



FOR SALE/LEASE

## Units at 341 St. Davids Avenue and 438 E 3rd Street, North Vancouver

Brand-new commercial retail strata units at The Blok Commercial located in North Vancouver's revitalized Moodyville community.

**WILLIAM | WRIGHT**

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THE  
**BLOK**  
COMMERCIAL

# BE IN THE HEART OF MOODYVILLE



## THE OPPORTUNITY

The BLOK is a newly constructed mixed-use commercial and residential development located in the heart of Moodyville, one of North Vancouver's fastest-growing neighborhoods. This is a rare opportunity to own premium commercial strata units in this growing community. These units are delivered in shell condition, offering a blank canvas for retail, medical, wellness, or service-based users. Features include dedicated patio space (for select units), floor-to-ceiling glazing, and access to underground parking. The surrounding community has experienced significant residential growth with over 1,400 new homes recently added.



# WELCOME TO THE BLOK



Brand-new commercial retail strata units in North Vancouver's revitalized Moodyville community



Close proximity to major transit and the Spirit Trail



Exceptional corner exposure and pedestrian-oriented breezeway



Premium build with floor-to-ceiling windows and underground parking



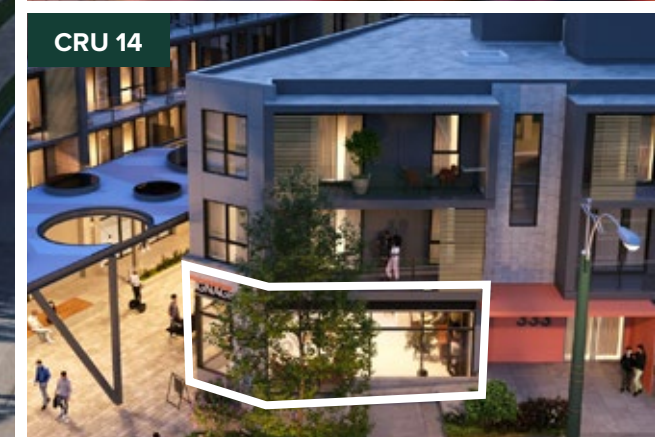
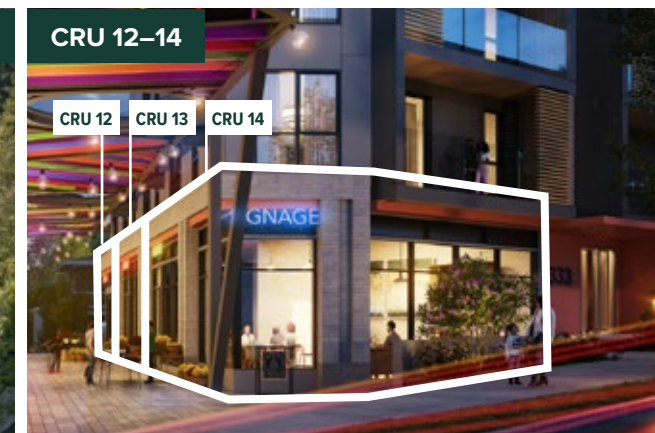
North Vancouver's revitalized Moodyville community

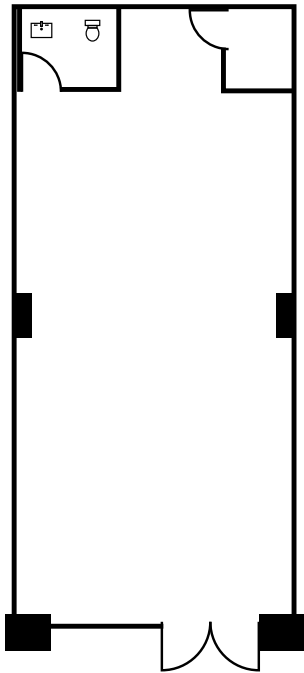
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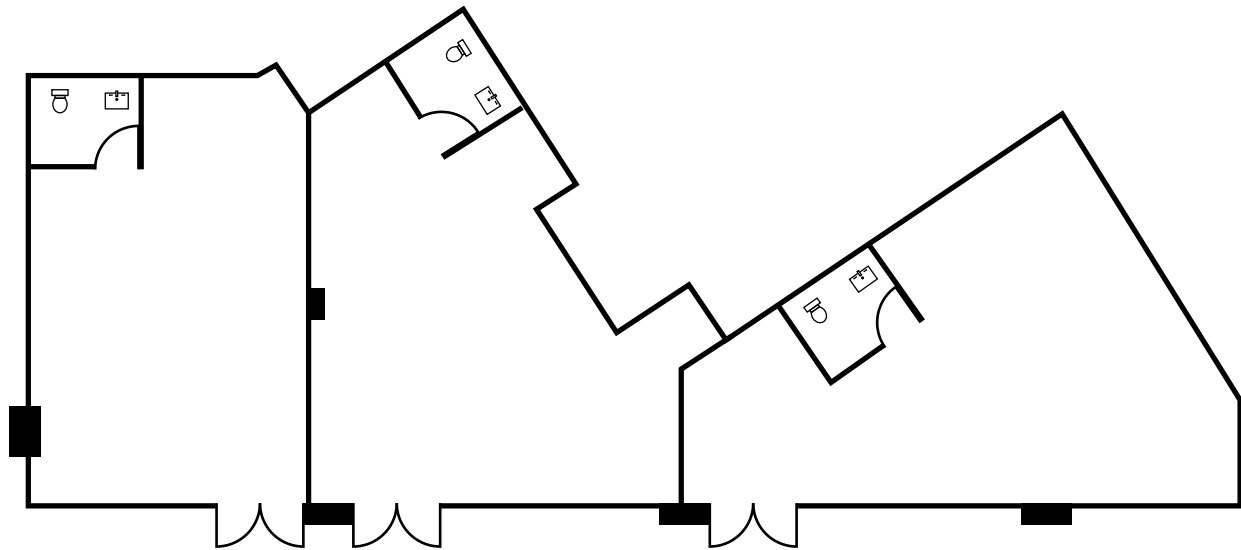
UNIT AVAILABILITY

|                 | CRU 3                  | CRU 12 | CRU 13 | CRU 14 |
|-----------------|------------------------|--------|--------|--------|
| SIZE (SF)       | 1,075                  | 664    | 728    | 782    |
| ZONING          | CD - 730               |        |        |        |
| BASIC RENT      | CONTACT LISTING AGENTS |        |        |        |
| ADDITIONAL RENT | CONTACT LISTING AGENTS |        |        |        |
| PRICE           | CONTACT LISTING AGENTS |        |        |        |





CRU 3  
1,075 SF

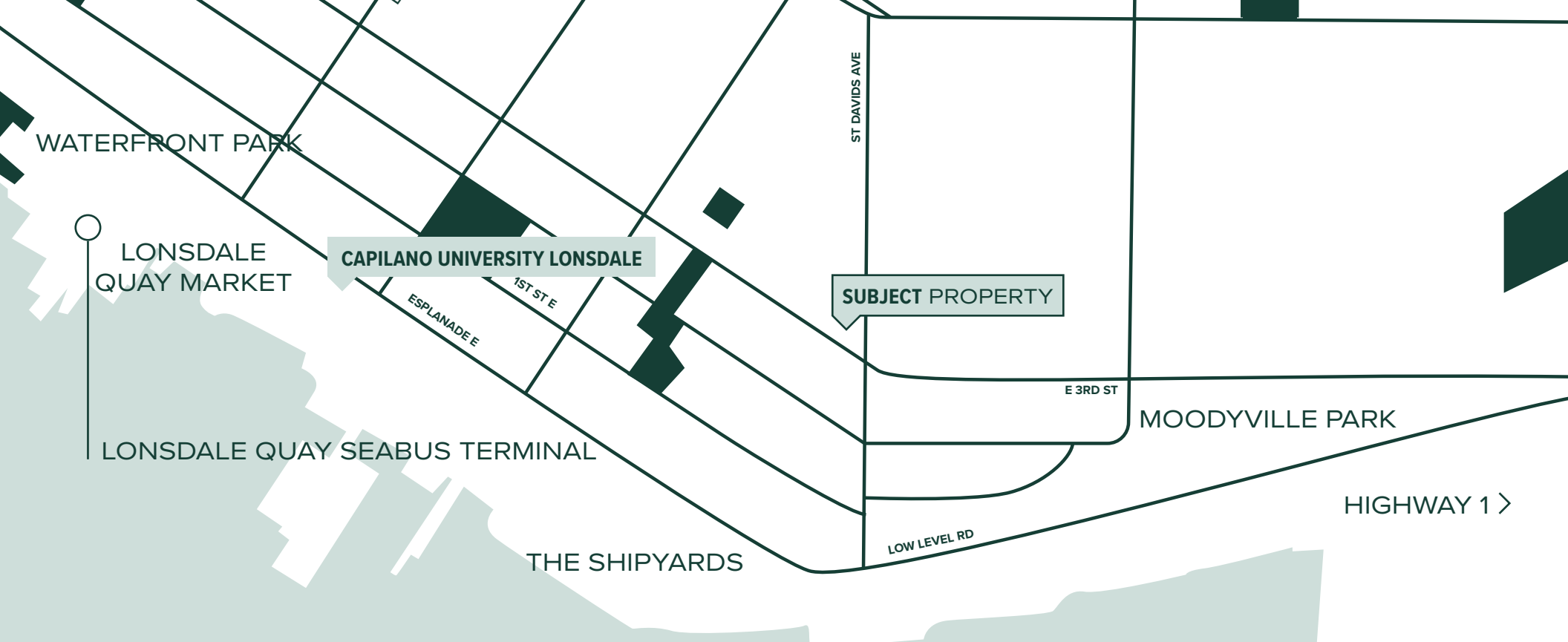


CRU 12  
664 SF

CRU 13  
728 SF

CRU 14  
782 SF

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



# LOCATED IN MOODYVILLE

Moodyville is a rapidly transforming area in North Vancouver, reimagined into a vibrant, higher-density, transit-friendly community. Located just five minutes from the Lonsdale Quay SeaBus Terminal and within close reach of Downtown Vancouver, Highway 1, and the Second Narrows Bridge, The BLOK is strategically positioned for convenience and accessibility. Scenic trails and parks, including the Spirit Trail and Moodyville Park, are nearby, contributing to a walkable and family-friendly environment. The BLOK is emerging as a community hub with confirmed tenants including medical and dental clinics, daycares, and wellness services.

**DIRECT ACCESS TO R2 RAPIDBUS LINE & NEARBY SPIRIT TRAIL WALKING/BIKE PATHS**

**5 MINUTES TO LONSDALE QUAY SEABUS TERMINAL**

**5 MINUTES TO HIGHWAY 1**

**8 MINUTES TO SECOND NARROWS BRIDGE**



## FOR MORE INFORMATION CONTACT

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