



FOR LEASE

Prime Waterfront Restaurant Space

14935 Marine Drive, White Rock, BC



Opportunity Overview

Prime opportunity to lease three level waterfront restaurant space at 14935 Marine Drive (the "Property"), ideally located in the heart of the White Rock strip. Located within steps from the White Rock Promenade and Pier, the Property benefits from ample foot traffic year-round and is surrounded by a wide variety of restaurants, cafes, boutique shops, amenities, and recreational attractions. The Property has exceptional exposure onto Marine Drive and Vidal Street offering prominent signage opportunities for tenants. Fully built out for restaurant use, the Property features two levels of indoor dining, a street level patio, and a rooftop patio with unobstructed panoramic ocean views.

Salient Details

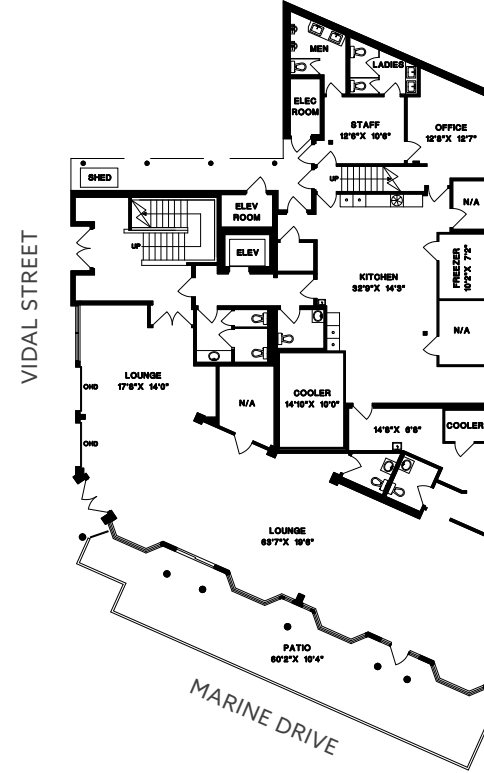
Address:	14935 Marine Drive White Rock, BC V4B 1C3
Gross Leasable Area:	Lower Floor: 4,939 SF Main Floor: 5,481 SF Upper Floor: 835 SF Total: 11,255 SF
Base Rent:	Contact Listing Agents
Additional Rent:	\$15.06 PSF (2025 estimate)*
Zoning:	CR-3
Available:	Q4 2025



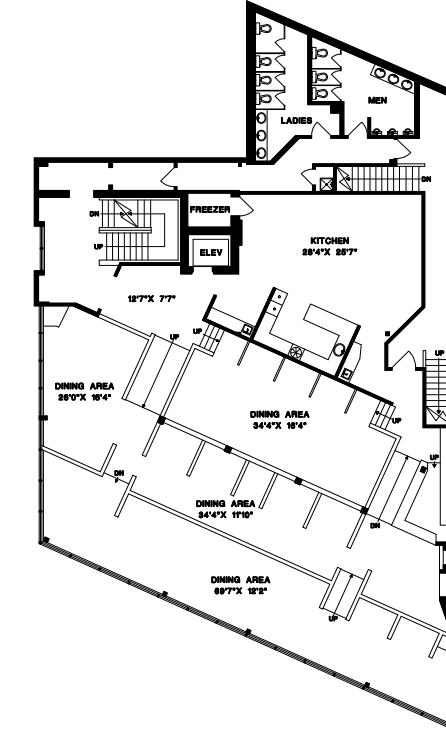
*Approximate and subject to change from time to time. There is also an additional 5% of base rent management fee.

Floor Plans

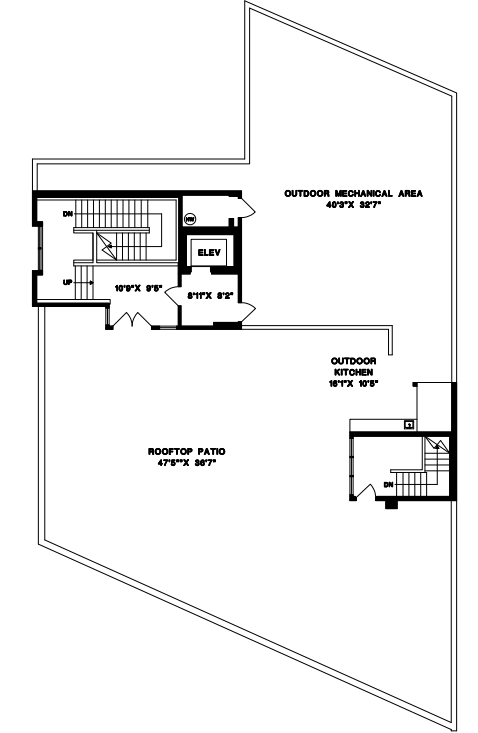
Lower Floor



Main Floor



Upper Floor



Property Highlights

- + Rarely available high exposure restaurant space in the heart of White Rock.
- + Central location surrounded by numerous lifestyle amenities and situated within walking distance to nearby residences.
- + Rooftop patio with unobstructed panoramic ocean views.
- + Located steps from beach access as well as the White Rock Promenade and Pier.
- + Prominent signage opportunities.
- + Convenient parking options and close proximity to Highway 99 providing easy accessibility via vehicle.



Location Overview

White Rock is a picturesque, seaside community of ~25,129 residents located in the southwest corner of the Lower Mainland, just 45 kilometres from Vancouver and only five minutes to the Canada/US border. It has a beautiful coastline, beaches, historic pier, and an array of trendy restaurants and cafes that combined make it a highly desirable location to do business, work, visit, and live. Attracting a diverse demographic spanning from young families to retirees, White Rock offers the friendliness of a small town with the amenities of a modern urban centre.

2024 Area Demographics

within 3 km from the Property

Average Household Income: \$121,249

Total Population: 53,417 (17.5% increase from 2019)

Median Age: 53.9



The Ocean Beach
Charlie Don't Surf
CCTV Chinese Restaurant
MKR Kitchen & Bar
Uli's Restaurant

Cilantro Indian Cuisine
Sushi Iwa
Ricardo's
Pacifica
Marble Slab
Crazy Cows

White Rock Museum & Archives

Ocean Rock Cafe
Belgian Waffles Bar
Ricardo's Kandy Korner
The White Coffee & Ice Cream
Hellcrust Pizza
Natural Oasis Day Spa

West Beach Pilates Studio

Seaside Scoops
Pamper Me Day Spa
Beaches Swimwear
Happy People
Cosmos Greek Restaurant



Contact Information

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