

1598 & 1604 LONSDALE AVENUE, NORTH VANCOUVER
HIGH-EXPOSURE LOCATION IN HEART OF CENTRAL LONSDALE

**FOR
LEASE**



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PROPERTY DETAILS

Unit	1604	1598
Size	± 1,808 SF	± 2,061 SF
Basic Rent	\$65/SF/yr	\$65/SF/yr
Additional Rent	\$26/SF/yr	\$26/SF/yr
Monthly Rent	\$13,711 + GST	\$15,630 + GST
Improvements	Currently improved as a developer showroom with modern flooring, lighting, glass enclosed office, accessible washroom, and welcoming reception desk	Currently improved as a jewelry store with L-shaped retail display in the front and workshop at the rear

OVERVIEW

1598 & 1604 Lonsdale Avenue are ideally positioned in the heart of North Vancouver's vibrant Central Lonsdale corridor - one of the most established and walkable commercial districts! The subject properties are surrounded by a diverse and well-established mix of local boutiques, professional services, eateries, and high-profile neighbourhood anchors such as City Market, Vancity, CIBC, JJ Bean Coffee, North Shore Ski & Board, Rosemary Rock Salt, RBC, and F45.



High-exposure location in heart of Central Lonsdale



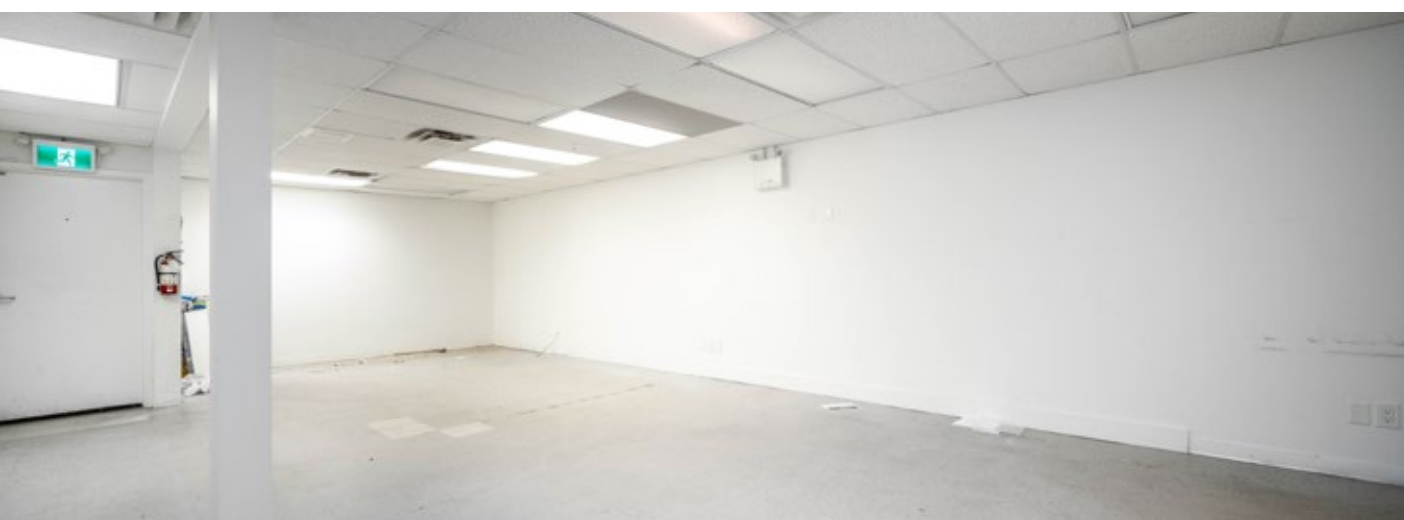
Surrounded by top neighbourhood anchors and boutique shops and restaurants



Ample surface parking at rear



Excellent transit and accessibility





WALK SCORE

92



BIKE SCORE

83

LOCATION & TRANSIT

1598 & 1604 Lonsdale Avenue sit within a well-activated retail and service corridor anchored by a wide range of established neighbourhood businesses spanning food & beverage, health & wellness, professional services, and daily essentials.

The location offers outstanding connectivity, with immediate access to multiple TransLink bus routes and a short drive to Highway 1, Lions Gate Bridge, and Ironworkers Memorial Bridge, providing seamless access to Downtown Vancouver and the broader Lower Mainland.



DRIVING TIMES

HIGHWAY 1	5 MINS
LIONS GATE BRIDGE	10 MINS
IRONWORKERS MEMORIAL BRIDGE	11 MINS
DOWNTOWN VANCOUVER	23 MINS
YVR AIRPORT	41 MINS