

# FOR LEASE

GROUND LEVEL RETAIL OPPORTUNITY AT THE SHIPYARDS

CRU 4 - 125 VICTORY SHIP WAY, NORTH VANCOUVER, BC



THE  
SHIPYARDS

QUAY  
NORTH  
URBAN DEVELOPMENT



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# OPPORTUNITY OVERVIEW

Situated in the highly prominent location of The Shipyards, presents an exceptional opportunity. The Shipyards District, bustling with over 600 businesses, is experiencing continuous growth and development. Notable establishments such as The Polygon Art Gallery, The Shipyards, and Promenade have further enhanced the area’s appeal. Moreover, the neighboring Lonsdale Quay Market is now a comprehensive renovation that will give the property a modern facelift. The upgrades will include exterior facade enhancements, expansions at the entrances, complete revitalization of the waterfront deck, parking lot resurfacing, brand evolution, and various other property-wide improvements.

The ground level features a flagship JOEY Shipyards, Nook Restaurant, Seaside hotel lobby, retail, café, fresh food and novelty food, and the community amenity space to service the waterpark and ice rink including skate rental.

# SALIENT DETAILS

Address	125 Victory Ship Way, North Vancouver, BC
Available Size	921 SF
Timing/Possession	January 2026
Asking Rent	Contact Listing Agents
Additional Rent	\$25.00/SF (2025 est.)

125 VICTORY SHIP WAY





## LOCATION OVERVIEW

The Shipyards project is in the heart of the rapidly developing Lower Lonsdale neighbourhood, with a vibrant and urban demographic. Lower Lonsdale is easily accessible from downtown by way of a 12 minute ride on the Seabus, which has 6 million riders per year. This waterfront property is surrounded by boutique retail shops, cafés, restaurants, Lonsdale Quay Market & Hotel, and the newly opened Polygon Gallery. The area hosts a number of events and festivals including the Friday Night Markets, the Summer Concert Series at the Shipyards, Farmers Market, Carribean Days Festival, and the Christmas Market making this area a destination all year round.

## HIGHLIGHTS



Unobstructed Ocean Views



The Lower Lonsdale neighbourhood, or better known today as The Shipyards District, has been developing and evolving over recent years, attracting a vibrant and urban demographic.



The area is easily accessible from downtown Vancouver by way of a 12-minute ride on the SeaBus, with ~ 7.3 million riders per year.



The Shipyards District has over 600 businesses and the area continues to see new developments and businesses including The Polygon Art Gallery, The Shipyards, and Promenade. The area will also soon feature the Museum of North Vancouver, which highlights the rich history of The Wallace Shipyards.



In addition, the area hosts a number of events and festivals including the Night Market, Farmer Market, and Christmas Festival, making this area a destination year round. The Shipyards features outdoor skating rink and water park, contributing to the regional draw of the area, through all seasons.

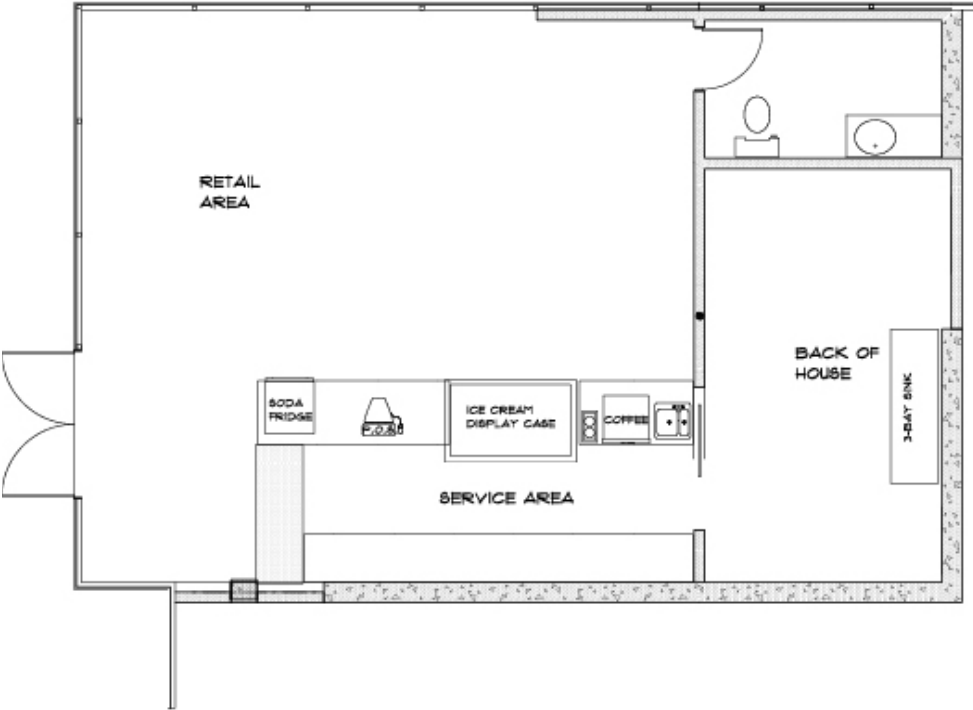
125 VICTORY SHIP WAY



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# FLOOR PLAN



# 2024 DEMOGRAPHICS

	1KM	3KM	5KM
2024 Population	23,224	76,723	305,780
2029 Populations Projections	26,848	84,125	337,033
2024 Daytime Population	20,040	84,046	419,121
2024 Households	11,632	32,965	139,436
2024 Average HH Income	\$118,994	\$134,022	\$131,502

125 VICTORY SHIP WAY

# NEARBY AMENITIES



# LOCATION OVERVIEW



CENTREVIEW FITNESS WORLD  
SHOPPERS DRUG MART  
WHOLE FOODS MARKET

VICTORIA PARK

NORTH PT BREWING CO.

Beere BREWING CO.  
North Vancouver

FUNK

FINCH X BARLEY

jam CAFE

NORTH VAN'S CREAM PONY

Lee's Donuts

EARNEST ICE CREAM  
-SERIOUSLY GOOD-

PINNACLE HOTEL AT THE PIER

SEASIDE  
Hotel • Spa • Provisions  
North Vancouver

seaspan

TIME MARKETPLACE  
FRESH ST MARKET TD GP  
SHOPPERS DRUG MART

ICBC

fishworks  
ESPLANADE E (14,090 VPD)  
burgoo

COAST lonsdale quay hotel

OXYGEN YOGA & FITNESS

CAPILANO UNIVERSITY

LONSDALE QUAY BUS EXCHANGE  
\$15M Upgrade  
1.8M Annual Riders

SEABUS  
Annual Rideship: ~7.3M

THE SHIPYARDS  
JOEY SHIPYARDS  
TAP & BARREL  
Artigiano Nook

THE QUAY MARKET & FOOD HALL  
LA MANO HERITAGE ASIAN EATERY  
LE COQ FRIT

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