

For Sale

1622 Pemberton Avenue, North Vancouver, BC

A rare opportunity to acquire a quality service commercial property on the highly desirable Pemberton Avenue in North Vancouver



OWNER-USER OR INVESTMENT OPPORTUNITY

Stuart Wright*, Principal

604 647 5097

stuart.wright@avisonyoung.com

**Stuart Wright Personal Real Estate Corporation*

**AVISON
YOUNG**

FOR SALE

PROPERTY DETAILS

ADDRESS
1622 Pemberton Avenue, North Vancouver, BC

PID
011-418-532

LEGAL DESCRIPTION
LOT F, BLOCK 54, PLAN VAP4680, DISTRICT
LOT 552, GROUP 1, NEW WESTMINSTER LAND
DISTRICT, EP 10935

YEAR BUILT
1971

BUILDING SIZE
4,160 sf

SITE SIZE
7,920 sf (120' deep x 66' wide)

ZONING
C-9 Marine Drive Commercial
**1.75 FSR for lots over 1,100 sq. m (11,840 sf)*

OCP FUTURE LAND USE
Commercial Mixed-Use Level 1 (CRMU 1)

FLOOR SPACE RATIO
1.75

GROSS BUILDABLE AREA
13,860 buildable sf

TENANCY
Cloverdale Paint Inc

NET OPERATING INCOME
\$123,900

PROPERTY TAX
\$39,758.06 (2025)

LEASE EXPIRY
June 8th, 2027

ASKING PRICE
\$5,200,000



1622 Pemberton Avenue
North Vancouver, BC

Subject
Property

OPPORTUNITY

Avison Young is pleased to present 1622 Pemberton Avenue in North Vancouver, an exceptional opportunity to acquire a well maintained 4,160 sf commercial asset that sits on 7,920 sf of land in the vibrant Norgate/ Pemberton neighbourhood, immediately off the Marine Drive corridor. The building features a single storey commercial retail building, built in circa 1971 of concrete foundation, concrete block structure with single paned aluminium floor to ceiling curtain wall, with flat tar and gravel roof, front and rear parking for nine vehicles, offering functionality for owner-occupiers while also presenting strong holding income in place until June 2027.

Future near term redevelopment upside for investors falls under the Commercial Mixed-Use Level 1 (CRMU1) future land use designation.

LOCATION

Situated in North Vancouver's evolving Norgate neighbourhood, the Property benefits from superb retail exposure, seamless connectivity to Downtown Vancouver via the Lions Gate Bridge or by ferry via Lonsdale Quay.

Ideally situated just off Marine Drive, 1622 Pemberton Avenue benefits from excellent access to major transportation routes, public transit, and a full spectrum of urban amenities. The Norgate/Pemberton area is a vibrant and evolving neighbourhood, home to a mix of commercial, light industrial, and residential uses, making it attractive for a variety of users and future redevelopment. With close proximity to Capilano Mall, the Lions Gate Bridge, and Lower Lonsdale, this location offers a strong blend of convenience, connectivity, and long-term growth potential.

FOR SALE

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North Vancouver, BC

PROPERTY HIGHLIGHTS

-  **Currently tenanted** to a single tenant, offering holding income
-  **Owner-User opportunity** in June 2027
-  **Concrete block structure** with concrete foundation
-  **Front and rear parking** for nine (9) vehicles
-  Located mid block allowing for **potential to be part of a land assembly**
-  **Lane access at rear** to support loading and parking
-  **Flexible zoning** offers a variety of potential uses, to accommodate mixed-use developments with emphasis on commercial, residential and complimentary uses

AREA HIGHLIGHTS

-  **HIGH VISIBILITY**
Boasting a prominent street frontage, this property offers unparalleled exposure to both vehicle and pedestrian traffic.
-  The property enjoys excellent access to major transportation routes, including Marine Drive, Highway 1 and the Lions Gate Bridge, ensuring convenient connectivity to downtown Vancouver, West Vancouver, and beyond.
-  Walking distance to Capilano Mall and short drive from Park Royal Shopping Centre.
-  Accessible via multiple bus routes including direct service to Lonsdale Quay/Seabus Terminal & Downtown Vancouver.

DEVELOPMENT POTENTIAL

COMMERCIAL RESIDENTIAL MIXED-USE LEVEL 1
Areas designated for commercial residential mixed-use level 1 (CRMU 1) are intended predominantly for residential above commercial uses at street level. Development in this designation is permitted up to 1.75 FSR.



Amenities

FOOD AND BEVERAGE

1.

Diyar Persian Restaurant
2.

C-Lovers Fish & Chips
3.

Capilano Sushi
4.

Bean Around The World Coffees - Pemberton
5.

Douce Diner
6.

McDonald's
7.

Cactus Club Cafe North Vancouver
8.

The Workshop Vegetarian Café
9.

Rene Rey Swiss Chocolates LTD
10.

Domino's Pizza
11.

Saffari Pizza & Breakfast
12.

Starbucks
13.

BEVA Brewing
14.

Cornelia Fine Tacos

GROCERY

1.

Afra Bakery
2.

Save-On-Foods
3.

Saman Bakery

BANKS

1.

TD Canada Trust Branch and ATM
2.

BMO Bank of Montreal

SCHOOL/DAYCARE

1.

Norgate Elementary Community School
2.

Smiling Stars Daycare

EVERY DAY AMENTIES

1.

Planet Fitness
2.

Northshore Medical Clinic
3.

Shell

Drive times

Trans-Canada Hwy	5 minutes
Lions Gate Bridge	6 minutes
Downtown Vancouver	15 minutes
YVR Airport	42 minutes



VERY BIKEABLE

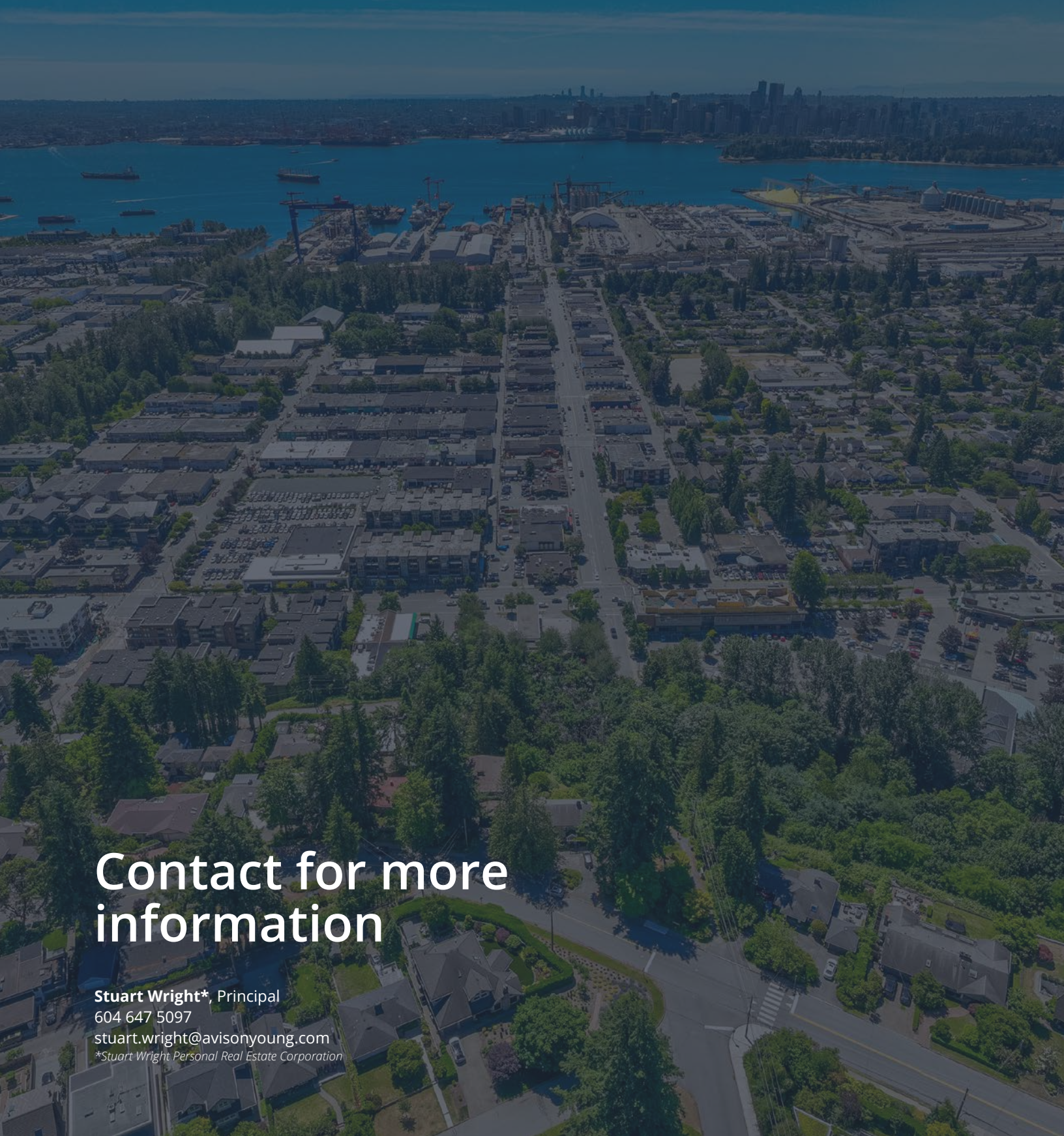
Daily errands can be accomplished on a bike



VERY WALKABLE

Most errands can be accomplished on foot





Contact for more information

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