

FOR LEASE

UNIQUE WATERFRONT OPPORTUNITIES IN HORSESHOE BAY

HORSESHOE BAY

sanctuary



Marcus & Millichap

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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 609 SF to 9,160 SF, are on a vibrant streetscape 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:	609 SF - 9,160 SF
Timing:	Available Now
Zoning:	CD54 (Sewell's Landing)
Parking:	Contact Listing Agents
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	1,137
109	1,152
111	1,065

Contiguous up to 3,354 SF

BUILDING 4

Unit	SF / Tenant
101	812

BUILDING 5

Unit	SF / Tenant
101	685
105	798
205	609

Contiguous up to 1,483 SF

BUILDING 6

Unit	SF / Tenant
101	995
105	995

Contiguous up to 1,990 SF

MARINA BUILDING

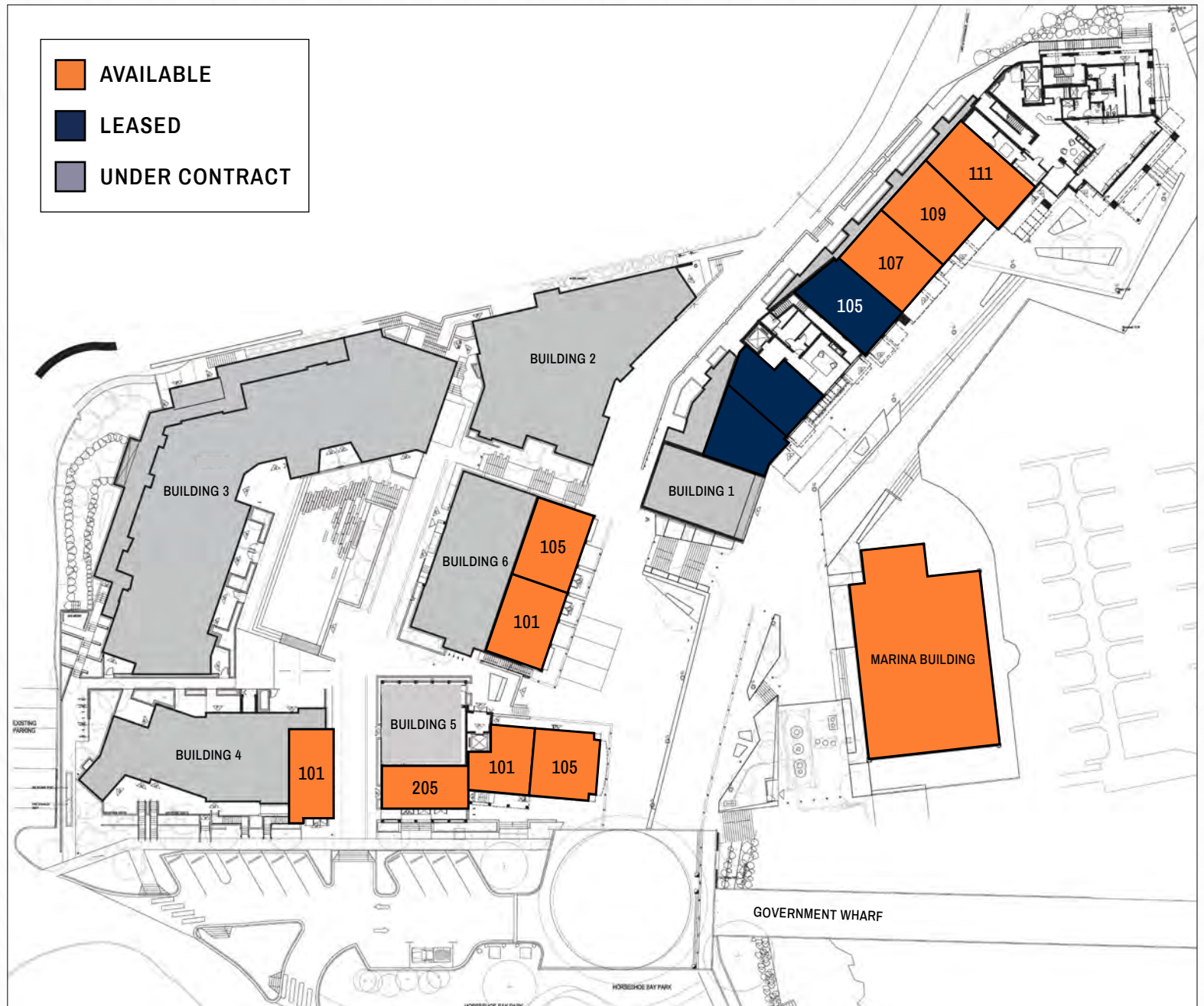
Unit	SF / Tenant
L1	5,320
L2	3,848

Contiguous up to 9,168 SF

AVAILABLE

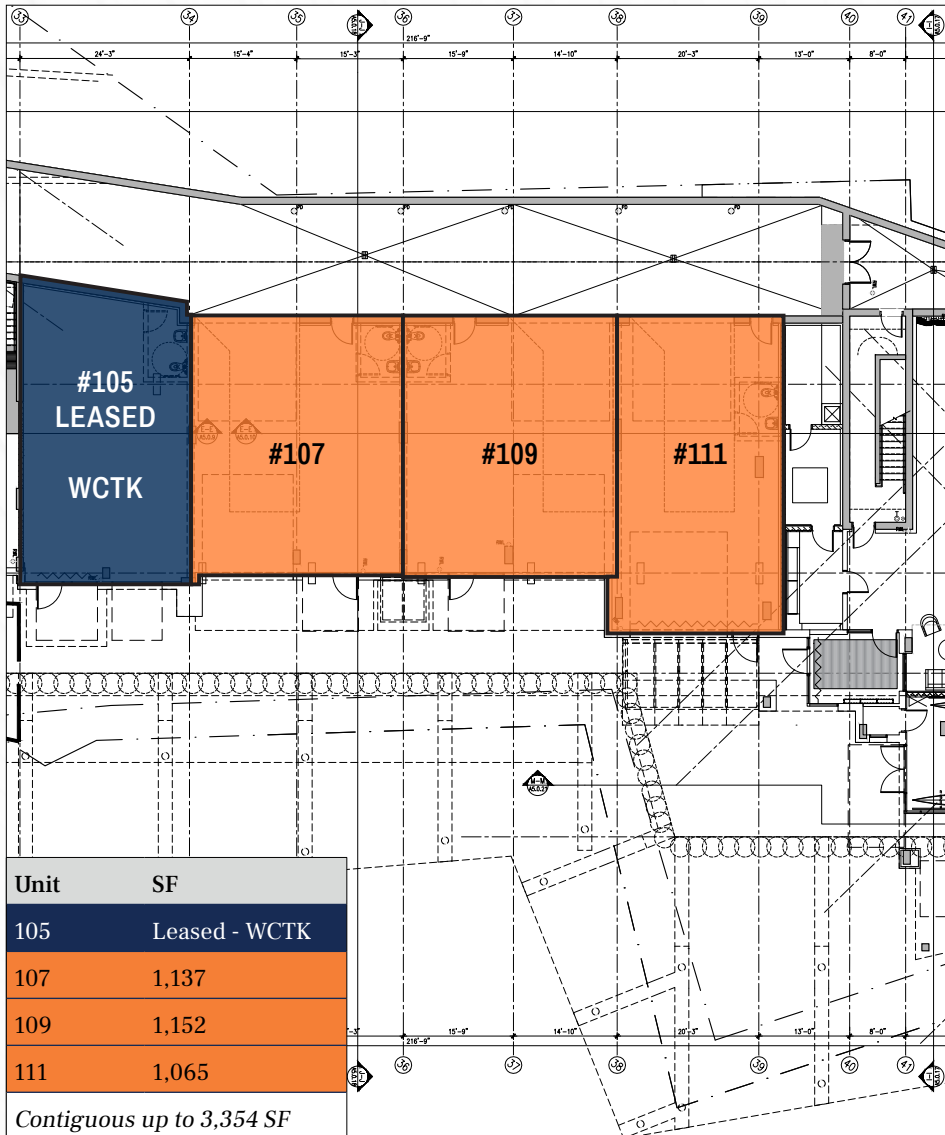
LEASED

UNDER CONTRACT



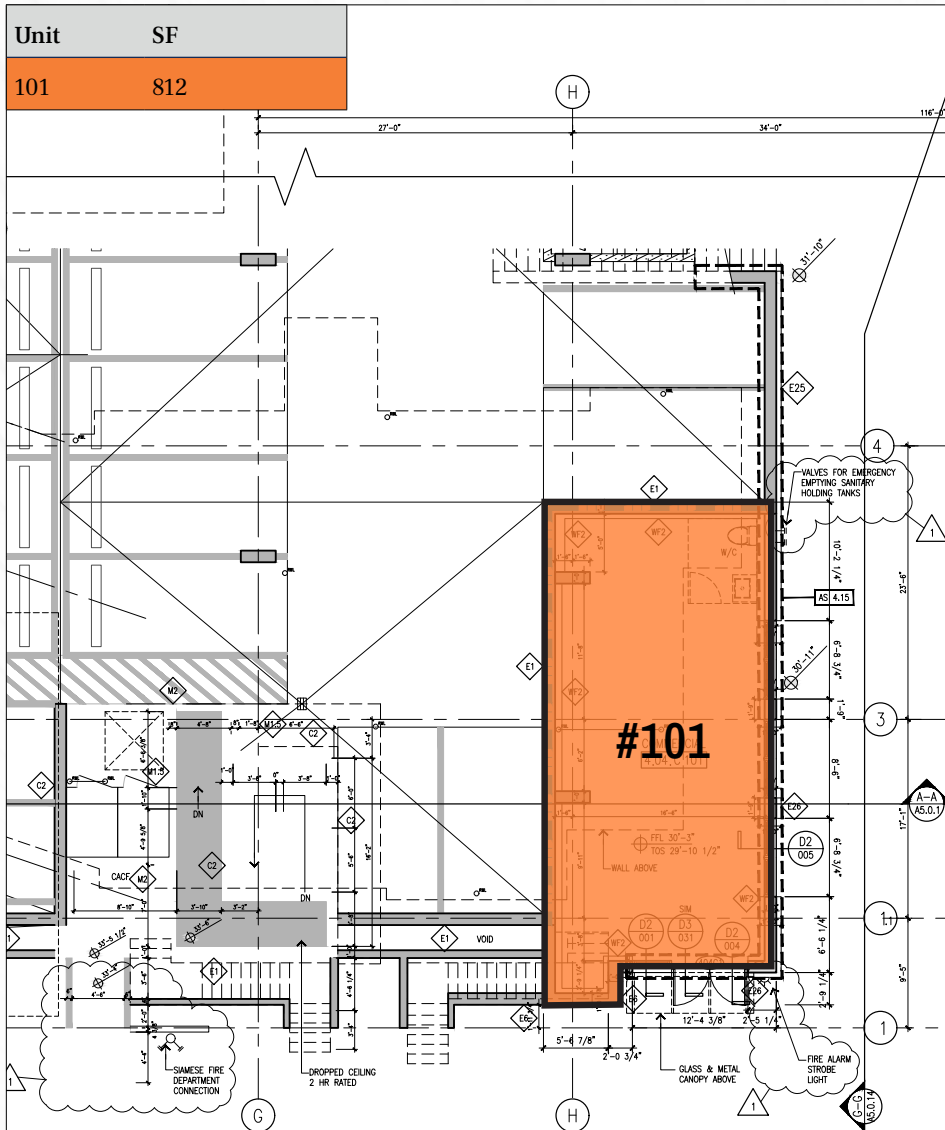
SITE PLAN: BUILDING 1 - 6707 NELSON AVE

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



SITE PLAN: BUILDING 4 - 6691 NELSON AVE

BEST SUITED FOR PERSONAL SERVICES, RESTAURANT, AND RETAIL



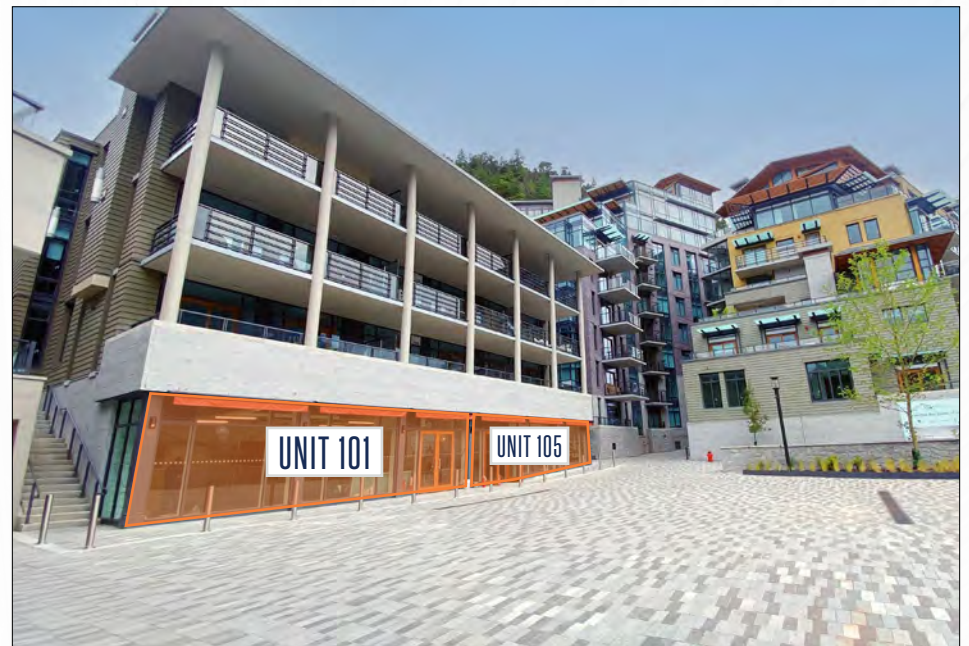
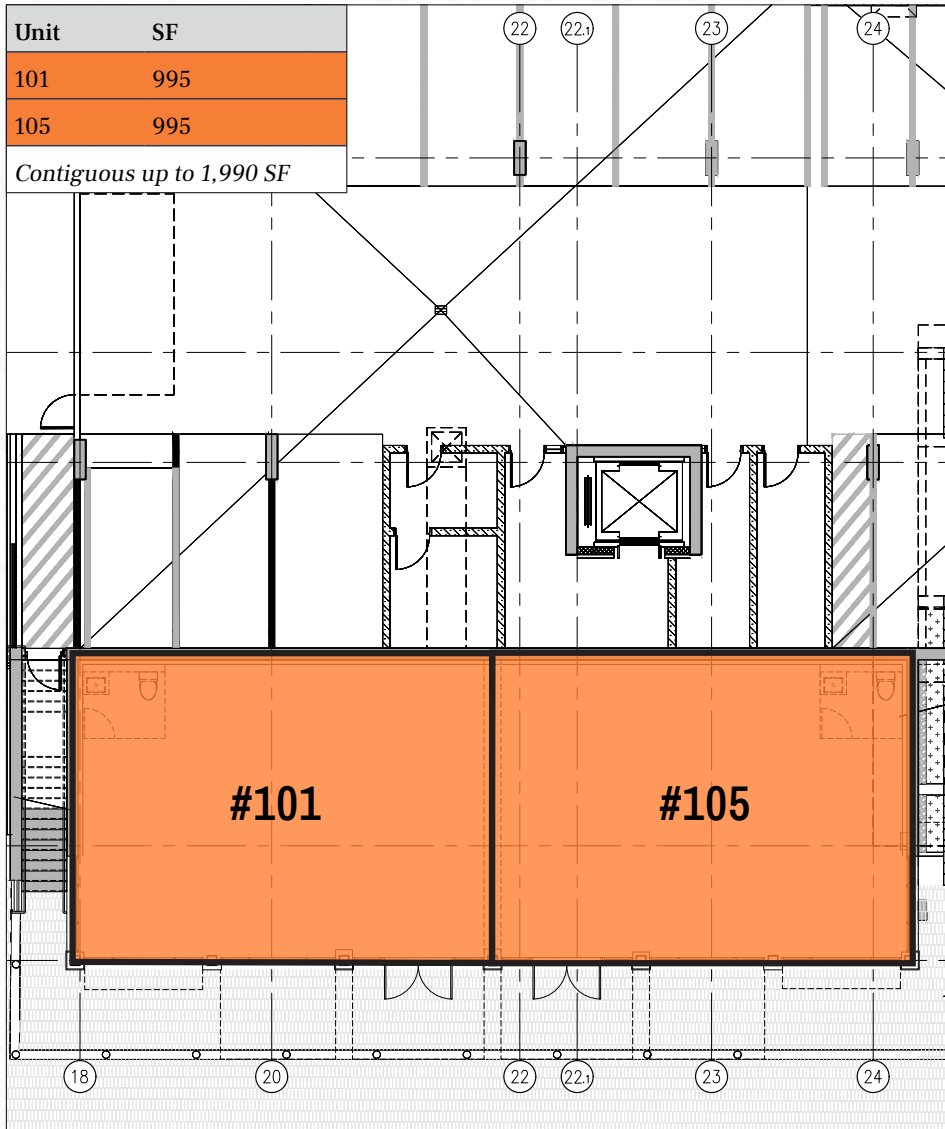
SITE PLAN: BUILDING 5 - 6693 NELSON AVE

BEST SUITED FOR PERSONAL SERVICES, RESTAURANT, AND RETAIL



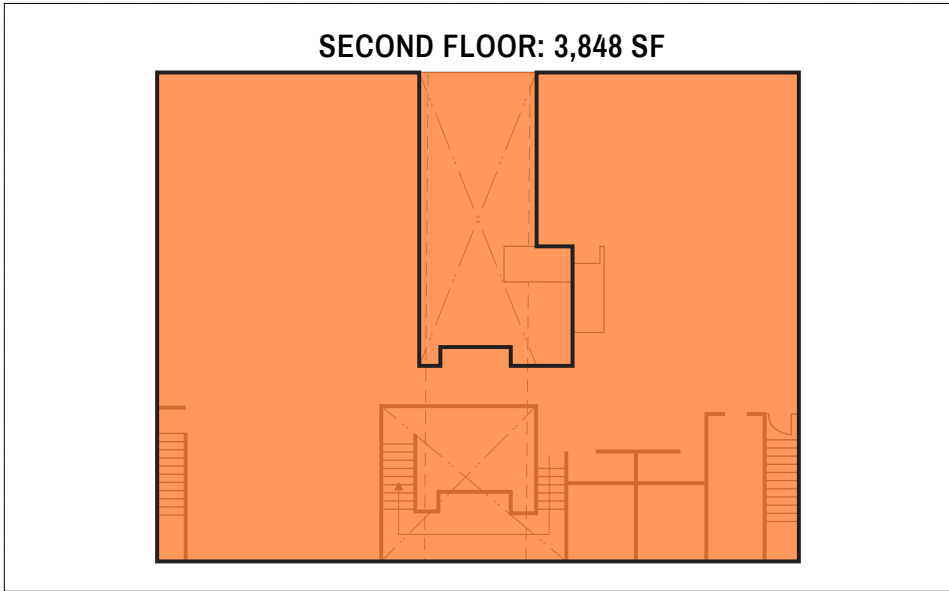
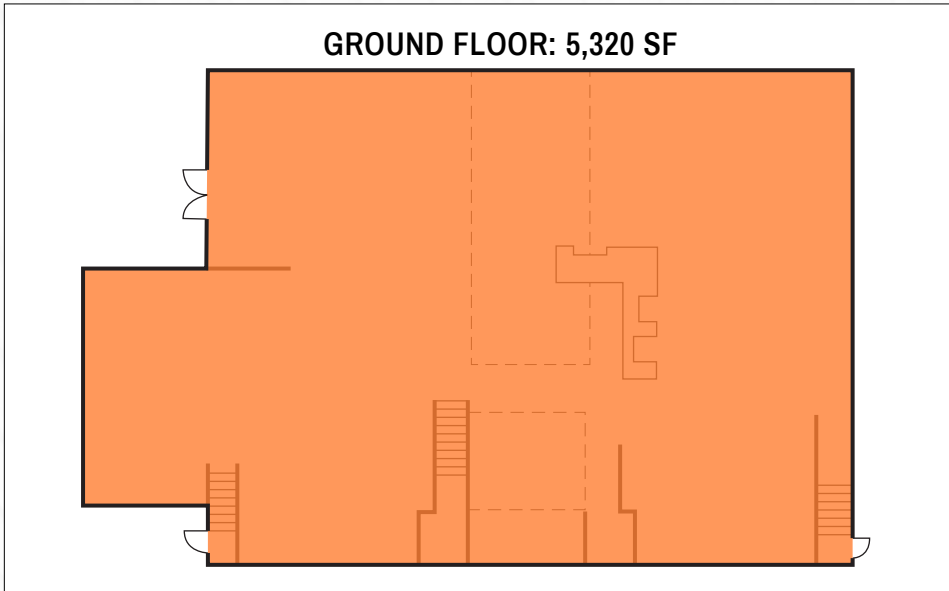
SITE PLAN: BUILDING 6 - 6697 NELSON AVE

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

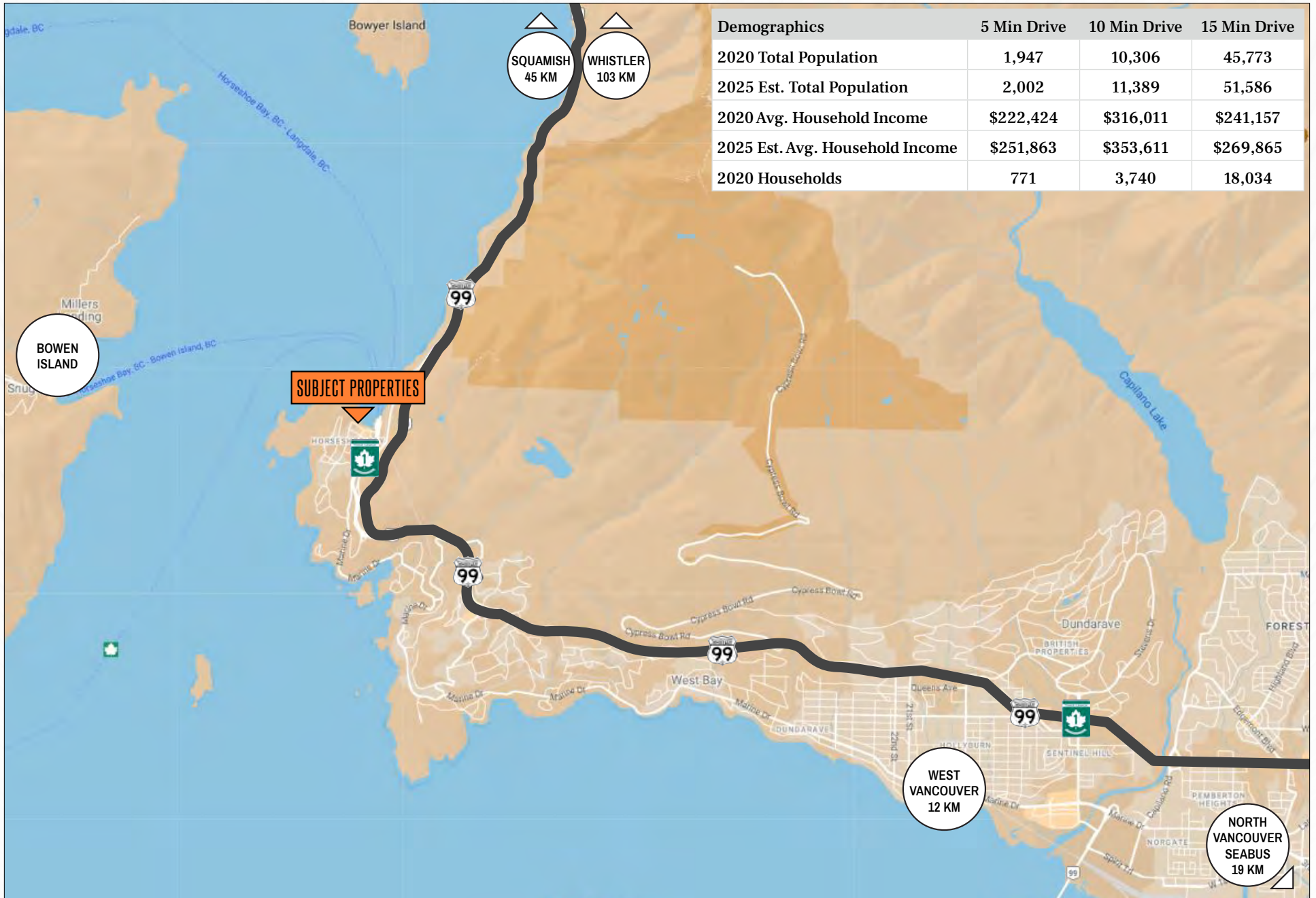


SITE PLAN: MARINA BUILDING

BEST SUITED FOR A RESTAURANT USER



LOCATION OVERVIEW



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