

 **FOR SALE**

Grand Central
REALTY

FULL RETAIL STRATA COMPONENT AT THE
DRIFTWOOD ARMS

14871 to 14893 Marine Drive, West Beach, White Rock B.C.



 **GAMMON**
INVESTMENT GROUP

THE DRIFTWOOD ARMS AT 14881 MARINE DRIVE

Rare Opportunity to Acquire a Trophy Oceanfront Retail Strata, Featuring 5 Retail Units Spanning 6,727 sq.ft. of leasable area and ~200 Feet Frontage in the Heart of West Beach on Marine Drive, White Rock.

Retail Civic Addresses
14871 to 14893 Marine Drive

~ 80 Feet Depth






~ 200 Feet Frontage



INVESTMENT HIGHLIGHTS

Ground Floor Retail | Driftwood Arms | 14881 Marine Drive, White Rock B.C.
Trophy location. Tangible returns.

Secure a foothold on White Rock's most coveted commercial corridor. This entire ground floor retail space within the Driftwood Arms offers investors a rare chance to own street-level real estate on Marine Drive — BC's premier beachfront strip, where a California-by-the-sea energy, year-round foot traffic, and a loyal coastal community underpin long-term tenancy demand. With the pier, promenade, and warm-water beaches drawing visitors season after season, the fundamentals here are as solid as the ocean view.

-  **Exceptional Exposure:** Over 200 feet of prime ground-floor retail frontage along Marine Drive, offering outstanding visibility and presence.
-  **Rental Upside:** Below-market in-place rents and a vacant unit provide immediate opportunities to increase revenue and enhance value.
-  **Simplified Ownership:** Five demised retail units within a single strata lot allow for efficient management and consolidated expenses.
-  **Stable Tenancy:** Established long-term tenants provide dependable cash flow and investment stability.
-  **Strong Returns:** Attractive 4.86% going-in cap rate with clear potential for future income and yield growth and potential for 5.5% cap rate at stabilized rates



West Beach Commercial Strip

- SKYN Remedy
 - The GatsbyStudio
 - Art Coutoure
 - Firdaus Boutique
 - Whitby Coffee House
 - Chaupatti Indian Food
 - Venzo Pizza
 - White Rock Tattoo
 - West Beach Bar & Grill
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- West Beach Pilates Studio
 - Natural Oasis Day Spa
 - Hellcrust Piza
 - The White Coffee & Ice Cream
 - Ricardo's Kandy Korner
 - Belgian Waffles Bar
 - Ocean Rock Cafe
 - Crazy Cows
 - Marble Slab
 - Pacifica
 - Ricardo's
 - Sushi Iwa
 - Cilantro Indiant Cuisine
 - Uli' Restaurant
 - MKR Kitchen & Bar
 - CCTV Chinese Restaurant
 - Charlie Don't Surf
 - The Ocean Beach

Subject Properties

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1. 14871 Marine Drive
 Cosmos Greek Restaurant
 3,251 sq.ft. Long-Term Anchor Tenant
- 
2. 14877 Marine Drive
 Happy People by Bell'a Miracle Shop
 1,436 sq.ft. Retail Unit
- 
3. 14885 Marine Drive
 Vacant Unit
 584 sq.ft. Retail Unit
- 
4. 14889 Marine Drive
 Pamper Me Day Spa
 706 sq.ft. Retail Unit
- 
5. 14893 Marine Drive
 Seaside Scoops
 750 sq.ft. Retail Unit



Building Address THE DRIFTWOOD ARMS
14881 Marine Drive, White Rock, B.C. V4B 1C2

Legal Land Description STRATA LOT 1 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW 160 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITELMENT OF THE STRATA LOT AS SHOWN IN FORM 1 | PID 001-155-873

Current Zoning CR-3 Waterfront Commercial / Residential Zone

Year Built 1972

Gross Taxes (2025) \$46,860.70

Assessed Value (2026) \$4,613,000

Monthly Strata Fees: \$3,416.67

RETAIL STRATA UNITS - approx. 200 ft frontage

14871 MARINE DRIVE

Cosmos Greek Restaurant - 3,251 sq.ft.

14877 MARINE DRIVE

Happy People by Bella's Miracle Shop - 1,436 sq.ft.

14885 MARINE DRIVE

Vacant Retail Unit - 548 sq.ft.

14889 MARINE DRIVE

Pamper Me Day Spa - 706 sq.ft.

14893 Marine Drive

Seaside Scoops Ice Cream - 750 sq.ft.

TOTAL GROSS LEASABLE AREA

6,727 sq.ft.

NOI (ANNUALISED): \$186,100 (2026)

NOI (STABILISED): \$207,450

OFFERED AT: \$3,800,000, or
4.86% Going-In Cap Rate

Grand Central
REALTY



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