



FOR SALE

1402-1412 MARINE DRIVE, WEST VANCOUVER

*Strata Retail Investment Opportunity Located In
West Vancouver's Ambleside Neighbourhood*

Marcus & Millichap

Opportunity Overview

Exceptional opportunity to acquire 1402-1412 Marine Drive, (the "Property"), a fully occupied strata retail unit located in the heart of West Vancouver's charming waterfront Ambleside neighbourhood. Ambleside is home to numerous retailers and amenities, cafes and restaurants, parks and recreation facilities, as well as Ambleside Beach and the West Vancouver Centennial Seawalk. The Property consists of one 6,438 sf strata unit comprising three retail units ranging in size from 1,160 sf – 3,696 sf. Fully leased to Vancity, Donya Currency Exchange, and Connect Hearing, the Property provides secure income until 2029. This offering presents a rare opportunity for investors, or future owner-users, to acquire a fully leased strata retail unit located in one of the most affluent neighbourhoods in Greater Vancouver.

Salient Details

Civic Addresses:	1402, 1408, 1412 Marine Drive West Vancouver, BC V7T 1B8
PID:	017-913-063
BC Assessment (2026):	Land: \$6,286,000 Improvement: \$2,002,000 Actual Total: \$8,288,000
Strata Lot Area:	6,438.97 sf
Retail Unit Leasable Area:	1402: 3,696 sf 1408: 1,160 sf 1412: 1,330 sf
Zoning:	AC1
Tenants:	1402: Vancity 1408: Donya Currency Exchange 1412: Connect Hearing

Annual Net Income: Available upon a signed CA

Asking Price: \$7,345,000

All information is approximate and subject to confirmation.



Property Highlights

- + Prominent West Vancouver location surrounded by many restaurants, cafes, national retailers, boutique shops, services, community amenities, and more.
- + Highly visible corner property with exceptional frontage and exposure along Marine Drive.
- + Benefiting from consistent year-round pedestrian and vehicular traffic generated by residents and visitors.
- + Central location that offers convenient access to Ambleside Park, the West Vancouver Centennial Seawalk, Park Royal, Highway 1, and the Lions Gate Bridge.
- + Affluent trade area with one of Metro Vancouver's highest average household incomes.
- + Fully tenanted to Vancity, Donya Currency Exchange, and Connect Hearing, providing secure income with lease expirations extending until 2029.
- + Income growth achievable with rental upside on upcoming potential lease renewals and expiries.
- + Neighbourhood retailers include Earls Kitchen + Bar, Ancora, Thierry, Crema, BC Liquor Store, Fred's, Organic Luv Nutrition Bar, Savary Island Pie Company, Carmelo's, The Anchor Eatery, and more.

Area Demographics

2025 figures within a 3 km radius



40,044
Total
Population



4.2%
Estimated Five Year
Population Growth



\$181,834
Average Household
Income



14.68%
Estimated Five Year
Household Income Growth

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Contact Information

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