

**AVISON
YOUNG**

For Lease

820 SW Marine Drive & 8723 Heather Street
Vancouver, BC



Rare 17,006 SF Freestanding
Building with Adjacent Paved
Parking Lot

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Property details

BUILDING AREA

17,006 sf

AVAILABILITY

Upon 90 days

ASKING BASIC RENT

Contact listing agents

PROPERTY TAXES (2025)

820 SW Marine Drive – \$118,056.00
8723 Heather Street – \$81,792.20

ZONING

I-2 (Industrial)

LOADING

Two (2) grade level loading doors

CEILING HEIGHTS

8’8” to 20’9”

Opportunity

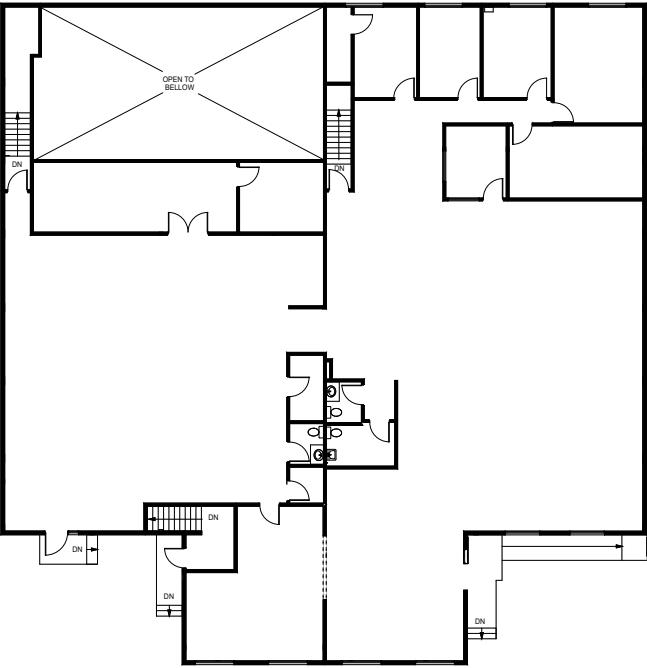
Avison Young is pleased to present the rare opportunity to lease a 17,006 sf freestanding building with an adjacent 18,100 sf paved parking lot, situated on the highly exposed corner of SW Marine Drive and Heather Street in South Vancouver. The subject property offers exceptional connectivity throughout Metro Vancouver and is just steps from the Marine Drive SkyTrain Station and the amenity-rich Marine Gateway. With over 2,200 retail businesses operating within a 5 km radius, including Oakridge Park and Lansdowne Shopping Centre, the location provides unmatched convenience and exposure

This offering presents a unique opportunity for tenants seeking a high-exposure, transit-oriented location with ample parking, secure site access, and prominent signage potential along one of Vancouver’s busiest corridors.

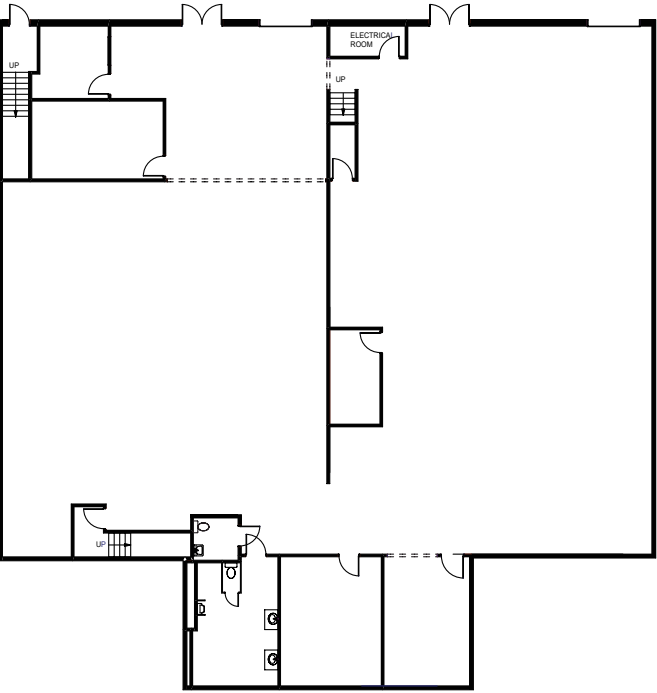


Floorplan

Main Level (Showroom) - 7,985 SF



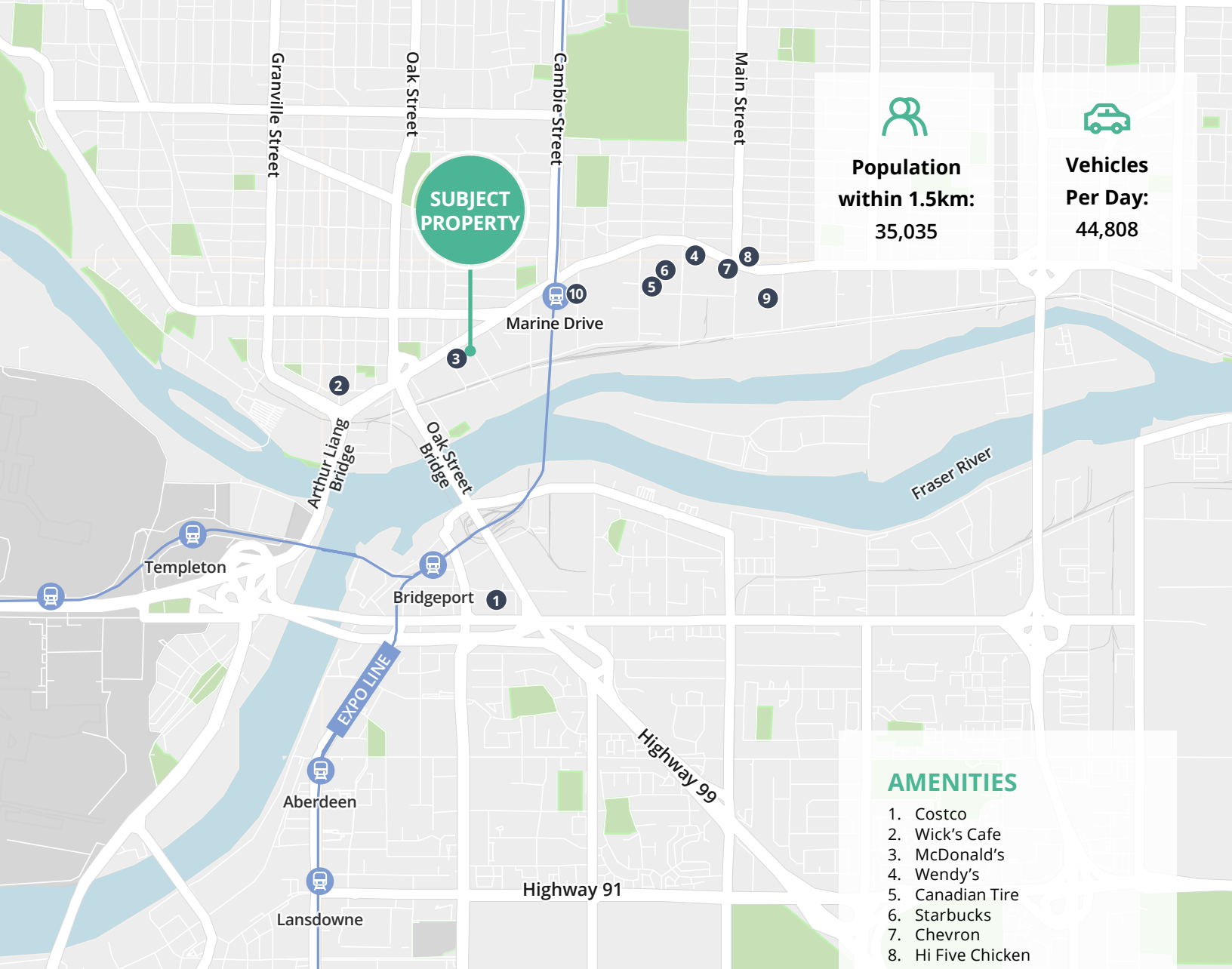
Lower Level (Warehouse) - 9,021 SF



Property highlights

-  Rarely available freestanding building with SW Marine Drive frontage
-  Within 750 metres from Marine Drive Canada Line Station and South Vancouver Bus Loop
-  Great signage opportunity with excellent visibility along SW Marine Drive
-  Secured site access
-  Excellent access to major arterial routes





Population
within 1.5km:
35,035



Vehicles
Per Day:
44,808

AMENITIES

1. Costco
2. Wick's Cafe
3. McDonald's
4. Wendy's
5. Canadian Tire
6. Starbucks
7. Chevron
8. Hi Five Chicken
9. Superstore
10. Marine Gateway
 - o Starbucks
 - o TD
 - o BMO
 - o CIBC
 - o Shoppers Drug Mart
 - o Fitness World
 - o Cineplex
 - o T&T Supermarket
 - o Sleep Country Canada
 - o Winners
 - o A&W

DRIVE TIMES

Marine Gateway	2 Minutes
YVR Airport	5 Minutes
Lansdowne Centre	10 Minutes
Metrotown	18 Minutes
Downtown Vancouver	20 Minutes



86 Walk Score
"Very Walkable"



73 Transit Score
"Excellent Transit"



75 Bike Score
"Very Bikeable"

Contact for more information

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