

# FOR LEASE

125 EAST 2ND STREET, NORTH VANCOUVER, B.C.

FULLY FIXTURED RESTAURANT AND  
SECOND FLOOR OFFICE OPPORTUNITIES  
IN THE HEART OF LOWER LONSDALE



Marcus & Millichap

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## HIGHLIGHTS



**Fully-Fixtured Restaurant Opportunity** with Second Floor Office/Amenity Space



Situated in One of Metro Vancouver's **Most Desirable Urban Neighbourhoods**



**Located in Rapid Transit Corridor**, with Close Proximity to North Shore Seabus Terminal and Regional Bus Loop



Average Household Income of **\$101,741 within 1km Radius**



Population of **24,830 within 1km Radius**



VIEW FROM EAST 2ND STREET

## SALIENT DETAILS

**Municipal Address:** 125 East 2nd Street, North Vancouver, B.C.

**Availability:** Immediately

**Leasable Area:** Ground Floor: 4,775 SF  
Second Floor: Approx. 4,700 SF

**Parking:** 13 underground stalls  
Street-front parking along East 2nd Street

**Zoning:** LL-4 (Lower Lonsdale Mixed Use 4)

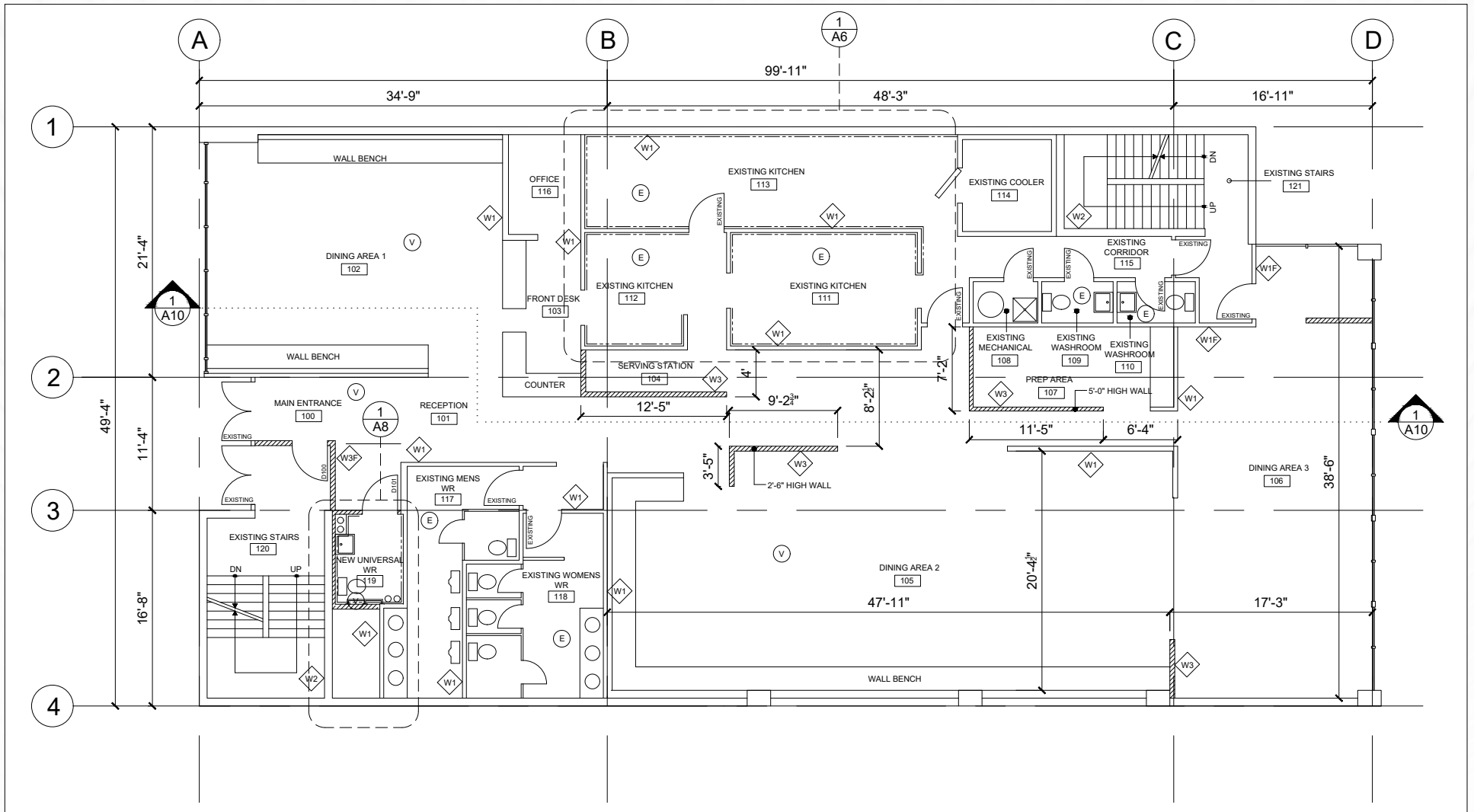
**Additional Rent:** Contact Listing Agents

**Asking Rent:** Contact Listing Agents

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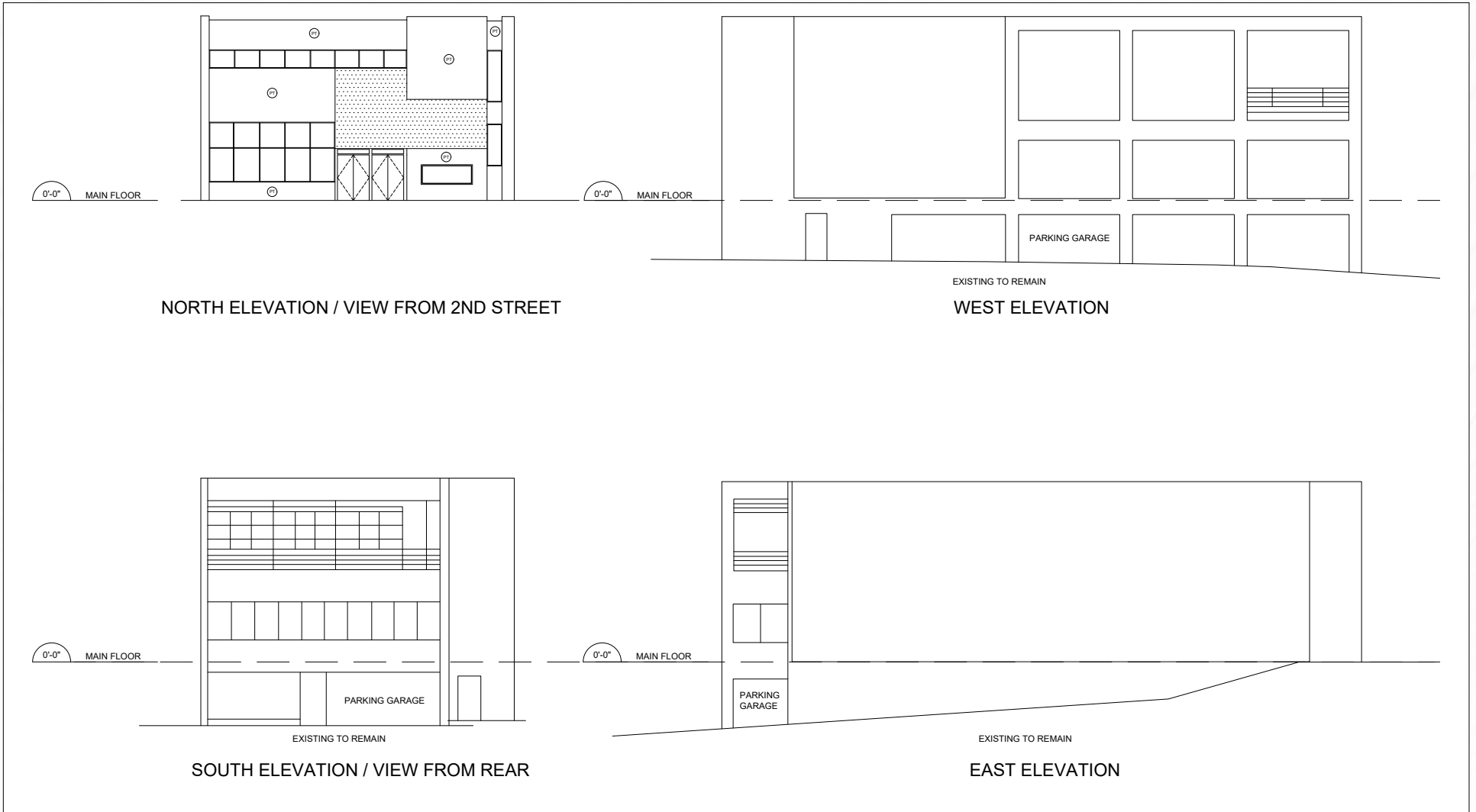
## EXISTING RESTAURANT FLOOR PLAN - 4,775 SF



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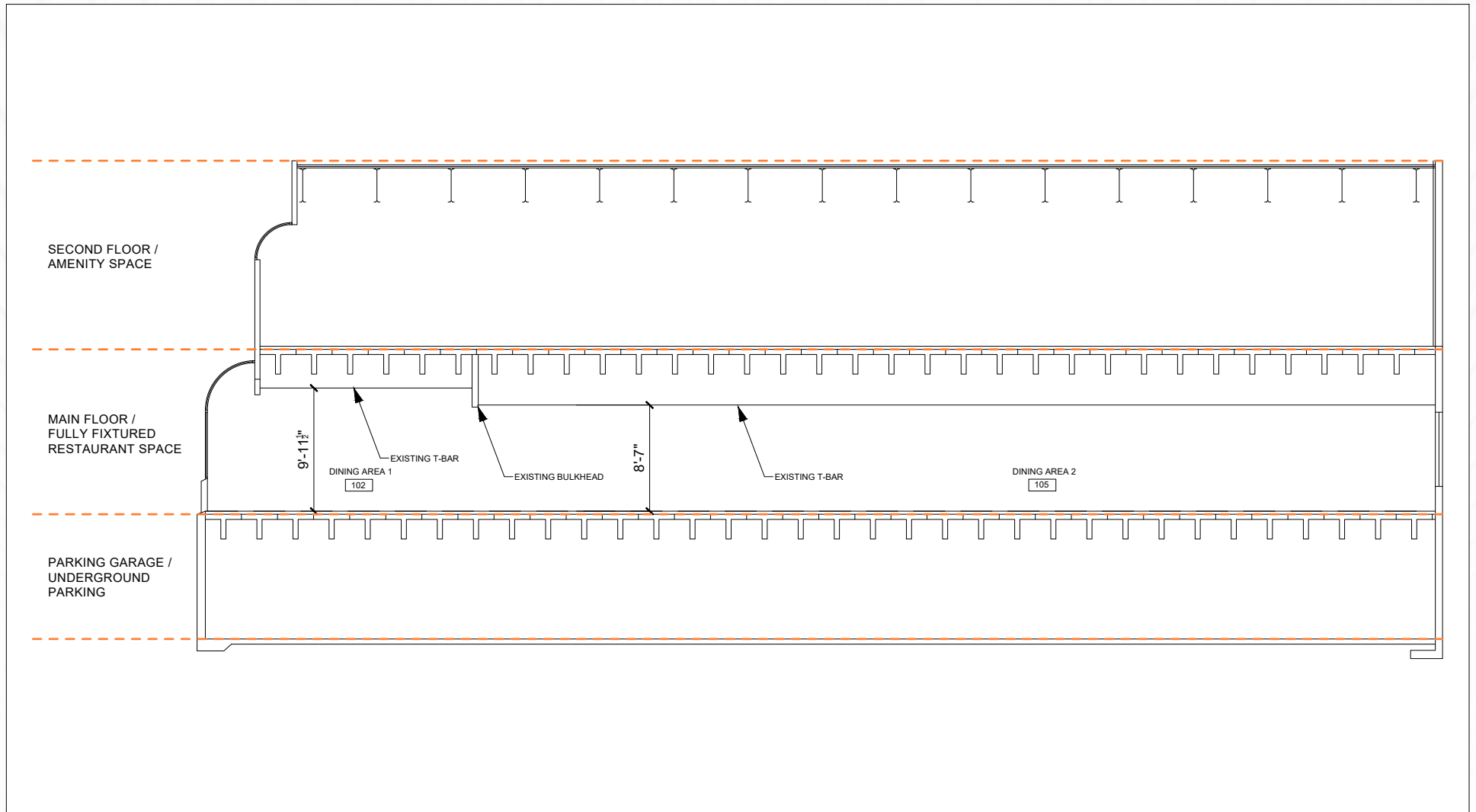
## BUILDING ELEVATIONS



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## LOCATION OVERVIEW

125 East 2nd Street is situated in the heart of the Lower Lonsdale neighbourhood, an exceptionally well-known, rapidly evolving, and vibrant community. The site is serviced by multiple bus lines and is conveniently located only two minutes from the Lonsdale Quay Seabus terminal which provides direct access to Downtown Vancouver.

The opportunity is moments from Lonsdale Quay, the cultural and entertainment hub of North Vancouver. The Shipyards at Lonsdale Quay offer picturesque waterfront views of Downtown Vancouver and a wide selection of dining, shopping, and entertainment opportunities. Lower Lonsdale is experiencing attractive growth and economic expansion, becoming one of Metro Vancouver's most desirable neighborhoods.

\*Scores are measured on how well a location is positioned by the following categories. For more information on scores and methodology visit: <https://www.walkscore.com/methodology>



WALK SCORE  
VERY WALKABLE  
**85\***

BIKE SCORE  
VERY BIKEABLE  
**72\***

Complete demographic reports for North Shore communities available upon request.

Demographics	1 KM	2 KM
Population	24,830	49,756
Average Household Income	\$101,741	\$106,345
Households	12,662	22,762
Projected Population Growth Rate (2020-2025)	5.4%	5.8%

### Restaurants & Coffee Shops

- 1 Browns Socialhouse Lower Lonsdale
- 2 Tap & Barrel Shipyards
- 3 Joey Shipyards
- 4 House of Funk Brewing
- 5 North Point Brewing Co.
- 6 49th Parallel Café & Lucky's Donuts
- 7 Farina a Legna
- 8 Tim Hortons

### Amenities & Convenience

- 9 Lonsdale Quay SeaBus Terminal
- 10 IGA
- 11 BC Liquor Stores
- 12 Shoppers Drug Mart
- 13 BMO
- 14 Husky Gas Station
- 15 Capilano University Lonsdale
- 16 Lions Gate Hospital
- 17 Foxy Farm Market

### Entertainment & Recreation

- 18 The Shipyards
- 19 Lonsdale Quay Market
- 20 Waterfront Park
- 21 Polygon Gallery
- 22 Victoria Park

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1. Promenade at the Quay
2. Wallace & McDowell
- Public Amenities & Offices:
3. Seabus Terminal
4. Lonsdale Quay Market & Bus Loop
5. ICBC Head Office

6. Waterfront Park
7. Polygon Gallery
8. Pinnacle Hotel
- Daily Needs Retail & Entertainment:
9. The Shipyards: JOEY Shipyards, Caffe Artigiano, Nook, Method Cycling

10. BMO
11. IGA
12. Tim Hortons, BC Liquor Stores
13. Shopper's Drug Mart
14. TD Canada Trust
15. Tap & Barrel

16. Pier 7 Restaurant + Bar
- Surrounding Mixed-Use Developments:
17. Trophy at the Pier (113 Units)
18. Cascade at the Pier (176 units)
19. Atrium East (87 units)

# Marcus & Millichap

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