

**AVISON  
YOUNG**

  
**CHARD  
DEVELOPMENT**

## FOR LEASE

10,000 SF OF NEW RETAIL SPACE  
IN CENTRAL LONSDALE

**1441 ST. GEORGES AVENUE**

NORTH VANCOUVER, BC



JOIN   
Commercial Estate Brokers

**Terry Thies\***, Principal  
604.646.8398  
terry.thies@avisonyoung.com  
*\*Terry Thies Personal Real Estate Corp.*

**Ian Whitchelo\***, Principal  
604.647.5095  
ian.whitchelo@avisonyoung.com  
*\*Ian Whitchelo Personal Real Estate Corporation*

**Daniel Lee\***, Principal  
604.757.5102  
daniel.lee@avisonyoung.com  
*\*Daniel J. Lee Personal Real Estate Corporation*

 **CANADA  
BEST  
MANAGED  
COMPANIES**

Platinum  
member

# 1441 St. Georges Avenue

North Vancouver, BC



## EXECUTIVE SUMMARY

### AVAILABLE AREAS

#### WEST BUILDING

Address	Size (sf)
<del>143 East 15th Street</del> <b>LEASED</b>	<del>3,000</del> sf
147 East 15th Street	1,950 sf
<del>155 East 15th Street</del> <b>LEASED</b>	<del>2,160</del> sf

#### EAST BUILDING

Address	Size (sf)
<del>161 East 15th Street</del> <b>LEASED</b>	<del>960</del> sf
<del>163 East 15th Street</del> <b>LEASED</b>	<del>2,230</del> sf
<del>165 East 15th Street</del> <b>LEASED</b>	<del>880</del> sf
<del>167 East 15th Street</del> <b>LEASED</b>	<del>767</del> sf

### AVAILABILITY

Immediate

### ESTIMATED OPERATING COSTS (2021)

\$14.30 psf / annum

### ZONING

C1-B: This Comprehensive Development Zone allows for a wide range of commercial uses, please contact listing agents for a copy of the complete zoning bylaw

### PARKING

Approximately 16 parking spaces and ample street parking on East 15th Street and St. Georges Avenue to the north

### RENTAL TOWERS

255 Units Total

## OPPORTUNITY

Avison Young is pleased to present the opportunity to lease highly-exposed retail space in North Vancouver on East 15th Street between Lonsdale Avenue and St. Georges Avenue. The property benefits from being directly across the street from Lions Gate Hospital. The subject property is four minutes away from Upper Levels Highway, 20 minutes by car to Downtown Vancouver, or 30 minutes away via the SeaBus at Lonsdale Quay.

The subject property is extremely well located within Central Lonsdale - the commercial hub of North Vancouver, home to major financial institutions servicing the North Shore. This culturally diverse area also offers a variety of restaurants, cafes, retailers, shops and services. Central Lonsdale has seen a significant amount of new development over recent years and is one of the fastest growing and most densely populated areas of North Vancouver in terms of residential density.

## KEY HIGHLIGHTS

- Located in the heart of Central Lonsdale, the North Shore's premier commercial district
- Set within a high-quality new mixed-use development including rental residential, office and retail
- Adjacent to Lions Gate Hospital
- Well-served area by public transportation
- Child care facility proposed within the development
- Densely populated region

## DEMOGRAPHICS

Census Summary	1 km	3 km
<b>Population</b>		
2018 Population estimate	25,626	85,099
Change in Households (percent) 2018 to 2023	13.9%	11.5%
<b>Total Daytime Population</b>		
Daytime Employees	9,145	42,161
Daytime Population at home	10,446	35,633
<b>Total</b>	<b>19,591</b>	<b>77,794</b>

**WALK SCORE**  
Walker's Paradise  
Daily errands do not require a car

93

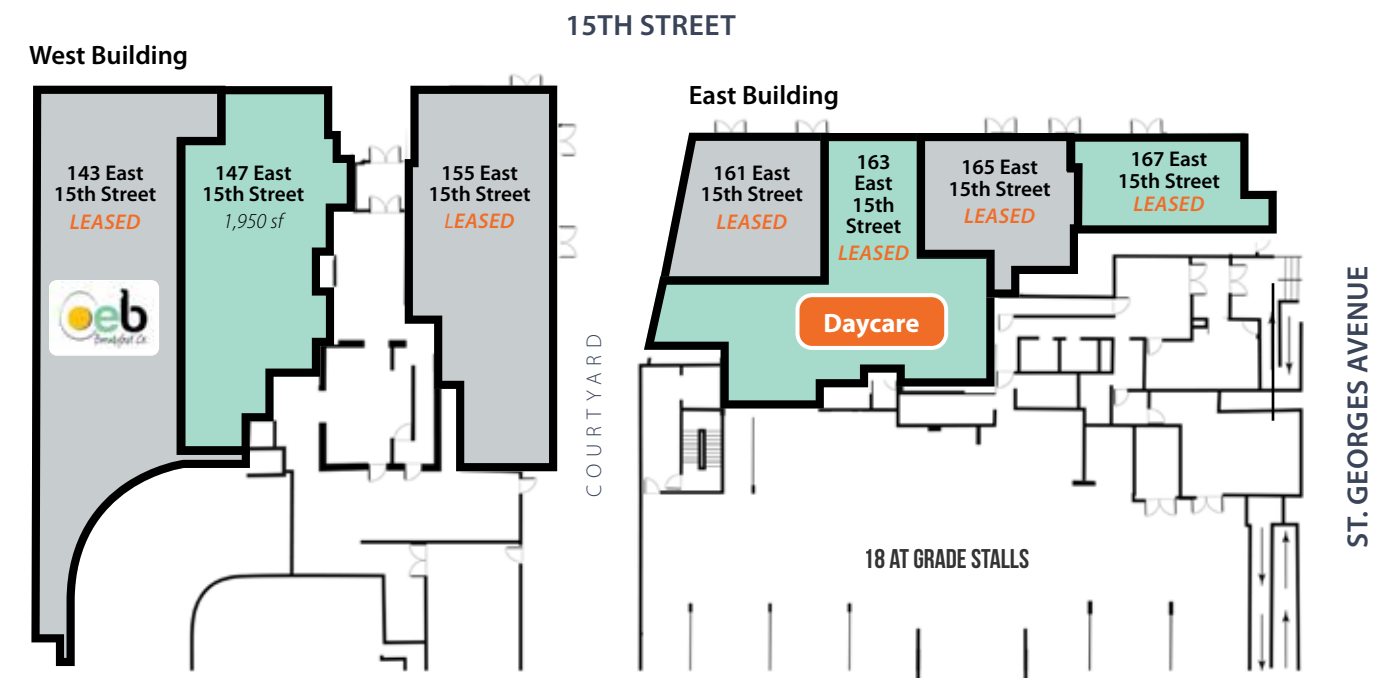
**TRANSIT SCORE**  
Good Transit  
Many nearby public transportation options

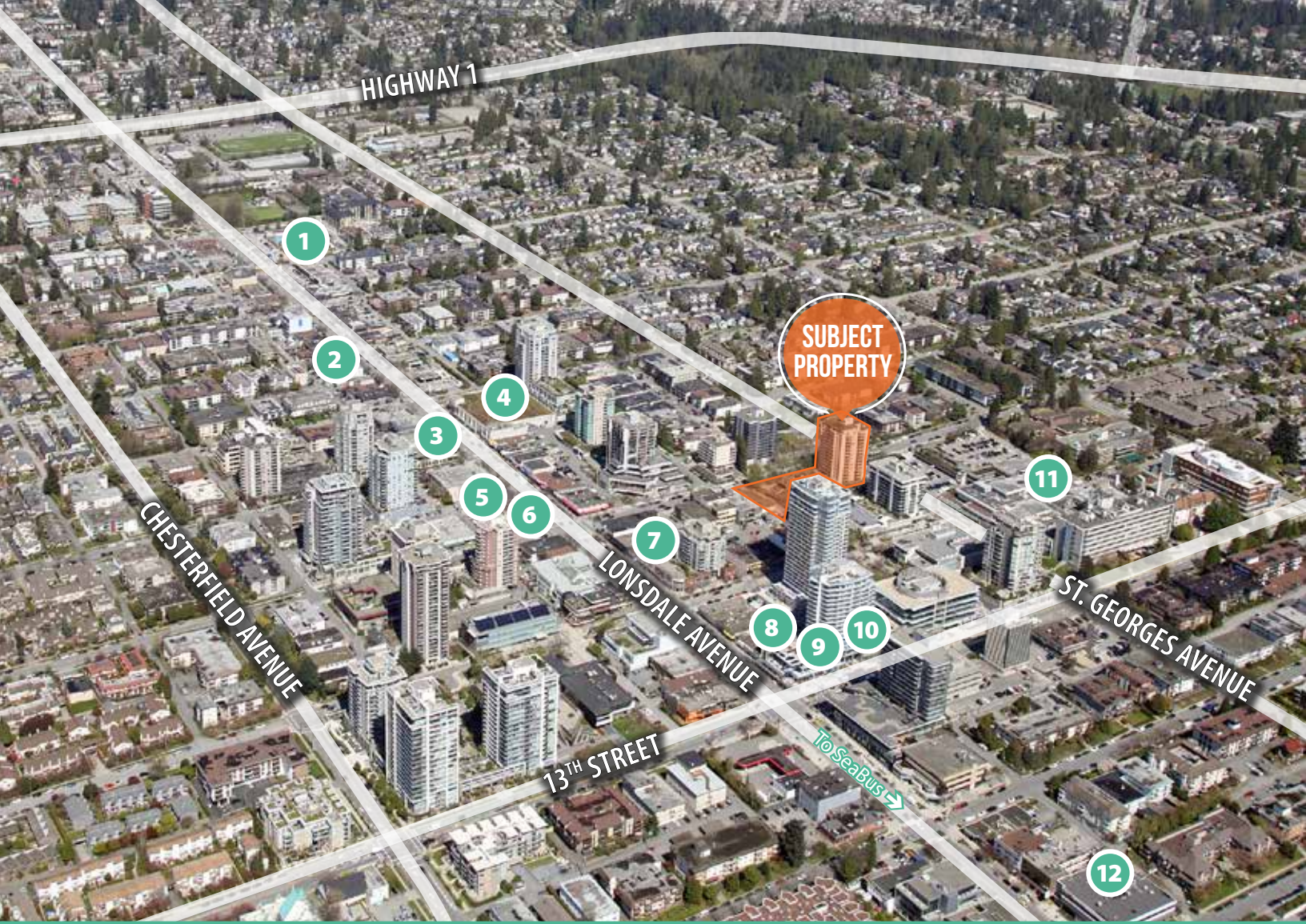
97

**BIKE SCORE**  
Very Bikeable  
Mostly flat, excellent bike lanes

89

## FLOOR PLANS





## AMENITIES

- |                               |                           |  |
|-------------------------------|---------------------------|--|
| <b>1</b> London Drugs         | <b>5</b> Bank of Montreal | <b>9</b> Shoppers Drug Mart                      |
| <b>2</b> Royal Bank of Canada | <b>6</b> Tim Hortons      | <b>10</b> Steve Nash Fitness World & Sports Club |
| <b>3</b> CIBC                 | <b>7</b> TD Canada Trust  | <b>11</b> Lions Gate Hospital                    |
| <b>4</b> Loblaws City Market  | <b>8</b> Whole Foods      | <b>12</b> Club16 Trevor Linden Fitness           |

Avison Young  
 #2900-1055 W. Georgia Street  
 Box 11109 Royal Centre, Vancouver, BC V6E 3P3, Canada

**Terry Thies\***, Principal  
 604.646.8398  
 terry.thies@avisonyoung.com  
*\*Terry Thies Personal Real Estate Corp.*

**Daniel Lee\***, Principal  
 604.757.5102  
 daniel.lee@avisonyoung.com  
*\*Daniel J. Lee Personal Real Estate Corporation*

**Ian Whitchelo\***, Principal  
 604.647.5095  
 ian.whitchelo@avisonyoung.com  
*\*Ian Whitchelo Personal Real Estate Corporation*

**AVISON  
 YOUNG**



avisonyoung.com

© 2021 Avison Young. All rights reserved.  
 E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate (B.C.) Inc.; DBA, Avison Young.