

FOR LEASE

UNIQUE WATERFRONT OPPORTUNITIES IN HORSESHOE BAY

HORSESHOE BAY
sanctuary




Marcus & Millichap

David Morris
Personal Real Estate Corporation
Senior Managing Director Investments
(604) 638-2123
David.Morris@MarcusMillichap.com

Jack Allpress
Personal Real Estate Corporation
Senior Managing Director Investments
(604) 638-1975
JAllpress@MarcusMillichap.com

Robert Hamilton
Senior Director
(604) 398-2773
Rhamilton@MarcusMillichap.com

Amanda Broglio
Associate
(604) 398-3818
Amanda.Broglio@marcusmillichap.com

OPPORTUNITY

Horseshoe Bay Sanctuary, a Westbank development, is located on West Vancouver's most beautiful parcel of waterfront land - Horseshoe Bay. Sanctuary provides an unparalleled opportunity to lease unique, waterfront retail space whilst being surrounded by 157 brand new residences and offering water, mountain, forest and village views.

The retail opportunities, ranging from 812 SF to 9,160 SF, are on a vibrant street-scape connected by pathways to public realm and waterfront spaces throughout the site, integrating the project and the environment to create a new destination, not only for Horseshoe Bay, but for all of West Vancouver.



SALIENT DETAILS

Availability: 812 SF - 9,160 SF

Timing: Available Now

Zoning: [CD54 \(Sewell's Landing\)](#)

Parking: 45 underground stalls & surrounding street-front parking

Additional Rent: Contact Listing Agents

Asking Rent: Contact Listing Agents



HIGHLIGHTS



2-minute walk from Horseshoe Bay Ferry Terminal, British Columbia's busiest ferry terminal

- Serving 4 millions travelers per year
- Average of 100,000 visitors per day
- Sailing departing from Horseshoe Bay provided service to Langdale (Sunshine Coast), Snug Cove (Bowen Island), and Nanaimo



Nestled within the most affluent community in Canada, with an average household net worth of \$4.5 million, and an average home price of \$2.8 million



Accessible by foot, car, boat, as well as immediate access to the Trans-Canada Highway



Within close proximity of five provincial parks, five ski resorts, and three golf courses



Positioned next to the Horseshoe Bay Park revitalization (est. completion Q1 2023), which will offer a continuous waterfront path that leads directly to the Sanctuary, increased access to the waterfront, picnic shelter, and a large open lawn with new playground



Situated amongst 6 brand new residential buildings, offering 11,400 SF of ground floor and 9,160 SF of stand-alone waterfront retail space

SITE PLAN

BUILDING 1

Unit	SF / Tenant
105	WCTK
107	
109	Anytime Fitness
111	

BUILDING 4

Unit	SF / Tenant
101	812 SF

BUILDING 5

Unit	SF / Tenant
101	Café / Bakery
105	
205	Crown Pearls Jewelry

Building Fully Leased

BUILDING 6

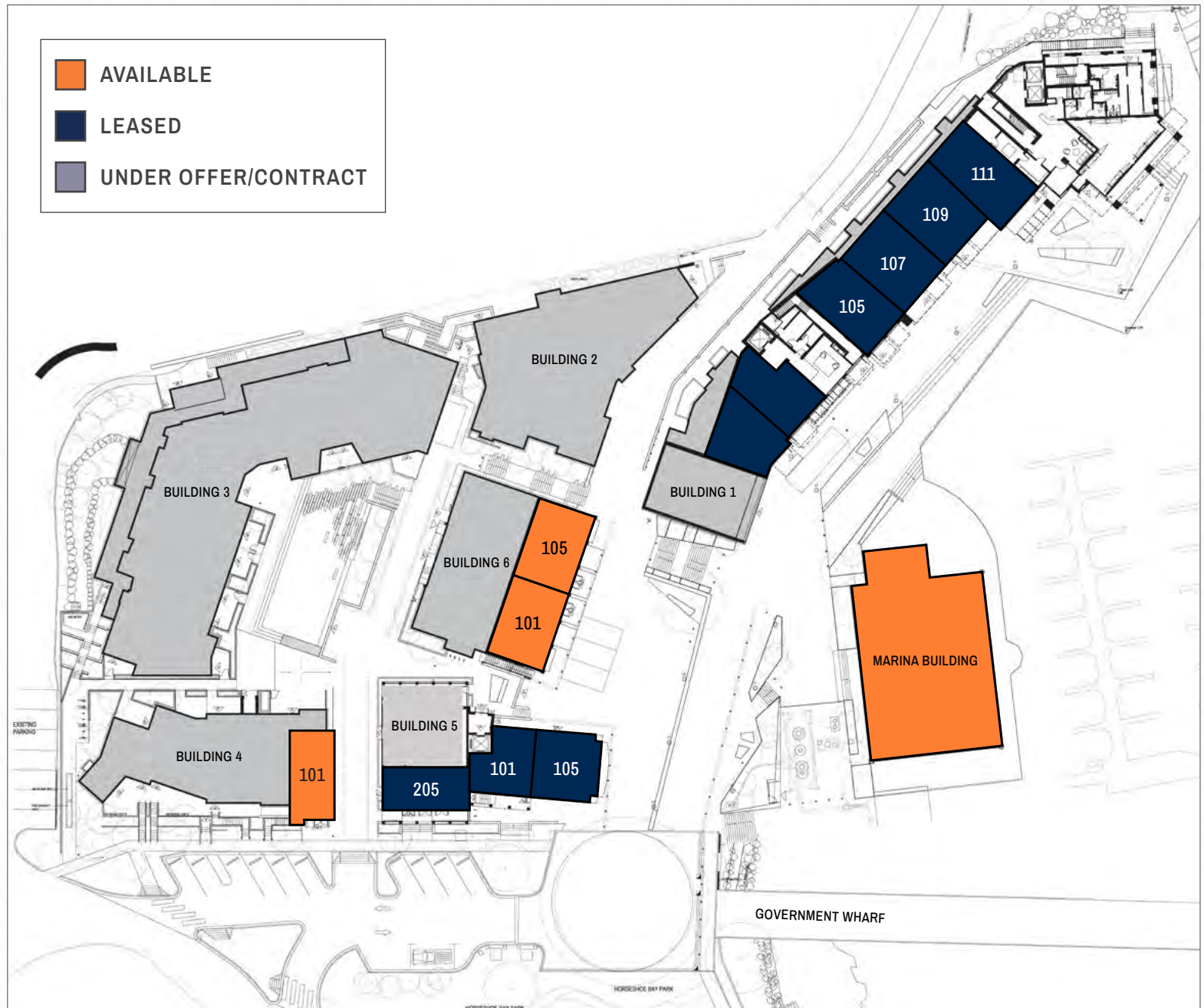
Unit	SF / Tenant
101	995 SF
105	995 SF

Contiguous up to 1,990 SF

MARINA BUILDING

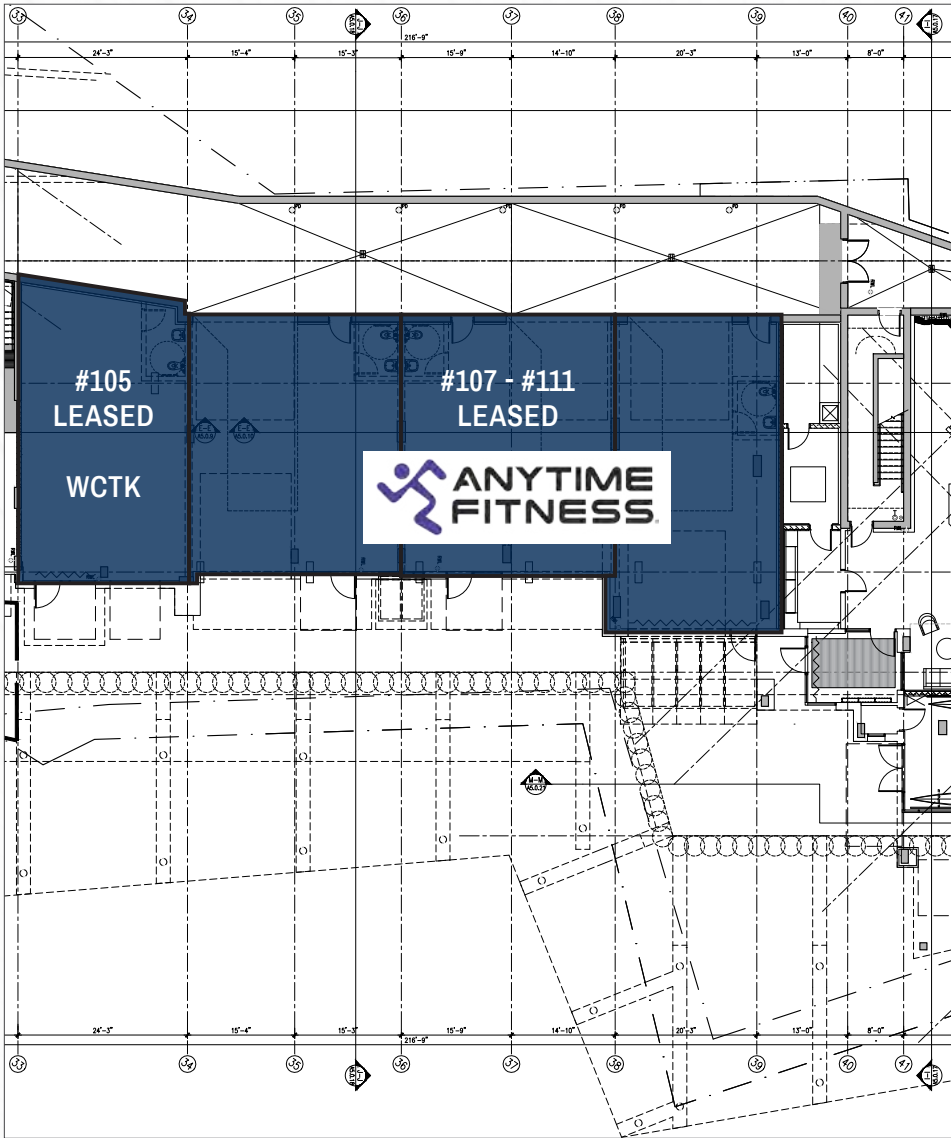
Unit	SF / Tenant
L1	5,320
L2	3,848

Contiguous up to 9,168 SF



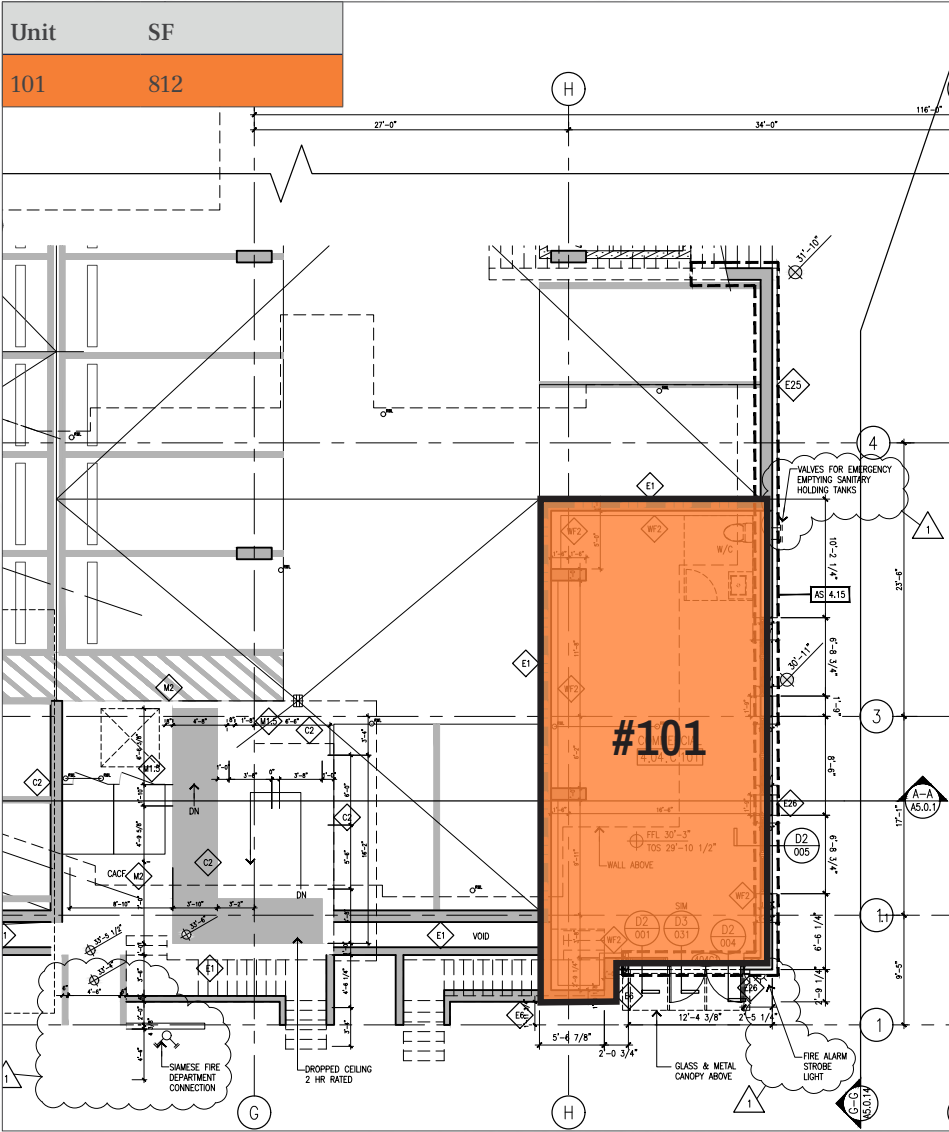
SITE PLAN: BUILDING 1 - 6707 NELSON AVE

BEST SUITED FOR PERSONAL SERVICES, RESTAURANT, RETAIL, AND OFFICE



SITE PLAN: BUILDING 4 - 6691 NELSON AVE

BEST SUITED FOR PERSONAL SERVICES, RESTAURANT, RETAIL, AND OFFICE



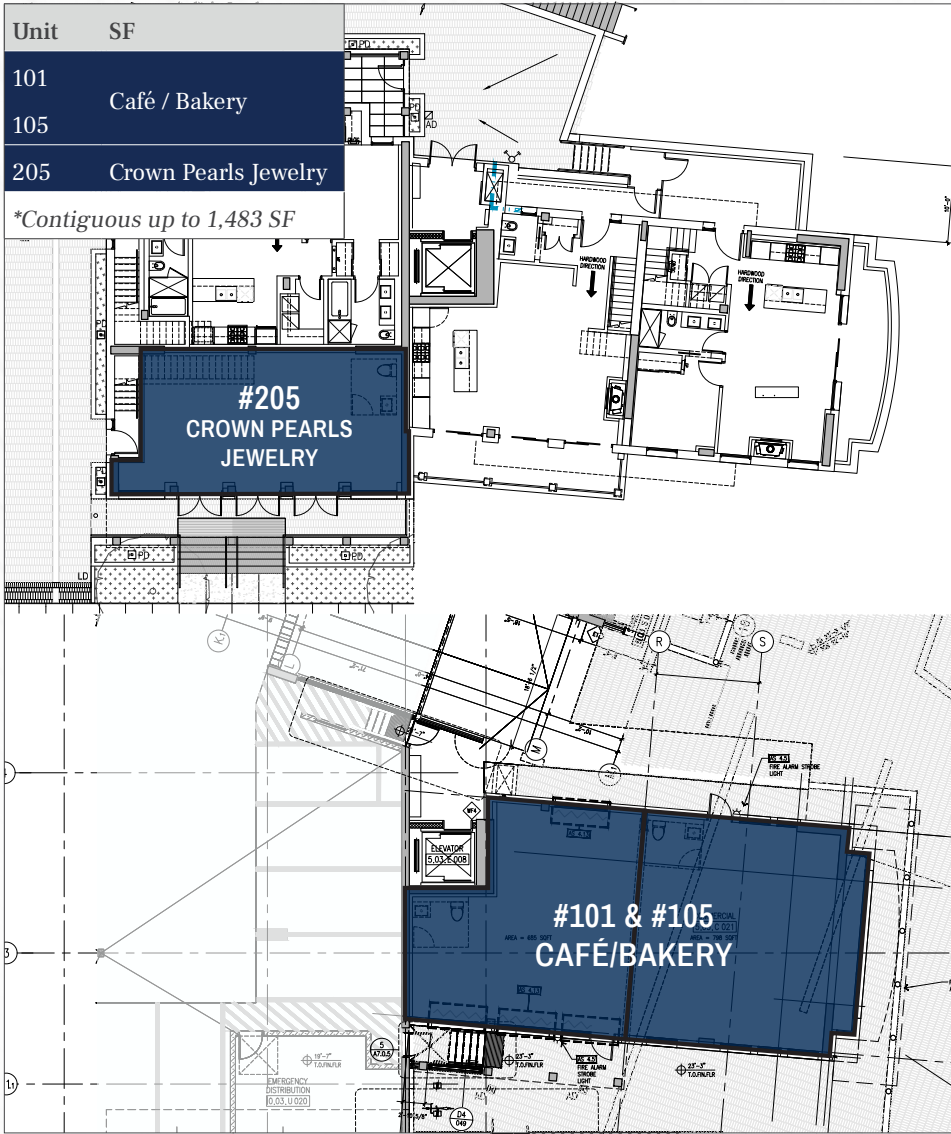
VIEW FROM NELSON AVENUE



VIEW FROM NELSON AVENUE

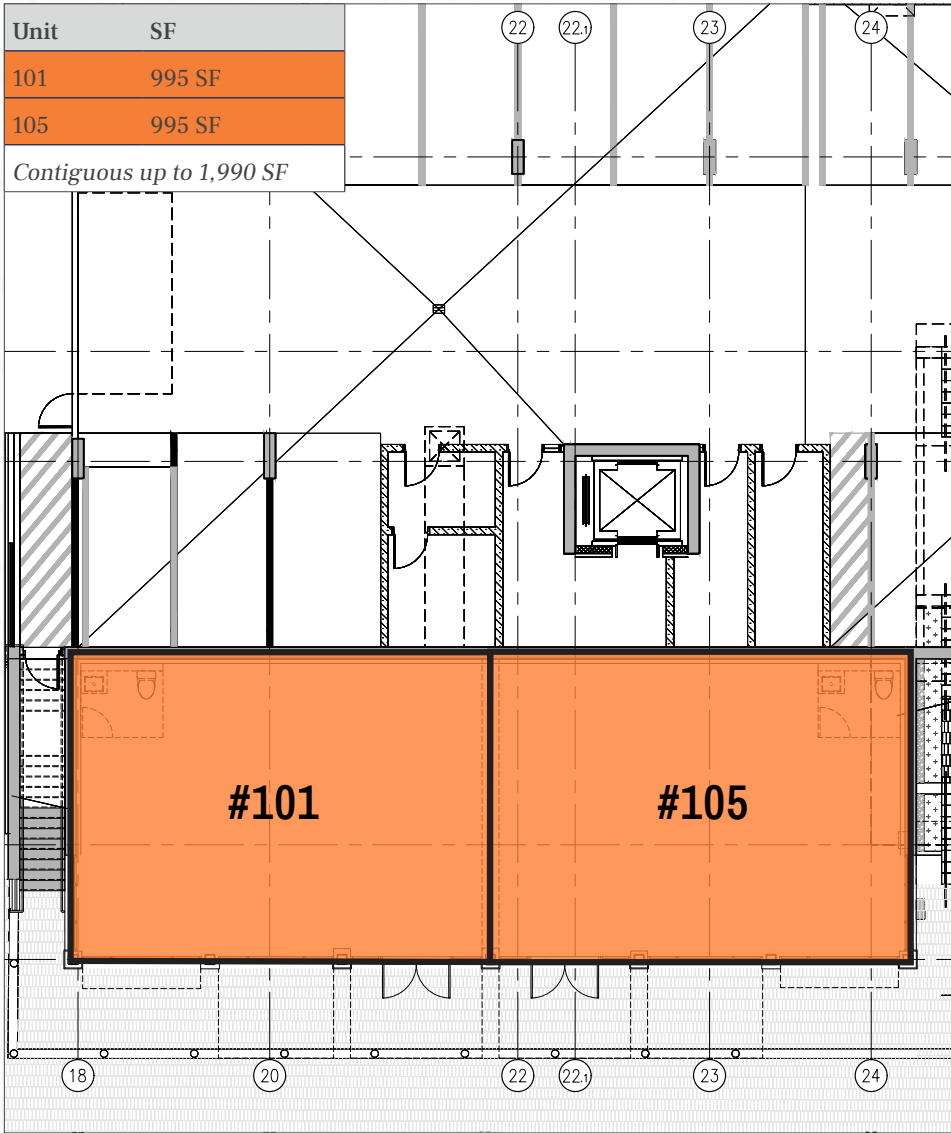
SITE PLAN: BUILDING 5 - 6693 NELSON AVE

BUILDING FULLY LEASED



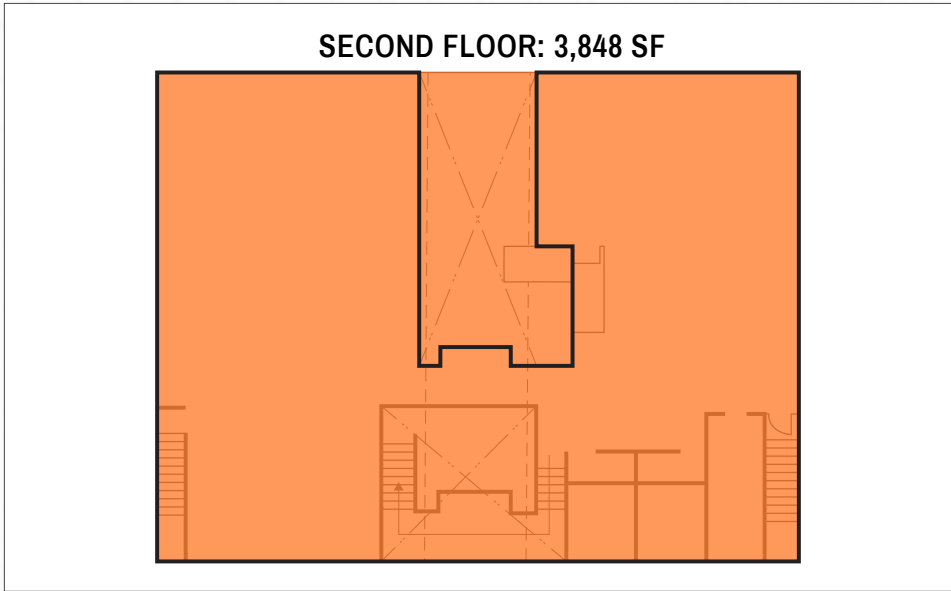
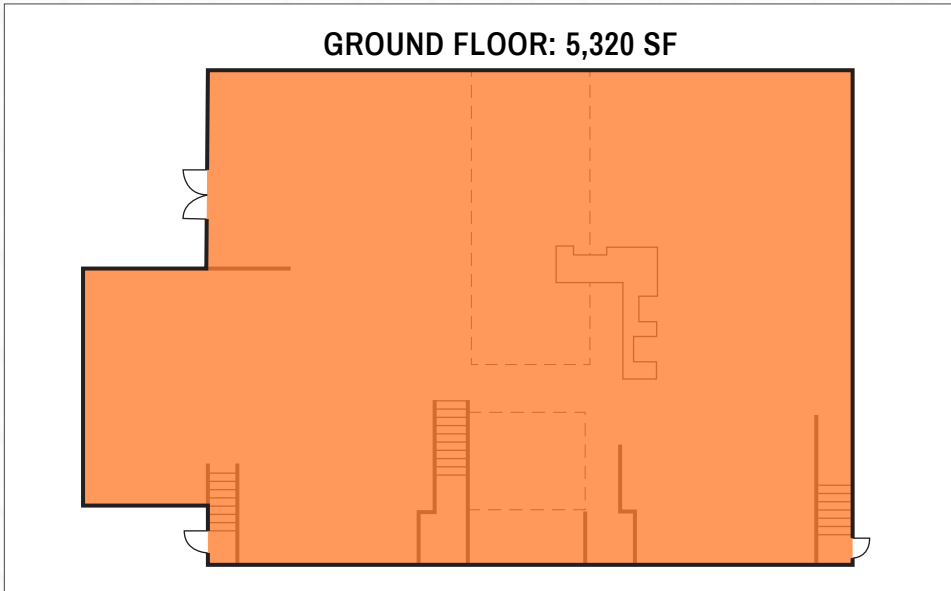
SITE PLAN: BUILDING 6 - 6697 NELSON AVE

BEST SUITED FOR OFFICE, PERSONAL SERVICES,
RESTAURANT, AND RETAIL

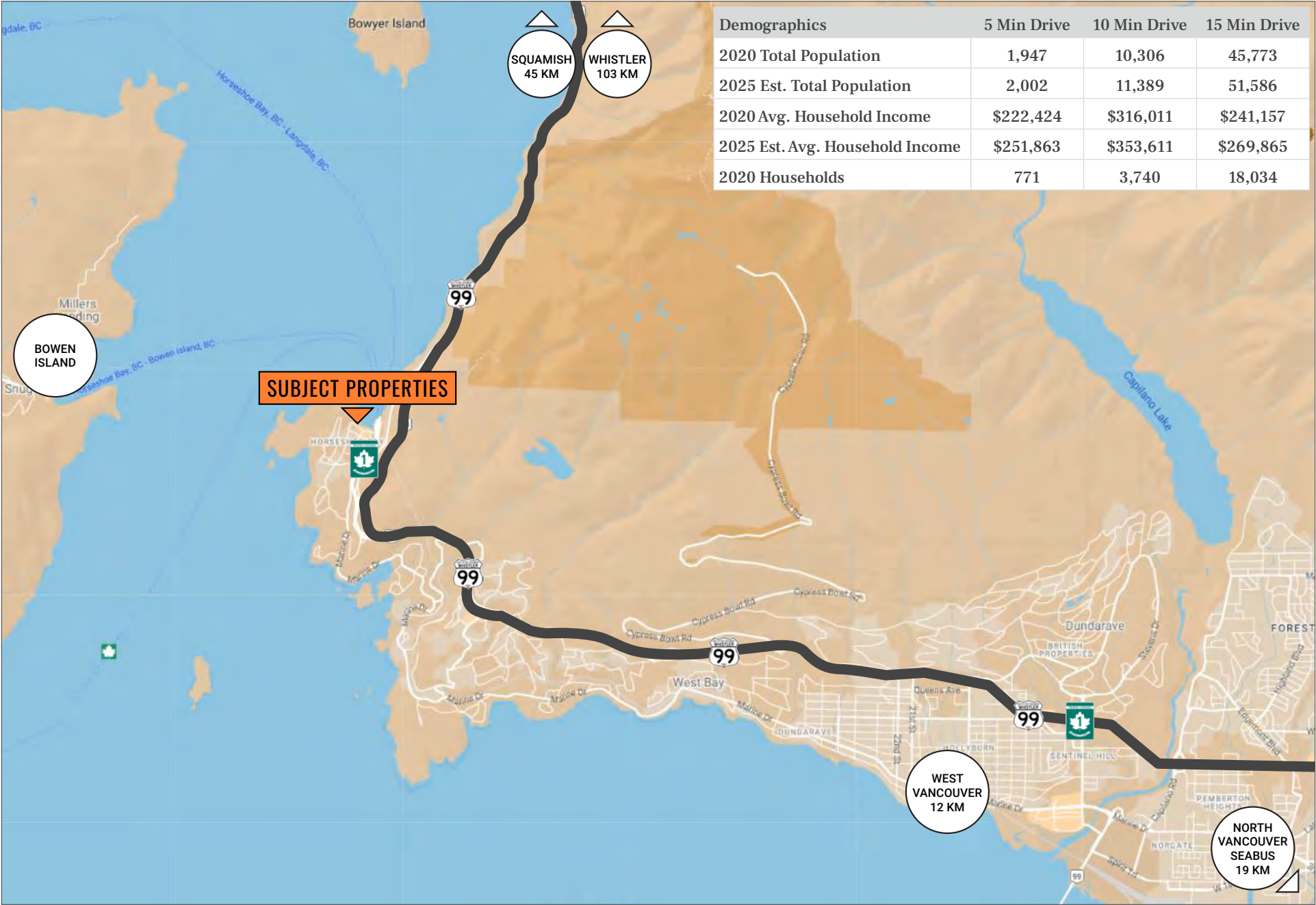


SITE PLAN: MARINA BUILDING

BEST SUITED FOR A RESTAURANT USER



LOCATION OVERVIEW



Marcus & Millichap

MarcusMillichap.com

David Morris

Personal Real Estate Corporation
Senior Managing Director Investments
(604) 638-2123
David.Morris@MarcusMillichap.com

Jack Allpress

Personal Real Estate Corporation
Senior Managing Director Investments
(604) 638-1975
JAllpress@MarcusMillichap.com

Robert Hamilton

Senior Director
(604) 398-2773
RHamilton@MarcusMillichap.com

Amanda Broglio

Associate
(604) 398-3818
Amanda.Broglio@marcusmillichap.com

Marcus & Millichap

1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3
T (604) 638-2121
F (604) 638-2122



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2024 Marcus & Millichap. All rights reserved.