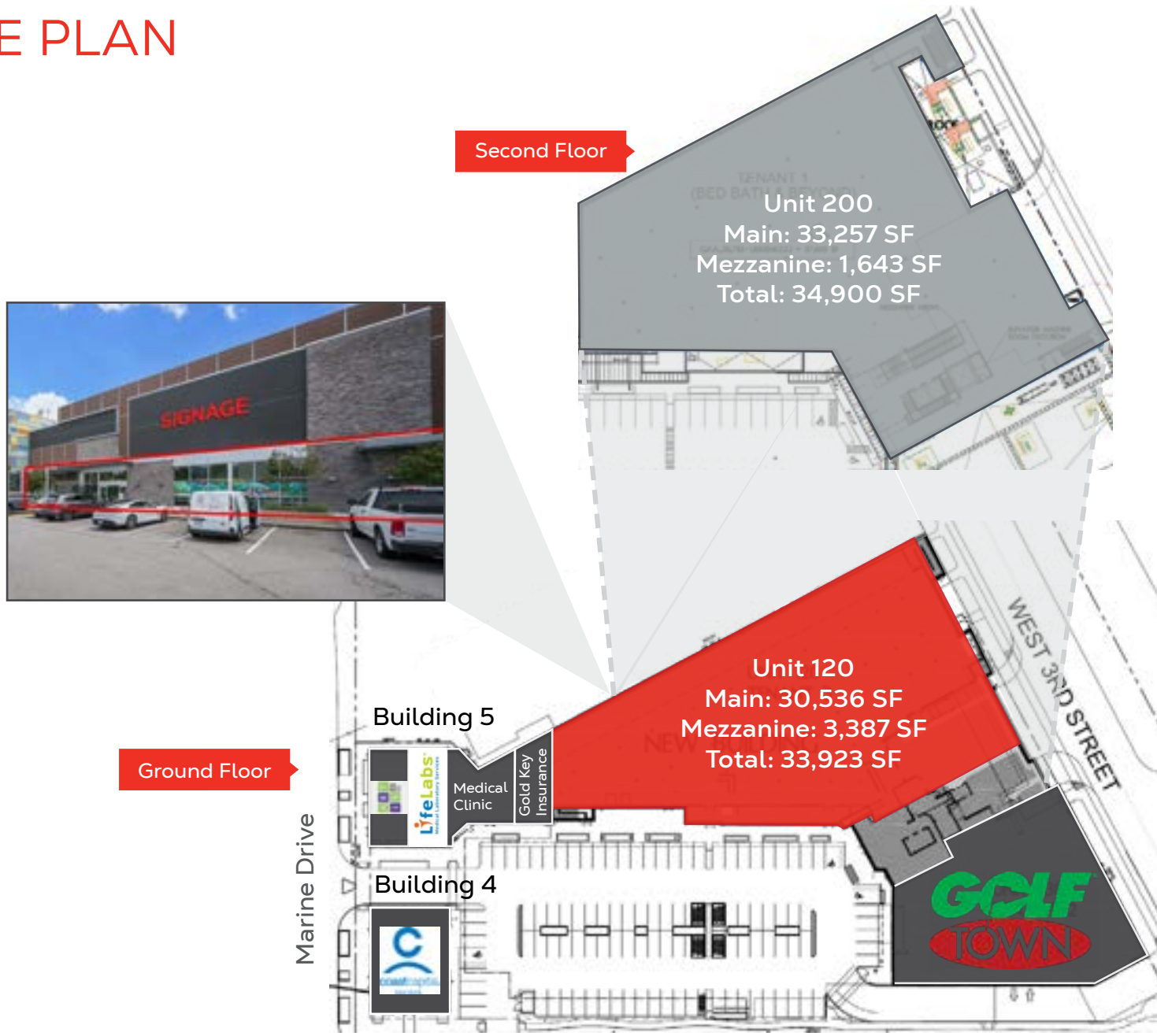
# DEMOGRAPHICS

	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

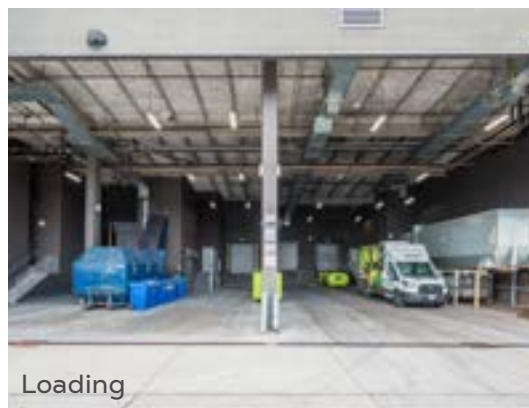
# AREA TENANTS



# SITE PLAN



# PROJECT

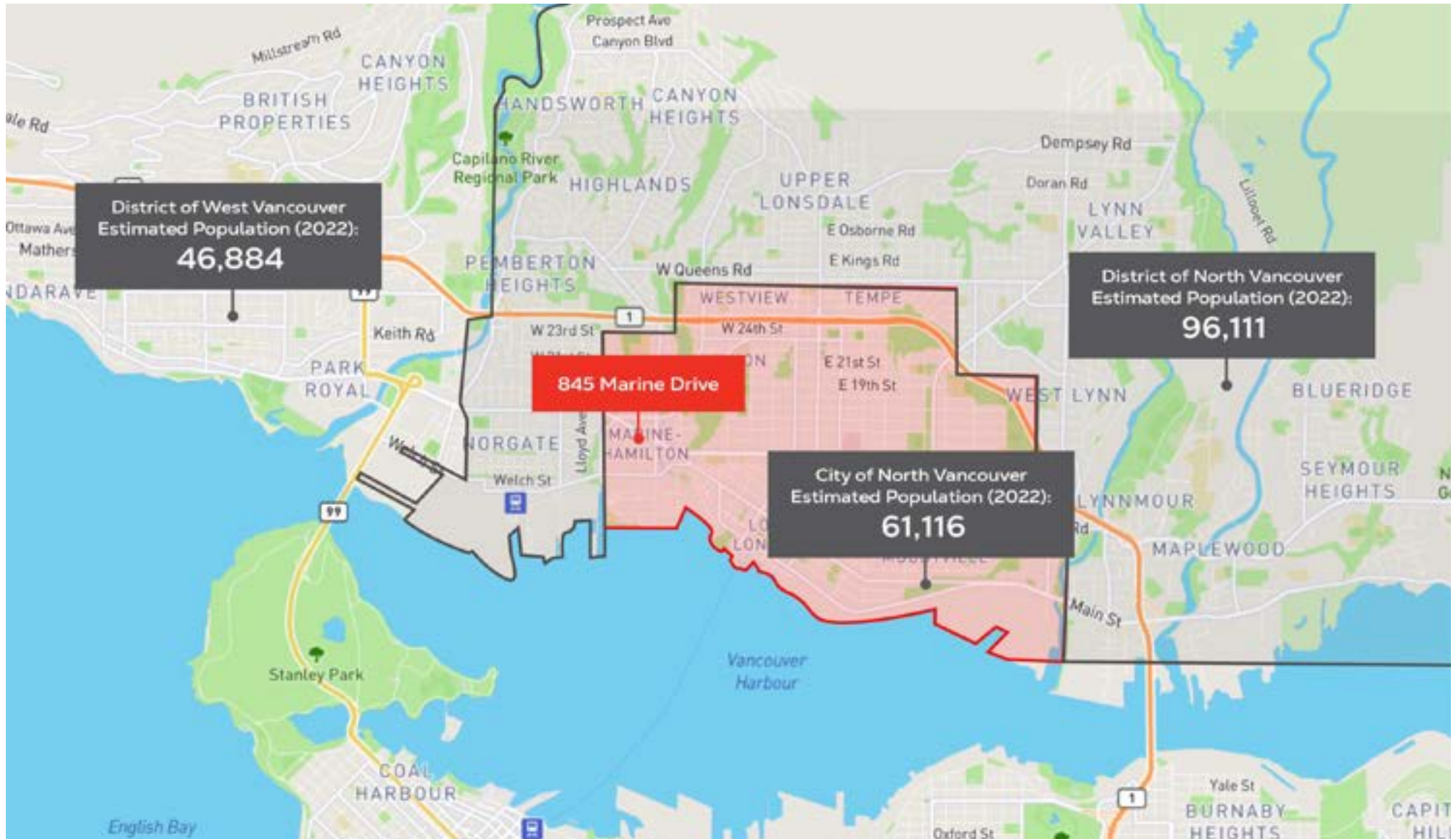


# NEIGHBOURING TENANTS



# TRADE AREA

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





## CONTACT

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