

Colliers

FOR LEASE

4,749 SF of High Exposure Retail Space Located in the Heart of West Vancouver

1750 Marine Drive, West Vancouver, BC

Property Overview

Opportunity to lease a 4,749 SF ground floor retail unit in a highly sought after West Vancouver neighbourhood. The space offers prominent frontage along Marine Drive, providing a strong visibility to both pedestrian and vehicular traffic, along with excellent signage opportunities on both the front and back of the building.

The premises offers a flexible layout suitable for a range of retail and service uses. Additional storage is available in the basement. The unit benefits from designated on-site parking and high ceilings.

Salient Details

Address 1750 Marine Drive, West Vancouver, BC

Available Area	Main	4,749 SF
	Storage	237 SF
	Total Available Area	4,986 SF

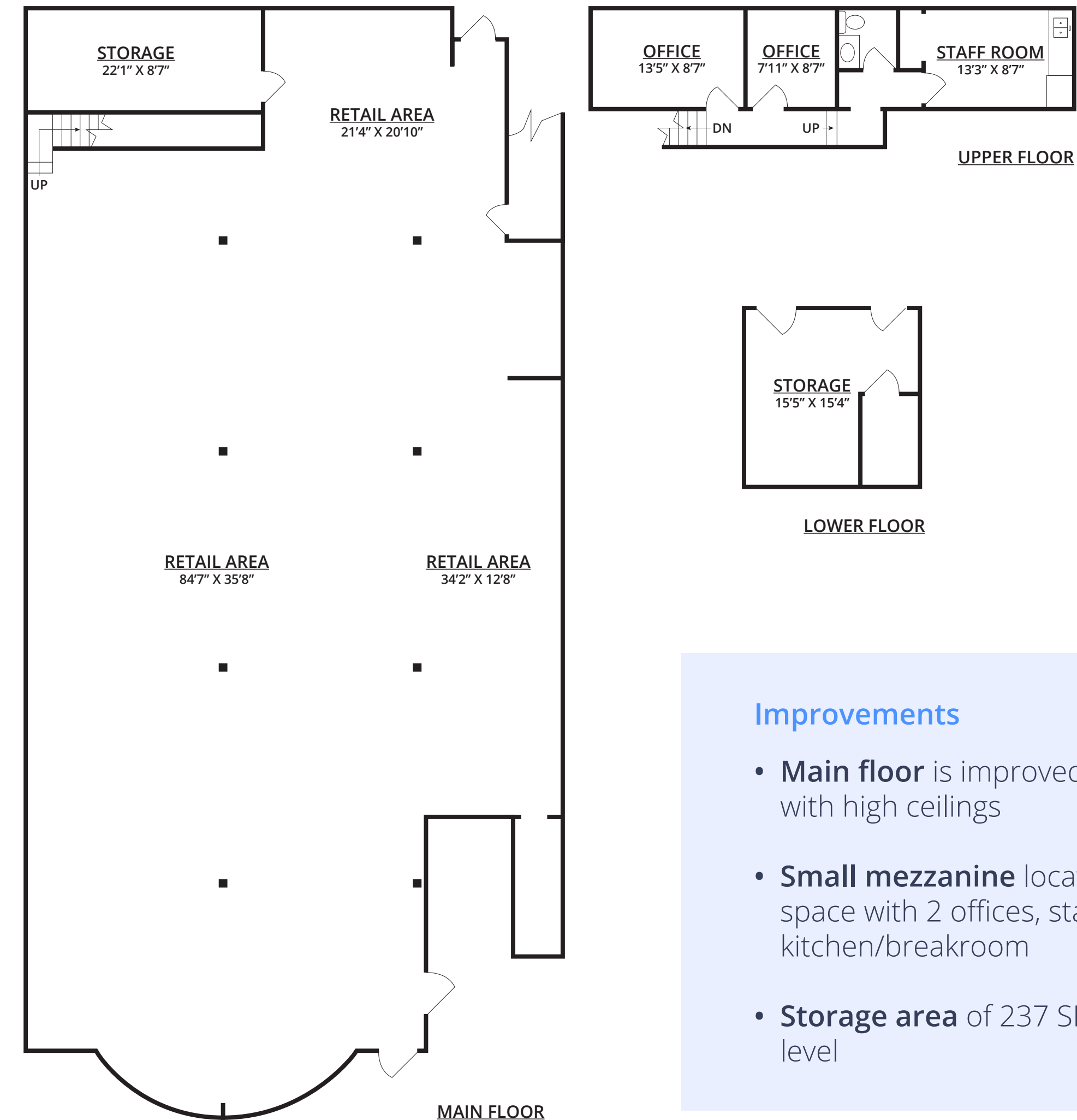
Availability Immediately

Net Rent Contact listing agent

Additional Rent \$15.45 PSF

Parking 8 dedicated underground parking stalls with direct elevator access to the retail level

Floor Plan



Improvements

- **Main floor** is improved on a large open area with high ceilings
- **Small mezzanine** located at the rear of the space with 2 offices, staff washroom and a kitchen/breakroom
- **Storage area** of 237 SF located in the basement level

Location Overview

Positioned along one of West Vancouver's most prominent commercial corridors, 1750 Marine Drive offers a highly sought-after retail presence in the heart of the community. Located mid-block between 17th and 18th Street, the property benefits from strong visibility and consistent pedestrian and vehicle traffic along Marine Drive.

The immediate area includes a mix of convenience retail, service-based businesses, and restaurants, supporting consistent local activity. The neighbourhood has a well-established residential population, contributing to regular daytime and evening traffic.

The property is located within close proximity to a range of amenities, including grocery stores, schools, parks, restaurants, and the waterfront.

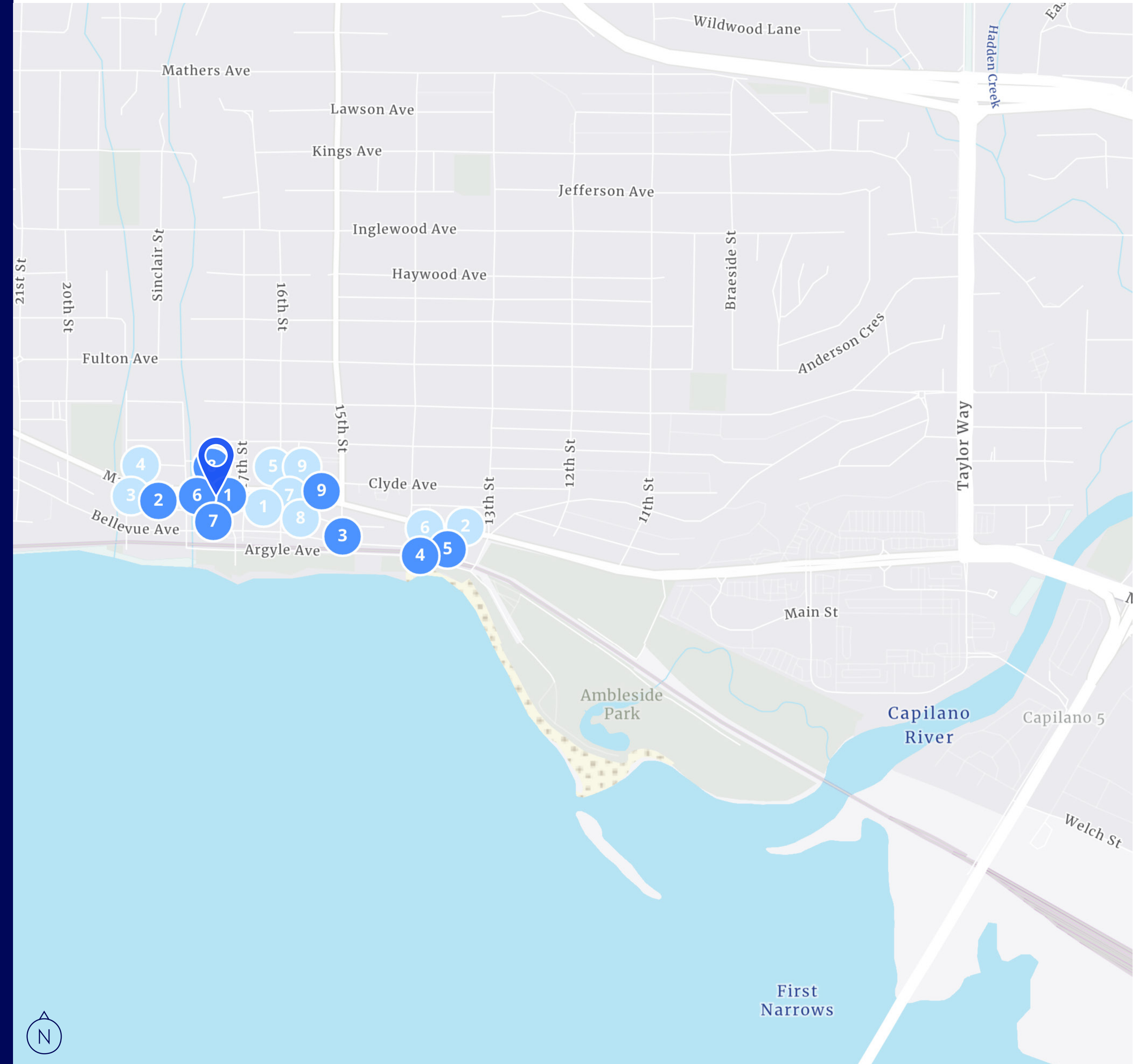
Nearby Amenities

 Restaurants & Cafés

- 1 Starbucks
- 2 Cindy's Brunch Nook
- 3 Crema Cafe Bar
- 4 Thierry Ambleside
- 5 Earls
- 6 Dairy Queen
- 7 Kin Sushi
- 8 Hatam Restaurant
- 9 Savary Island Pie Company

 Retail & Grocery

- 1 Fresh St. Market
- 2 Pure Integrative Pharmacy
- 3 Ocean Pharmacy
- 4 Sabai Thai Spa
- 5 LifeLabs Medical
- 6 ABURI Market
- 7 The Salvation Army
- 8 16th Street Liquor Store
- 9 Shoppers Drug Mart



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